

**CITY COUNCIL MEETING
AGENDA**

**July 8, 2026
7:00 PM
Civic Center**

-
- 1. CALL TO ORDER**
 - 2. FLAG SALUTE**
 - 3. ROLL CALL**
 - 4. NEW BUSINESS**
 - 4.a. Mid Year Grant/Legislative Update (Post Session Recap)**
 - 4.b. Discussion - Title 19 and 21 Updates**
 - 4.c. Discussion - Planned Residential Development Standards**
 - 5. CURRENT BUSINESS**
 - 6. ADJOURNMENT**

The City of Granite Falls strives to provide access and services to all members of the public.



CITY COUNCIL AGENDA BILL

Subject: Mid Year Grant/Legislative Update (Post Session Recap)

Originating Dept.: City Clerk

Approval(s):

Action Recommended:

Meeting Date: July 8, 2026

Date Submitted: 7/4/2026

Exhibit(s):

1. Granite Falls - Slide Deck - JUNE

Budgeted Amount:

BARS Code:

Summary Statement:

Background:

Recommended Motion:



CAPITOL PATH
— CONSULTING —



State and Federal Advocacy Goals for 2026

- Protect rural infrastructure
- Advance priority capital projects
- Position the City for state and federal funding
- Increase visibility with legislative offices



State Legislative Update



State Legislative 2026 Review

General Update

\$2B+ operating deficit – Tight directives from Budget Chairs that cuts would be made

Cost pressures driven by:

- Increased demand for programs, core services
- Reduced federal funding, expiration of Covid programs
- Rising legal settlements, largely tied to the child welfare system

Legislative Solutions:

- Closing tax preferences (data centers, insurers, pharma) generates tens of millions annually
- \$3B LEOFF 1 pension redirection (one-time infusion)
 - Potential future funding returned for cities' contributions ~12% or ~\$266M
- Some reductions in funding for state agencies and programs
- 9.9% “Millionaires Tax” delayed implementation
 - Court challenge and initiative repeal process ongoing

State Legislative Millionaires' Tax Spend Plan

“Millionaires Tax” Spend Plan: Projected to raise \$3.5B/year

- 43% to general fund (education, health care, higher education, human services, other essential government services)
- Fair Start for Kids – Childcare and Early Learning Funding
- Working Families Tax Credit expansion
- Create a sales tax exemption for diapers, hygiene products, over the counter drugs
- Doubles the B&O tax credit
- Local Government Mitigation for tax exemption impacts to municipalities -\$200M
- Free School Meals for All Students - \$140M



State Legislative Funding Buckets

Funding Buckets

Public Works / Infrastructure

- \$375M swept from Public Works Assistance Account but backfilled with ~\$380M in bonds

Housing & Social Services

- \$123M for Housing Trust Fund
- \$36.8M for housing preservation/supply
- State backfills for Medicaid, SNAP admin, behavioral health reduce local cost shifting

Climate Commitment Act (CCA)

- Funding was mostly maintained for climate projects

Education & Early Learning

- \$110M+ in K-12 reductions
- ~\$143M early learning cuts

2027 Session Outlook

Changes in Legislators

- Over a dozen retirements announced - Including Representative Eslick (LD-39)
- Election year
 - Several high profile intra-party primary fights across the state
- Contested House Speaker Position

Budget Year

- 2-Year Operating, Transportation and Capital budgets will be passed
 - Operating:
 - Revenue forecast better than anticipated but still concerning
 - ~500M shortfall is currently projected
 - Transportation:
 - Gas tax revenue continues to decline, construction costs are up
 - Potential revenue options to try to bridge the gap
 - Capital:
 - Based off of operating, but should be in a better position



State Legislative Updates

Success	
Project	Funding Amount
Legion Park Plaza Veteran’s Memorial	\$93,000
Community Campus Parking Lot (Boys and Girls Club)	\$463,000

Federal Update

FY26 Appropriations Funding Award

As of July 2, 2026

Senator Patty Murray Awarded

\$959,752

Project: City of Granite Falls Burn Rd Wastewater Lift Station Rehabilitation

Project Summary: The City of Granite Falls is requesting \$990,000 in federal CDS funding to rehabilitate the aging Burn Road Wastewater Lift Station to prevent system failure and wastewater overflows into the Snohomish and Pilchuck Rivers. The project protects water quality and critical salmon habitat, while addressing an immediate public health risk, as a failure could back wastewater into the local elementary school.

Update: Ongoing coordination with EPA Region 10 to monitor the status of the Build America, Buy America (BABA) waiver request.





CITY OF
GRANITE FALLS

Wastewater Station
at Risk of Failure



PROJECT SUMMARY

The City of Granite Falls' current wastewater lift station is out of date and needs significant repairs to avoid a catastrophic failure.

The City is seeking **\$1.32M** in infrastructure funding to complete the necessary rehabilitation of the Burns Rd. wastewater lift station.

The project will replace aging equipment with energy efficient pumps and back up generators, bringing the station to modern standards.

Due to proximity of the Burns Rd. lift station to a local elementary school and Snohomish River, if the substation fails both the school and river could be flooded with waste water, creating a public health and environmental crisis.



● Elementary School ★ Burn Rd. Station

Failure of the station would cause the local elementary school to close

Failure of the current wastewater treatment station could create and public health and environmental crisis

Current Wastewater Treatment Plant project does not fund the necessary repairs to the Burns Rd. Facility



Scan to find out more about the Granite Falls Waste Water Treatment Project

FY27 Appropriations Funding Status

As of July 2, 2026

Representative Kim Schrier
\$746,868

Granite Falls Sewer and Water System Upgrade

Project Summary: The project will construct municipal sewer and water infrastructure in Granite Falls, connecting 15–20 properties to the wastewater system, replacing private wells, and shifting customers to a city-owned water system. It addresses risks from aging, decentralized septic and groundwater systems currently serving industrial parcels. The investment will protect groundwater quality and support a modern, centralized system for public and environmental health.

Update: Secured \$746,868 in FY27 direct federal appropriations through Representative Schrier for water system upgrades - included in House Appropriations; awaiting Senate action.

Protecting Water
Protecting Community

PROJECT PURPOSE
Granite Falls seeks federal support to design and engineer municipal sewer and water extensions that will **eliminate decentralized septic discharge within the watershed of the Stillaguamish River**, a critical **salmon-bearing river** supporting spawning habitat and regional recovery efforts.

By replacing on-site septic systems serving existing industrial properties with connection to the municipal wastewater system, this project **reduces long-term nutrient loading to groundwater** that is hydrologically connected to the river. Protecting groundwater quality helps **safeguard surface water** conditions essential to salmon recovery.



Federal Request
\$750K





Approx. Pop.
4,750

WHY THIS INVESTMENT IS IMPORTANT

- Supports **salmon recovery** through **watershed-based pollution prevention**
- **Protects a designated municipal groundwater source** before costly remediation is required
- Advances **proactive water quality protection** in Snohomish County
- Strengthens **rural infrastructure resilience**





2026 WRDA Section 219

As of July 2, 2026

Requested Amount
\$3,000,000

Update: The City of Granite Falls submitted a request for \$3,000,000 through the Bureau of Reclamation and the U.S. Army Corps of Engineers under 2026 WRDA Section 219 to support the design, engineering, and construction of a municipal sewer and water extension project. Senator Cantwell’s office has requested additional information and is actively working to advance the request.



Protecting Water
Protecting Community

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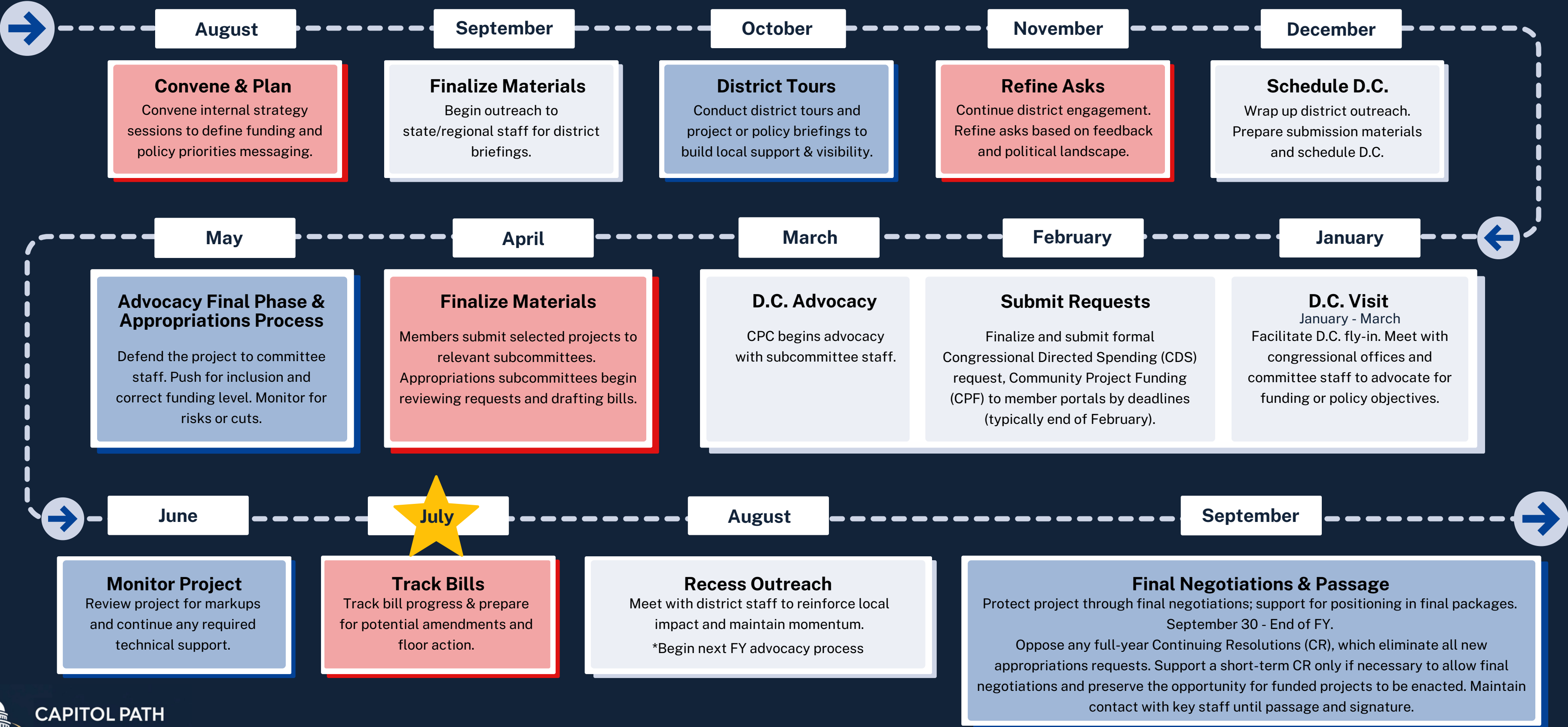
FY27 Granite Falls Sewer and Water System Upgrade

Included in House Appropriations, awaiting Senate action

House and Senate Appropriations Subcommittee	Federal Departments and/or Agencies within Each Subcommittee's Jurisdiction
Agriculture	Dept. of Agriculture (except Forest Service), Food and Drug Administration
Commerce, Justice, and Science	Dept. of Commerce, Dept. of Justice, National Aeronautics and Space Administration, National Science Foundation
Defense	Dept. of Defense (except Military Construction)
Energy and Water	Dept. of Energy, Corps of Engineers, Bureau of Reclamation
Financial Services	Dept. of Treasury, District of Columbia, Executive Office of the President, Judicial Branch
Homeland Security	Dept. of Homeland Security
Interior and Environment	Dept. of the Interior (except Bureau of Reclamation), Forest Service, Indian Health Service, Environmental Protection Agency
Labor, HHS, and Education	Dept. of Labor, Dept. of Health and Human Services (excluding Food and Drug Administration and the Indian Health Service), Dept. of Education, Social Security Administration
Legislative Branch	Legislative Branch
Military Construction and VA	Military Construction, Dept. of Veterans Affairs
State and Foreign Operations	Dept. of State, Agency for International Development
Transportation and HUD	Dept. of Transportation, Dept. of Housing and Urban Development

Advocacy Timeline & Next Steps

CPC Led Federal Appropriations Timeline



Grants

2026 Potential Grant Projects



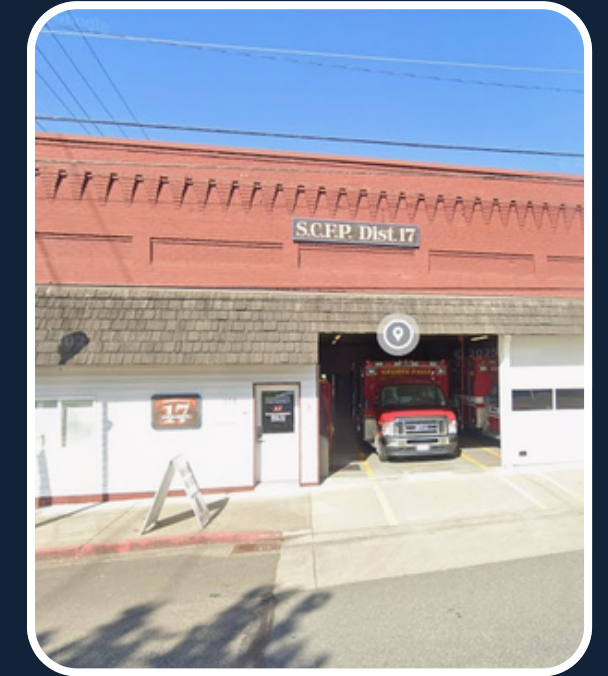
Legion Park
Outdoor Plaza



Water & Wastewater
Infrastructure



Regional Sports
Complex



Community Center
Redevelopment



Playground Equipment
Replacement



School Resource
Officer Program



Park & Ride
Facility Relocation



EV Charging



Grants Update

Capitol Path Consulting assessed federal, state, and philanthropic funding opportunities aligned with the City of Granite Falls’ 2026 legislative priorities. To date, the following funding programs have been evaluated:

- Small Surface Water and Groundwater Storage Projects
- RCO Washington Wildlife and Recreation Program
- RCO Youth Athletic Fields
- T-Mobile Hometown Grant
- Safe Streets and Roads for All
- WaterSMART Small Scale Efficiency
- Commerce Youth Recreational Facilities
- FY25 Cybersecurity
- **RCO Planning for Recreation Access**
- **Dept. of Ecology - EV Charging VW Enforcement Grant**
- WaterSMART Drought Response Program
- Transportation Improvement Board
- DOJ COPS Cops Hiring Program
- DOJ COPS School Violence Prevention Program
- DOJ COPS Law Enforcement Mental Health and Wellness Act
- DOJ COPS Preparing for Active Shooter Situations
- SAMHSA Behavioral Health, Substance Abuse, and Homelessness programs
- RCO No Child Left Inside

To date, the following grants have been pursued:

- Dept. of Ecology - EV Charging VW Enforcement Grant (abandoned as awarded SNOPUD)
- RCO Planning for Recreation Access

At this time, grant activity is being focused on a limited number of opportunities that align closely with the City’s current capacity and priorities. While additional grants have been identified, some would introduce new federal compliance commitments or multi-partner structures that are beyond the present scope of work. In coordination with staff, Capitol Path is concentrating effort on the opportunities that best fit the City’s defined workload and role.

Monthly Grants Matrix

 CAPITOL PATH CONSULTING Grant Bulletin: July 2026 to September 2026											
The purpose of this communication is to list available grant opportunities over the coming three months to alert clients as to opportunities available and details of each within the July 2026 to September 2026 timeframe.											
	Name	Deadline	Description	Website	Prerequisite	Contact Email	Funding Bucket	Max Funding	Local Match	Publish Date	Potential Qualifying Projects
I. Community Development											
1	Washington State Dept of Commerce Community Economic Revitalization Board (CERB) Planning Grant Program	7/14/26	Studies to evaluate high-priority economic development and rural broadband projects.	https://www.commerce.wa.gov/cerb/cerb-pp/	Economic Development Related - Industrial, Office. Also, letter of support from Associated Development Organization.	janea.stark@commerce.wa.gov	\$40,000,000	\$100,000	20%	4/1/26	Granite Falls Community Center Project Granite Falls Park and Ride Lot Downtown Alley Stormwater System Improvements
2	Federal Department of Transportation Transit Oriented Development Planning Grant	7/10/26	This grant covers TOD Planning around a new fixed guideway or core capacity improvement project.	https://simpler.grants.gov/opportunity/674b2df1-2bf3-465a-a9ce-06090d1498e5	Must have a transit oriented development area.	april.mcleanmccoy@dot.gov	\$28,492,618	Unknown	25%	5/14/26	Granite Falls Park and Ride Lot
3	Walmart Sparks Grants	7/15/2026, 10/15/2026, and 12/31/2026	Grants need to be within economic opportunity, sustainability, or strengthening community paradigms.	https://www.walmart.org/how-we-give/program-guidelines/spark-good-local-grants-guidelines	Get nomination from nearest Walmart Store or Warehouse.	Walmart Staff	Unknown	\$5,000	None	4/1/26	
4	National Endowment for the Arts Grants for Arts Projects 2, FY 2027	7/9/26	Grant program will pay for arts education, dance, design, our town, folk, local arts agencies, museums, opera, and media arts.	https://simpler.grants.gov/opportunity/5b5e0010-ebef-42ff-b7a2-9ce540fa12f7	Applicant either a City, Independent School District, or a 501c3 nonprofit.	apply@arts.gov	\$65,000,000	\$100,000	50%	5/4/26	Granite Falls Public Plaza and Veterans Memorial
II. Facilities											
1	USDA - Rural Development Community Facilities Grant & Loan Program	Rolling	This program provides loan guarantees to eligible lenders to develop essential community facilities (CF) in rural areas.	https://www.rd.usda.gov/programs-services/community-facilities/community-facilities-guaranteed-loan-program#overview	Must be in an approved capital facilities plan. Below 20,000 population.	koni.reynolds@usda.gov	\$2,800,000,000	\$10,000,000	25%	5/1/26	Granite Falls Community Center Project
	Washington State Department of Transportation Green Transportation	8/18/26	This grant pays for the electrification of vehicle fleets. Updating facilities for fleet electrification.	https://wsdot.wa.gov/business-wsdot/grants/public-transportation-grants/public-transportation-grants	Must be two year projects only.	ptdgrants@wsdot.wa.gov	\$31,326,959	Unknown	50%	6/28/26	Fleet

Thank You



John Culton
Principal



Kyla Shkerich Blair
Principal



Daniel Pailthorp
Senior Associate



Amelia Alberts
Senior Grant Writer



Sharon Carvo
Grants Director



Marci Miller
Business Manager &
Senior Advisor



CAPITOL PATH
— CONSULTING —



CITY COUNCIL AGENDA BILL

Subject: Discussion - Title 19 and 21 Updates

Originating Dept.: Planning Department

Approval(s):

Action Recommended:

Meeting Date: July 8, 2026

Date Submitted:

Exhibit(s):

1. CC Memo
2. SEPA DNS-2026 Code Amendments
3. Proposed Amendments

Budgeted Amount:

BARS Code:

Summary Statement:

The City of Granite Falls is in the process of amending Granite Falls Municipal Code Titles 19 and 21 to ensure clarity, consistency, and alignment with current processes and state legislation.

A SEPA Determination of Non-significance was issued on May 5, 2026, with a 14-day public comment period which ended on May 20, 2026 with no public comments received.

The proposed code amendments were sent to the Department of Commerce on May 20, 2026, requesting an expedited review. The request for expedited review was approved.

Background:

The amendments proposed to Titles 19 and 21 of the Granite Falls Municipal Code focus on clarifying and updating provisions related to density and dimensional standards, types of review, definitions, uses, and impact fees. These updates are intended to improve clarity, ensure consistent application of the code, better align with

current planning practices, and ensure consistency with state legislation.

A SEPA Determination of Non-significance was issued on May 5, 2026, with a 14-day public comment period, which ended on May 20, 2026 (Attachment 2).

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Recommended Motion:



CITY COUNCIL MEMO

To: City Councilmembers

From: Amy Hess, Community Development Director

Date: July 8, 2026

Item 5.A.

Summary/Background

The amendments proposed to Titles 19 and 21 of the Granite Falls Municipal Code focus on clarifying and updating provisions related to density and dimensional standards, types of review, definitions, uses, and impact fees. These updates are intended to improve clarity, ensure consistent application of the code, better align with current planning practices, and ensure consistency with state legislation.

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Below is a summary of proposed amendments, which are shown in their entirety in Attachment 3.

Proposed Code Amendments

- GFMC 19.02.130 – Definitions.
 - Clarified definitions of Mobile Home, Mobile Home Lots, and Mobile Home Parks to be consistent within code and with state law.
- GFMC 19.03.035 – Permitted uses.
 - Accessory Dwelling Units (ADU's) currently require a Conditional Use Permit (CUP) in the DT-2,500 zone. State law does not allow jurisdictions to require a more stringent permitting process for ADU's than what is required for single family residences. Revised to allow ADU's outright in DT-2,500.

- Updated Permitted Use table to add duplexes as a permitted use in DT-2,500. This was inadvertently left off when the code was updated from list of permitted uses to table.
 - Eliminated allowance for additional density (28 over 24).
 - Updated minimum lot width on corner lots to be consistent with other zones.
 - Simplified language related to setbacks.
- GPMC 19.03.070 – Downtown Residential Zone Bulk and Dimensional Standards
 - Added 50% additional density allowed for new residential units within existing buildings as required by RCW 35.21.990.
- GPMC 19.03.080 – MR Zone Bulk and Dimensional Standards.
 - Added 50% additional density allowed for new residential units within existing buildings as required by RCW 35.21.990.
- GPMC 19.04A.210 – Types of Review.
 - Updates to streamline review processes.
 - Conditional Use Permits and variances are proposed to be administrative rather than reviewed by Hearing Examiner.
 - Day Care Centers proposed to be an administrative review process rather than reviewed by the Hearing Examiner.
 - Official Site Plans are proposed to be reviewed administratively, mimicking Site Plan review.
- GPMC 19.04C.020 – Conditional Use Permit
 - Updated to reflect administrative review process
- GPMC 19.04C.025 – Change of Use.
 - Clarified what a “Substantial Change in Use” is and identified what and when additional improvements might be triggered.
 - Added a section related to conditions of approval that may be implemented by the Designated Official.
 - Exemption added for new residential units within existing structure, as required by RCW 35.21.990.
- GPMC 19.04C.055 – Variances
 - Updated to reflect administrative review process
- GPMC 19.04D.040 and 050 – Lot Standards.
 - Added detail to more clearly define “Front Lot Line”.
 - Revised description of “Substandard Lot” and clarified when a Substandard Lot may be recognized as a conforming lot of record.
- GPMC 19.04D.130 – Street Standards – Subdivisions.
 - Modified street standards for subdivisions to ensure traditional, thought-out street grid with future connectivity.

- Added appropriate references to Public Works Standards.
 - Added provisions for easement width when utilized for public utilities to ensure sufficient access.
- GPMC 19.06.010 – Density and Dimension.
 - Elimination of duplicative information.
 - Clarified language and removed references to specific dates to ensure references are accurate and reduce needed amendments.
- GPMC 19.06.145 – NEW SECTION Residential Units within Existing Buildings
 - New section to ensure compliance with RCW 35.21.990, allowing for new residential units within existing buildings with reduced regulatory standards.
- GPMC 19.06.020 – Landscaping and screening.
 - Added reference to recently adopted Administrative Landscaping Guidelines to supplement this code section.
 - Clarified that the SR92/Quarry Road buffer is only required on residentially zoned properties.
- GPMC 19.06.030 – Fences
 - Repeals and replaces previous section.
 - Creates individual standards for fences in residential and commercial zones.
- GPMC 19.06.050 – Loading area and off-street parking requirements.
 - Clarified size of parking stall for on and off-street parking to be in compliance with state legislature dictating residential parking stall dimensions. Commercial and on-street parking stall dimensional remain unchanged.
- GPMC 19.06.095 – New Section – Accessory Structures.
 - Added a section related to standards for accessory structures (i.e. detached garages, sheds, carports, etc.)
 - Existing section for accessory dwelling units remains unchanged.
- GPMC 19.06.140 – Nonconforming uses and structures.
 - Clarified when/what triggers nonconforming uses and structures to be brought into conformity.
- GPMC 21.04 – School Impact Fees.
 - Added provision to collect school impact fees for accessory dwelling units of up to 50% of the fee for a single-family residence.
 - Allows for amount of administrative fee to be set by Fee resolution, rather than codified.
- GPMC 21.06.070 – Park Impact Fee Calculation.
 - Added provision to collect park impact fees for accessory dwelling units of up to 50% of the fee for a single-family residence.
- GPMC Multiple Sections related to submittal requirements.

- Eliminated language requiring multiple copies of submittal documents.
-

Attachments

- GFMC 19.02.130 – Definitions Redlines
- GFMC 19.03.035 – Permitted uses Redlines
- GFMC 19.03.080 – MR Zone Redlines
- GFMC 19.04A.210 – Types of Review Redlines
- GFMC 19.04C.020 – Conditional Use Permit Redlines
- GFMC 19.04C.025 – Change of Use Redlines
- GFMC 19.04D.040 and 050 – Lot Standards Redlines
- GFMC 19.04D.055 – Variances Redlines
- GFMC 19.04D.130 – Subdivision Street Standards Redlines
- GFMC 19.06.010 – Density and Dimensional Redlines
- GFMC 19.06.020 – Landscaping and screening Redlines
- GFMC 19.06.050 – Loading area and off-street parking requirements Redlines
- GFMC 19.06.095 – Accessory Structures – New Section
- GFMC 19.06.140 – Nonconforming uses and structures Redlines
- GFMC 21.04 – School Impact Fees Redlines
- GFMC 21.06.020 – Park Impact Fees Redlines
- Paper Copies, Site Plan Components



SEPA DETERMINATION OF NONSIGNIFICANCE

City of Granite Falls 215 S. Granite Ave Granite Falls, WA 98252

P (360) 691-6441 www.ci.granite-falls.wa.us

PROJECT INFORMATION			
Project Title	2026 Granite Falls Municipal Code Amendments	File No.	CA2026-001
Detailed Project Description	The proposed non-project action is for amendments to the Granite Falls Municipal Code Title 19, Unified Development Code, and Title 21 Impact Fees, in order to ensure clarity and consistency, compliance with adopted Comprehensive Plan and legislation enacted by the Washington State Legislature. Proposed amendments include revising the following sections: Definitions (GFMC 19.02), Multiple Residential (MR) zone (GFMC 19.03.080), landscaping regulations (19.04D.170), off-street parking regulations (GFMC 19.06.050), change of use (GFMC 19.04C.040 and 050), Non-conforming uses and structures (GFMC 19.06.140), types of review (GFMC 19.04A.210), density and dimension (GFMC 19.06.010), School impact fee (GFMC 21.04) and park impact fee (GFMC 21.06.070), as well as other minor edits throughout the chapter.		
Location	Citywide (Non-project action)	Section Township Range	18 30 07
APN(s)	N/A		
	OWNER	APPLICANT	CONTACT
Name		City of Granite Falls	Amy Hess, AICP
Address		215 S. Granite Ave	215 S. Granite Ave
City, State, ZIP		Granite Falls WA 98252	Granite Falls WA 98252
THRESHOLD DETERMINATION			
Lead Agency	☒ City of Granite Falls		
The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Granite Falls of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request. ☐ There is no comment period for this DNS ☐ This Optional DNS is issued under WAC 197-11-355. There is a 14-day appeal period on the Optional DNS that commences from the date the Optional DNS was issued. Appeals must be submitted by: ☒ This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: May 20, 2026			
SEPA CONTACT			
Name	Amy Hess	Title	Planning Director
Phone	360.619.6441	E-mail	Amy.hess@ci.granite-falls.wa.us
RESPONSIBLE OFFICIAL			
Name	Amy Hess	Title	Planning Director
Address	215 S. Granite Ave Granite Falls WA 98252		

May 5, 2026

Amy Hess, AICP Planning Director

Date

APPEALS

☒ This (M)DNS may be appealed pursuant to the requirements of GFMC 19.07.010(Q). An appeal shall be filed within 10 calendar days following the last day of the comment period. Any appeal must be addressed to the designated official, accompanied by a filing fee in accordance with the current Fee Resolution, and be filed in writing at the City of Granite Falls, 215 S. Granite Ave, Granite Falls WA 98252. The appeal must be received by 4:30 p.m., **May 18, 2026**. The appeal must contain the items set forth in GFMC 19.07.010(Q)(10).

☐ There is no agency appeal.

GFMC 19.02.130 – M.

~~“Mobile home” means a vehicle bearing the “mobile home” insignia of the Washington State Department of Labor and Industries.~~

“Mobile home” means a transportable, factory-built home designed and intended to be used as a permanent residence, and built prior to the enactment of the Federal Manufactured Housing and Safety Standards Act of 1974. Mobile homes are no longer built. Does not include recreational vehicles, travel trailers, or manufactured homes.

“Mobile or manufactured home lot” means a plot of ground within a mobile/manufactured home park designated to accommodate one mobile/manufactured home.

~~“Manufactured or mobile home park” means a residential development in which the land is owned, operated, and maintained as a commercial business and the individual manufactured homes are either leased or are located on leased sites.~~

“Mobile or manufactured home park” means any real property that is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park model homes for the primary purpose of residential living, and is characterized by the provision of spaces or lots for rent, with or without shared utilities, services, or facilities.

19.03.070 Downtown residential (DT-2,500) zone.

The downtown residential (DT-2,500) zone designation shall provide more flexible zoning for residential uses that are compatible with the quality and character of the existing area. This area has traditionally been a single-family, duplex and triplex zone of predominantly single-family character. This zone is intended to allow for flexibility to allow the use of the existing small lots for densities of single-family, duplex, and triplex developments.

19.03.035 Permitted uses.

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
PUBLIC AND INSTITUTIONAL													
Antennas	P	P	P	P	P	P	P	P	P	P	C		
Community center											P		
Educational institution					C	P	P		P	C	P		

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Essential public facilities		C	C	C	C	P	P	P	P		C		
Municipal parking area				P	P	P	P		P		P		
Place of worship		C	C	C	C	C	C				P		
Preschool					C	P	P		P	C			
Public library											P		
Public parks	C	P	P	P	P	P	P				P		
Public safety facilities	P	C	C	P	P	P	C	P	P	P	P		

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Public facilities and utilities	C	C	C	C	C	C	C				P		
Social or civic organization facility				C	C	P	P				P		
INDUSTRIAL													
Accessory living quarters								P (secondary use)	P (secondary use)	P (secondary use)			
Building material sales and storage					C	P	P	P	P	C			

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Commercial laundries and cleaners					C	P	P	P	P				
Commercial nurseries/greenhouse uses						C	P	P	P				
Communication facility	P	P	P	P	P	P	P	P	P	P	C		
General warehousing including wholesale trade								P	P				

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Light manufacturing and assembly						P	P	P	P	P			
Mini-storage									P				
Recycling facility, processing							C	P	P	P			
Recycling facility, scrap and dismantling facility							C	P	P	P			
Trade, transportation, and warehousing									P	P			
OPEN SPACE AND PARKS													

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Display garden	P	P	P	P	P	P	P				P	P	P
Community garden	P	P	P	P	P						P		
Outdoor passive parks	P	P	P	P	P	P	P				P	P	P
Park maintenance storage facility	C	C	C	C	C	C	C	P	P		P	P	P
Picnic area and related facilities	P	P	P	P	P	P	P					P	P
Playground	P	P	P	P	P		P					P	P
Playfields	C	P	P	P	P		P					P	P

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Private recreational facilities	P	C	C	C	C	P	P	P	P	P		P	P
Public utility	C	C	C	C	C	C	C	P	P	P	P	C	
Trails	P	P	P	P	P	P	P				P	P	P
RESIDENTIAL													
Accessory dwelling unit	P	P	P		EP								
Adult family home	P	P	P	P	P								
Assisted senior living facility				P	P								

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Boarding house		P	P	P	P	P	P						
Courtyard apartments				P	P								
Duplex		P	P		P								
Dwelling, multiple- family				P	C	P ⁴	C						
Dwelling, single- family	P	P	P	P	P								
Emergency temporary shelter						P	P				P		
Family daycare	C	C	C	C	C	C	C						

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Foster home		P	P	P	P								
Home occupation	P	P	P	P	P	P ²							
Live/work units				C	C	P	P						
Manufactured home	P	P	P	P	P								
Mobile home park				P									
Nursing or convalescent home				P	P	C							
Permanent supportive housing	P	P	P	P	P	P ⁴	C						

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
RVs	P												
Recreational vehicle (RV) park	P												
Townhouse				P	C								
Transitional housing	P	P	P	P	P	P ⁴	C						
Triplex			P ⁵	P	P								
COMMERCIAL													
Adult cabaret							P						
Animal clinics/hospitals						C	P	P					

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Animal shelter							C		P	P	C		
Art galleries						P	P	P					
Automobile sales and rentals							P	P	P				
Automobile fueling and service							P	P	P				
Banks, business and drive up banking						P	P	P					
Bed and breakfast		C	C		C								
Boat sales and repair							P	P	P	P			

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Cabinet and furniture shops					C	P	P	P	P				
Cafeteria or limited service restaurant						P	P	P					
Cemetery											P		
Commercial kennels and catteries		C	C				P	P	P				
Commercial nursery/greenhouses								P	P	P			
Convenience store						P	P	P					

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Day care centers	P	P	P	P	P	P	P	P ¹					
Dog day care		C	C			P	P	P					
Drive in espresso/coffee business						P	P	P					
Drycleaners/laundromats						P	P	P	C				
Florists, retail						P	P	P					
Fitness centers and workout gyms						P	P	P	C				
Gambling premises						C	P						

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Health and personal care stores						P	P	P					
Heavy equipment sales, service/repair, and rental							C	P	P	P			
Hospitals					C		C	P			P		
Hotels/motels						P	P						
Light equipment sales, rental, and repair						P	P	P	P				

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Lodge, resort, and recreational facilities	C	C ³	C										
Lumberyards, retail							P	P	P	P			
Marijuana retailer						P	P						
Medical or dental office/clinic					C	P	P	P	P		P		
Microbreweries and brew pubs						P	P	P	P				
Motorcycle sales and service, interior only						C	P	P	P				

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Museum					P	P	P	C			P		
Nursery, indoor retail sales							P	P	P				
Office, business, or professional					C	P	P	P					
Outdoor storage and/or display						C	C	P	P	P			
Personal service establishment		C	C	C	C	P	P	P					
Pet shop, grooming and supplies						P	P	P					
Private kennel		C											

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Private parking facility				P		P	P	P	P	P			
Recreation and entertainment – indoor commercial					C	P	P	P	P				
Recreation and entertainment – outdoor commercial					C	C	P	P					
Recreation vehicle sales and repair							P	P	P				
Recycling collection station							P	P	P				

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Restaurant, full service						P	P	C					
Retail trade – small scale (under 2,500 square foot floor area)				C	C	P	P	P	P				
Retail trade – medium scale (2,500 – 20,000 square foot floor area)						P	P	P	P				
Retail trade – large scale (over 20,000 square foot floor area)						C	P	P					

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Shoe repair, clothing alterations, etc.						P	P	P					
Stables and riding schools								P					
Taverns and bars						P	P	P					

¹ Permitted as a secondary use.

² Within an approved residential use

³ On parcels with any portion within 200 feet of a shoreline of statewide significance that comply with the provisions of the city's shoreline master program.

⁴ Permitted as a secondary use on the floor above a principal use.

⁵ Subject to the minimum lot size as required by the underlying zone.

[Ord. 1070 § 3, 2026; Ord. 1069, 2025.]

19.03.070. Downtown residential (DT-2,500) zone.

The downtown residential (DT-2,500) zone designation shall provide more flexible zoning for residential uses that are compatible with the quality and character of the existing area. This area has traditionally been a single-family, duplex and triplex zone of predominantly single-family character. This zone is intended to allow for flexibility to allow the use of the existing small lots for densities of single-family, duplex, and triplex developments.

- (A) See Table 19.03-I, GPMC § 19.03.035, for a list of permitted uses in the DT-2,500 zone.
- (B) Minimum Lot Size. Minimum lot size in the downtown residential (DT-2,500) zone is 2,500 square feet per dwelling unit.
- (C) Minimum Lot Width. Minimum lot width in the downtown residential (DT-2,500) zone is 30 feet. Corner lots shall have a lot width of not less than 40 feet.
- (D) Minimum Building Setbacks. Minimum building setbacks in the downtown residential (DT-2,500) zone are:
 - (1) Front yard: 10 feet from property line.
 - (2) Side yard: Five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road.
 - (3) Rear yard: 10 feet from property line for principal buildings and five feet from property line for accessory buildings.
 - (4) In the case of multistory structures over two stories high, the base yard requirements of subsections (D)(1), (D)(2), and (D)(3) of this section shall be increased by an amount equal to five feet for the sum of the side yards and three feet each for the minimum width side yard, designated rear yard and designated front yard for each story of building height over two.
 - (5) No portion of any multifamily structure shall be closer than 15 feet from any other structure, nor, in the case of multistoried structures over two stories high, closer than an additional five feet for each story over two.
 - (6) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.
 - (7) Garage, carport, fenced parking area setbacks: At least 20 linear feet of paved driveway shall be provided in front of any garage, carport, or fenced parking area. The linear distance shall be measured along a centerline of the driveway from the access point to such garage, carport, or fenced parking area to the street property line, pedestrian walkway, sidewalk, or access road easement, whichever is closest to the garage, carport, or fenced parking area.

(E) Maximum Height. Maximum height in the downtown residential (DT-2,500) zone is 33 feet.

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(F) Maximum Hard Surface Coverage. Maximum hard surface coverage in the downtown residential (DT-2,500) zone is 70 percent.

(G) Maximum Density. Maximum density in the downtown residential (DT-2,500) zone is 15 dwelling units per acre. Density maximums do not apply to conversions meeting the requirements of GFMC 19.06.145.

(H) Minimum Density. Minimum density in the downtown residential (DT-2,500) zone is 10 dwelling units per acre.

(Ord. 740 § 1 (Exh. A), 2007; Ord. 862 § 16, 2013; Ord. 905 § 1 (Att. A), 2016; Ord. 937 § 11 (Exh. J), 2017; Ord. 1069, 2025)

19.03.080 Multiple residential (MR) zone.

The multiple residential (MR) zone designation shall provide multifamily residential development at a range of densities between 12 and 24 dwelling units per acre ~~or 28 dwelling units per acre subject to development conditions specified in subsection (I) of this section~~ plus compatible uses such as schools, churches and day care centers where a full range of public facilities and services that support urban development exists. Generally, this designation is appropriate for land which is located convenient to principal arterials and to industrial and commercial activity centers.

(A) See Table 19.03-I, GPMC [19.03.035](#), for a list of permitted uses in the MR zone.

(B) Minimum Lot Size. The minimum lot size in the multiple residential (MR) zone is 6,000 square feet.

(C) Minimum Lot Width. Minimum lot width in a multiple residential (MR) zone is 50 feet. Corner lots shall have a lot width of not less than ~~30~~ 60 feet.

(D) Minimum Building Setbacks. Minimum building setbacks in the multiple residential (MR) zone are:

(1) Front yard: 10 feet from property line.

(2) Side yard: five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road. Side yard setbacks are reduced to zero where the units have a common wall for zero lot line developments.

(3) Rear yard: 20 feet from property line for principal buildings and five feet from property line for accessory buildings.

~~(4) In the case of multistory structures over two stories high, the base yard requirements of subsections (D)(1), (D)(2), and (D)(3) of this section shall be increased by an amount equal to five feet for the sum of the side yards and three feet each for the minimum width side yard, designated rear yard and designated front yard for each story of building height over two.~~

~~(54)~~ No portion of any multifamily structure shall be closer than 15 feet from any other structure, nor, in the case of multistoried structures over two stories high, closer than an additional five feet for each story over two.

~~(65)~~ Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

~~(76)~~ Garage, or carport, ~~or fenced parking area~~ setback: 20 feet from property line or sidewalk, whichever is closer. At a minimum, the 20 feet shall be paved the width of the access to the garage, or carport, ~~or fenced parking area~~. The linear distance shall be measured along a centerline of the driveway from the access point to such garage, or carport, ~~or fenced parking area~~ to the street property line, pedestrian walkway, sidewalk, or access road easement, whichever is closest to the garage, or carport, ~~or fenced parking area~~.

(E) Maximum Height. Maximum height in the multiple residential (MR) zone is 33 feet.

(F) Maximum Hard Surface Coverage. Maximum hard surface coverage in the multiple residential (MR) zone is 70 percent.

(G) Maximum Density. Maximum density in the multiple residential (MR) zone is 24 dwelling units per acre ~~or 28 dwelling units per acre when:~~

~~(1) Frontage and immediate vehicle access can be provided onto a designated arterial;~~

~~(2) Open space and recreational facilities are provided on site; and~~

~~(3) No on-site environmentally critical areas exist..~~

(H) Minimum Density. Minimum density in the multiple residential (MR) zone is 12 dwelling units per acre.

(I) The designated official may approve a reduction in the minimum density outlined in subsection (H) of this section; provided, that the applicant demonstrates one or more of the following:

(1) The site is constrained due to its unusual shape, topography, location, easements, critical areas, access, or other features that preclude the minimum density being achieved; or

(2) The project is a mixed-use project which provides a mix of residential and nonresidential uses which are compatible with surrounding uses and meet the intent of the MR zone; or

(3) The applicant intends to construct only one residence; provided, that the residence is sited in such a manner that future development is not precluded.

A written justification must be provided by the applicant for all requests for relief from minimum density requirements and is subject to director approval.

(J) Satellite Parking. If the number of required off-street parking spaces required cannot reasonably be provided on the same lot where the principal use associated with these

parking spaces is located, satellite parking may be provided in accordance with the provisions of this section. "Satellite parking" means a designated area of off-street parking spaces located on the same parcel as, or on an adjacent parcel to, the principal use, and intended to supplement the primary on-site parking area.

(1) Satellite parking areas shall be located within 200 feet of the primary public entrance to the building or use they serve.

(2) The distance shall be measured along the most direct pedestrian path between the farthest parking space within the satellite parking area and the primary entrance.

(3) Safe and direct pedestrian access shall be provided between the satellite parking area and the primary building entrance.

(4) The pedestrian route shall include clearly defined walkways, crossings, and lighting consistent with city design standards.

(5) Satellite parking areas shall be under the same ownership or control as the primary use, or subject to a recorded agreement ensuring shared access and maintenance responsibilities.

(6) All satellite parking areas shall be maintained in good condition and in compliance with applicable landscaping, drainage, and surface standards.

(7) Satellite parking areas shall meet all applicable requirements for off-street parking design, landscaping, and screening as provided in GFMC [19.06.020](#).

(K) Required off-street parking spaces for single-family or townhome units shall be provided on the lot or unit it serves. If two side-by-side driveway parking spaces cannot be provided in the front, required off-street parking shall be provided as rear-loaded parking. [Ord. 1070 § 4, 2026; Ord. 1069, 2025; Ord. 960 § 7 (Exh. F), 2018; Ord. 937 § 12 (Exh. K), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 883 § 7, 2014; Ord. 862 § 17, 2013; Ord. 740 § 1 (Exh. A), 2007.]

19.03.080. Multiple residential (MR) zone.

The multiple residential (MR) zone designation shall provide multifamily residential development at a range of densities between 12 and 24 dwelling units per acre or 28 dwelling units per acre subject to development conditions specified in subsection (I) of this section plus compatible uses such as schools, churches and day care centers where a full range of public facilities and services that support urban development exists. Generally, this designation is appropriate for land which is located convenient to principal arterials and to industrial and commercial activity centers.

- (A) See Table 19.03-I, GPMC § 19.03.035, for a list of permitted uses in the MR zone.
- (B) Minimum Lot Size. The minimum lot size in the multiple residential (MR) zone is 6,000 square feet.
- (C) Minimum Lot Width. Minimum lot width in a multiple residential (MR) zone is 50 feet. Corner lots shall have a lot width of not less than 30 feet.
- (D) Minimum Building Setbacks. Minimum building setbacks in the multiple residential (MR) zone are:
 - (1) Front yard: 10 feet from property line.
 - (2) Side yard: five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road. Side yard setbacks are reduced to zero where the units have a common wall for zero lot line developments.
 - (3) Rear yard: 20 feet from property line for principal buildings and five feet from property line for accessory buildings.
 - (4) In the case of multistory structures over two stories high, the base yard requirements of subsections (D)(1), (D)(2), and (D)(3) of this section shall be increased by an amount equal to five feet for the sum of the side yards and three feet each for the minimum width side yard, designated rear yard and designated front yard for each story of building height over two.
 - (5) No portion of any multifamily structure shall be closer than 15 feet from any other structure, nor, in the case of multistoried structures over two stories high, closer than an additional five feet for each story over two.

- (6) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.
- (7) Garage, carport, or fenced parking area setback: 20 feet from property line or sidewalk, whichever is closer. At a minimum, the 20 feet shall be paved the width of the access to the garage, carport, or fenced parking area. The linear distance shall be measured along a centerline of the driveway from the access point to such garage, carport, or fenced parking area to the street property line, pedestrian walkway, sidewalk, or access road easement, whichever is closest to the garage, carport, or fenced parking area.
- (E) Maximum Height. Maximum height in the multiple residential (MR) zone is 33 feet.
- (F) Maximum Hard Surface Coverage. Maximum hard surface coverage in the multiple residential (MR) zone is 70 percent.
- (G) Maximum Density. Maximum density in the multiple residential (MR) zone is 24 dwelling units per acre or 28 dwelling units per acre when:
 - (1) Frontage and immediate vehicle access can be provided onto a designated arterial;
 - (2) Open space and recreational facilities are provided on site; and
 - ~~(3)~~ No on-site environmentally critical areas exist.
 - ~~(3)~~(4) Density maximums do not apply to conversions meeting the requirements of GPMC 19.06.145
- (H) Minimum Density. Minimum density in the multiple residential (MR) zone is 12 dwelling units per acre.
- (I) The designated official may approve a reduction in the minimum density outlined in subsection (H) of this section; provided, that the applicant demonstrates one or more of the following:
 - (1) The site is constrained due to its unusual shape, topography, location, easements, critical areas, access, or other features that preclude the minimum density being achieved; or
 - (2) The project is a mixed-use project which provides a mix of residential and nonresidential uses which are compatible with surrounding uses and meet the intent of the MR zone; or
 - (3) The applicant intends to construct only one residence; provided, that the residence is sited in such a manner that future development is not precluded.A written justification must be provided by the applicant for all requests for relief from minimum density requirements and is subject to director approval.

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- (J) Satellite Parking. If the number of required off-street parking spaces required cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located, satellite parking may be provided in accordance with the provisions of this section. "Satellite parking" means a designated area of off-street parking spaces located on the same parcel as, or on an adjacent parcel to, the principal use, and intended to supplement the primary on-site parking area.
- (1) Satellite parking areas shall be located within 200 feet of the primary public entrance to the building or use they serve.
 - (2) The distance shall be measured along the most direct pedestrian path between the farthest parking space within the satellite parking area and the primary entrance.
 - (3) Safe and direct pedestrian access shall be provided between the satellite parking area and the primary building entrance.
 - (4) The pedestrian route shall include clearly defined walkways, crossings, and lighting consistent with city design standards.
 - (5) Satellite parking areas shall be under the same ownership or control as the primary use, or subject to a recorded agreement ensuring shared access and maintenance responsibilities.
 - (6) All satellite parking areas shall be maintained in good condition and in compliance with applicable landscaping, drainage, and surface standards.
 - (7) Satellite parking areas shall meet all applicable requirements for off-street parking design, landscaping, and screening as provided in GFMC § 19.06.020.
- (K) Required off-street parking spaces for single-family or townhome units shall be provided on the lot or unit it serves. If two side-by-side driveway parking spaces cannot be provided in the front, required off-street parking shall be provided as rear-loaded parking.
- (Ord. 740 § 1 (Exh. A), 2007; Ord. 862 § 17, 2013; Ord. 883 § 7, 2014; Ord. 905 § 1 (Att. A), 2016; Ord. 937 § 12 (Exh. K), 2017; Ord. 960 § 7 (Exh. F), 2018; Ord. 1069, 2025; Ord. 1070 § 4, 2026)

19.04A.210 Types of review.

(A) The purpose of this section is to provide an overview of the four levels of land use review. Land use and development decisions are classified into four processes based on who makes the decision, the amount of discretion exercised by the decision maker, the level of impact associated with the decision, the amount and type of input sought, and the type of appeal opportunity.

(B) Classification of Permits and Decisions.

(1) Type I Review – Administrative Decisions without Notice. A Type I process is an administrative review and decision by the appropriate department or division. Applications reviewed under the Type I process are minor administrative decisions and are exempt from certain administrative procedures, such as complete application review, noticing, and decision time frames. Appeals of Type I decisions are made to the hearing examiner, except shoreline permit appeals are made to the Shoreline Hearings Board. The permits and actions reviewed and decided as Type I are listed in the table in subsection (D) of this section.

(2) Type II Review – Administrative Decisions with Notice. A Type II process is an administrative review and decision with recommendation from staff, city departments or others and requiring public notice at the application and/or decision stages of the review. Appeals of Type II decisions are made to the hearing examiner, except shoreline permit appeals are made to the Shoreline Hearings Board. The permits and actions reviewed and decided as Type II are listed in the table in subsection (D) of this section.

(3) Type III Review – Quasi-Judicial Decisions – Hearing Examiner. This Type III process is a quasi-judicial review and decision by the hearing examiner. The hearing examiner makes a decision based on a staff report. A public meeting may be held prior to the hearing examiner hearing with the planning commission. The hearing examiner considers public testimony received at an open record public hearing. Public notification is provided at the application, public hearing, and decision stages of application review. Appeals of hearing examiner decisions are made to Snohomish County superior court, except shoreline permit appeals are made to the Shoreline Hearings Board. The permits and actions reviewed and decided as Type III are listed in the table in subsection (D) of this section.

(4) Type IV Review – Legislative Decisions – City Council with Planning Commission Recommendation. A Type IV review is for legislative and/or non-project decisions by the city council under its authority to establish policies and regulations regarding future private and public development and management of public lands. The planning commission makes a recommendation to the city council. The planning commission will conduct a public hearing to obtain public testimony on the proposed legislation. The city council may elect to conduct an additional public hearing. The actions reviewed and decided as Type IV are listed in the table in subsection (D) of this section.

(C) Permits and Actions Not Listed. If a permit or land use action is not listed in Table 19.04A-I, the designated official shall make the determination as to the appropriate review procedure.

(D) Permit-Issuing Authority and Appeal Authority. The permit-issuing authority and appeal authority for permit applications and legislative actions are established in Table 19.04A-I. A detailed explanation for each review procedure is in Chapter [19.04B](#) GFMC under each article for each review type. Any inconsistency in classification of permits and decisions between Table 19.04A-I and this title, Table 19.04A-I shall govern.

Table 19.04A-I: Classification of Permits and Decisions

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
Type I:								
Grading permit and sign permit	No	No	No	No	DO	HE	No	Yes

Table 19.04A-I: Classification of Permits and Decisions

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
Home occupation permit and day care facilities	No	No	No	No	DO	HE	No	Yes
Accessory dwelling unit	No	No	No	No	DO	HE	No	Yes
Parcel combination	No	No	No	No	DO	HE	No	Yes
Boundary line adjustment	No	No	No	No	DO	HE	No	Yes
Administrative deviation, modifications and interpretation	No	No	No	No	DO	HE	No	Yes
Floodplain development permit	No	No	No	No	DO	HE	No	Yes

Table 19.04A-I: Classification of Permits and Decisions

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
Small cell WCF; collocated WCF; minor modifications	No	No	No	No	DO	HE	No	Yes
Temporary permits	No	No	No	No	DO	HE	No	Yes
Change of use	No	No	No	No	DO	HE	No	Yes
Final short plat	No	No	No	No	DO	HE	No	Yes
Minor amendments to administratively approved permits	No	No	No	No	DO	HE	No	Yes
<u>Variance</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>DO</u>	<u>HE</u>	<u>No</u>	<u>Yes</u>
Type II:								
Flood hazard variance*	14-day NOA or NOH	No	No	No	DO*	HE	No	Yes

Table 19.04A-I: Classification of Permits and Decisions

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
Sensitive area reasonable use allowance*	15-day NOA or NOH	No	No	No	DO*	HE	No	Yes
Short plat	15-day NOA	DO	No	No	DO and PWD	HE	No	Yes
Binding site plan	10 15-day NOA	DO	No	No	DO	HE	No	Yes
Site plans	15-day NOA	DO	Yes	No	DO	HE	No	Yes
Shoreline substantial development permit	30-day NOA 15-day NOH	No	No	No	DO	HE	No	Yes
Plat alterations to subdivision and PRDs	10-day NOA	DO	No	No	DO	HE	No	Yes
Plat vacations	10-day NOA							

Table 19.04A-I: Classification of Permits and Decisions

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
SEPA determination	14 days (post determination)	No	No	No	DO	HE	No	Yes
Concurrency evaluation	None	No	No	No	DO	HE	No	No
Administrative conditional Conditional use Permit and variances	10-day NOA	DO	No	No	DO	HE	No	Yes
Final plat	10-day NOA No	No	No	No	CC	No	No	Yes
Minor amendments to Type III permits	10-day NOA	No	No	No	DO	HE	No	Yes
Official site plan for manufactured home parks, PRD;s	15-day NOA	DO	No	No	DO	HE	No	Yes

Table 19.04A-I: Classification of Permits and Decisions

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
<u>and residential condominiums</u>								
Type III:								
<u>Conditional use permit and variances</u>	<u>15-day NOA</u> <u>10-day NOH</u>	<u>No</u>	<u>No</u>	<u>HE</u>	<u>HE</u>	<u>No</u>	<u>No</u>	<u>Yes</u>
Preliminary plat	15-day NOA 10-day NOH	DO	<u>PG</u> <u>No</u>	HE	HE	No	No	Yes
Shoreline CUP	30-day NOA plus 15-day NOH	No	No	HE	HE	No	No	Yes
Shoreline variance	30-day NOA plus 15-day NOH	No	No	HE	HE	No	No	Yes
WCF: Monopole	15-day NOH	DO	<u>PG</u> <u>No</u>	HE	HE	No	No	Yes

Table 19.04A-I: Classification of Permits and Decisions

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
WCF: Small cell architectural design deviation request	15-day NOH	DO	PC	HE	HE	No	No	Yes
Official site plan for manufactured home parks, PRD, and residential condominiums	15-day NOA 10-day NOH	DO	PC	HE	HE	No	No	Yes
Day care centers	15-day NOA 10-day NOH	DO	No	HE	HE	No	No	Yes
Major amendments to Type III permits	15-day NOA 10-day NOH	DO	No	HE	HE	No	No	Yes
Type IV:								
Comprehensive plan amendment	<u>15-day</u> NOA	None	Yes	PC++	PC recommendation**	No	No	Yes

Table 19.04A-I: Classification of Permits and Decisions

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
	10-day NOH				10-day NOH			
Development regulations amendments	15-day NOA 10-day NOH	None	No	PC++	PC recommendation** CC decision**	No	No	Yes
Annexation	15-day NOA 10-day NOH	DO, CE	No	CC/SCBRB	CC/SCBRB	No	No	Yes
Vacations of streets and alleys	10-day NOH	CE	No	CC	CC	No	No	Yes
Development agreement***	10-day NOH	No	No	CC	CC	No	No	Yes
Zoning map amendment	10 15-day NOH	DO	No	PC	CC	No	No	Yes

CC City Council

NOH Notice of Hearing (per GPMC [19.04A.260](#))

CE City Engineer

PC Planning Commission

Table 19.04A-I: Classification of Permits and Decisions

Type of Application	Public Comment/ Notice Period	Pre- Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non- City or Judicial Appeal
DO Designated Official				PWD Public Works Director				
HE Hearing Examiner				SCBRB Snohomish County Boundary Review Board				
NOA Notice of Application (per GFMG 19.04B.225)				WCC Wireless Communications Facilities				

* The designated official shall have the option of referring the application to the hearing examiner for a public hearing and decision. In this case, an appeal of the hearing examiner's decision shall be heard in a closed record appeal as a judicial appeal.

** Either the planning commission or the city council may opt to hold one or more workshops or joint workshops on an application.

*** Planning commission review is not required for this type of action. City council will be the sole reviewing body.

++ The city council may opt to hold the required public hearing(s).

19.04B.315 Notice of application.

(A) Notice of application for Type III permits shall be provided within 14 days of the determination of completeness pursuant to GFMC [19.04A.230](#), Time frames for review. Notice shall be provided as indicated in subsection (B) of this section. If any open record predecision hearing is required for the requested project permit(s), the notice of application shall be provided at least 15 days prior to the open record hearing.

(B) Notice of Application Requirements of Type III Permits.

Type III Action or Permit	Mail	Post	Publish
All Type III Actions and Permits	X	X	X

(C) Mailed Notices. Mailings shall be completed pursuant to GFMC [19.04A.225](#) with the additional requirements stated below:

(1) Additional Notification Requirements for Preliminary Plats.

(a) Notice of the filing of a preliminary plat adjacent to or within one mile of the municipal boundaries of a city or town, or which contemplates the use of any city or town utilities, shall be given to the appropriate city or town authorities.

(b) Notice of the filing of a preliminary plat of a proposed subdivision located in a city or town and adjoining the municipal boundaries thereof shall be given to the appropriate county officials.

(c) Notice of the filing of a preliminary plat of a proposed subdivision located adjacent to the right-of-way of a state highway or within two miles of the boundary of a state or municipal airport shall be given to the Secretary of Transportation.

(2) Additional Notification Requirements for Shoreline Permits. A statement that any person desiring to submit written comments concerning an application, or desiring to receive notification of the final decision concerning the application as expeditiously as possible after issuance of the decision, may submit the comments or requests for decisions to the city within 30 days of the last date the notice is to be published pursuant to this section.

(D) Posted Notices. Posted notices shall be completed pursuant to GPMC [19.04A.225](#) with the additional requirements stated in subsection (D)(3) of this section:

(1) On-Site Posting. At least one public notice board shall be posted on the site on each public right-of-way fronting on the site.

(2) Public Posting. A public notice shall also be posted on the notice board at City Hall, the library, and the post office.

(3) The following Type III applications are major land use actions: ~~conditional uses~~, preliminary plats, and shoreline permits.

(E) Published Notice. If required, published notice shall be completed pursuant to GPMC [19.04A.225](#). [Ord. 994 § 3, 2020.]

§ 19.04C.020. Conditional use permit.

(A) Purpose.

- (1) The purpose of this section is to establish decision criteria and procedures for special uses, called conditional uses, which possess unique characteristics. Conditional uses are deemed unique due to factors such as size, technological processes, equipment, or location with respect to surroundings, streets, existing improvements, or demands upon public facilities. These uses require a special degree of control to assure compatibility with the comprehensive plan, adjacent uses, and the character of the vicinity.
- (2) Conditional uses will be subject to review by the city and the issuance of a conditional use permit. This process allows the city to:
 - (a) Determine whether these uses will be incompatible with uses permitted in the surrounding areas; and
 - (b) Make further stipulations and conditions that may reasonably assure that the basic intent of this UDC will be served.

(B) ~~Hearing Examiner~~Designated Official Decision. The ~~hearing examiner~~designated official shall review conditional use permits in accordance with the provisions of this section and may approve, approve with conditions, modify, modify with conditions, or deny the conditional use permit based on findings of compliance or noncompliance with subsection (C) of this section. The ~~hearing examiner~~designated official may modify bulk requirements, off-street parking requirements, and use design standards to lessen impacts, as a condition of the granting of the conditional use permit.

(C) Required Criteria and Findings. A conditional use permit may be approved only if the applicant can adequately demonstrate on the record:

- (1) That the granting of the proposed conditional use permit will not:
 - (a) Be detrimental to the public health, safety, and general welfare;
 - (b) Adversely affect the established character of the surrounding vicinity; nor
 - (c) Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.
- (2) That the granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives and policies of the comprehensive plan and any implementing regulation.
- (3) That all conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.
- (4) That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety and welfare of the community from such hazard.

- (5) That the conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.
 - (6) That the level of service standards for public facilities and services are met in accordance with the concurrent management requirements. See Chapter 19.12 GPMC.
- (D) Burden of Proof. The applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection (C) of this section.
- (E) Application. Submittal of an application for a conditional use permit shall include:
- (1) A completed application form.
 - (2) A base map showing property boundary lines, existing lots, tracts, utility or access easements and streets, topography, existing development features, water bodies, wetlands and buffers, and flood-prone areas.
 - (3) A legal description and vicinity map of the property.
 - (4) A site plan showing the location and ground elevation of any proposed structures, parking areas, common use areas, landscaping, utilities, grading and drainage, mitigation for critical area impacts, fences and other proposed features. (If easements or covenants are proposed, their location and design must be shown.)
 - ~~(5) Mailing labels of all property owners within 300 feet of the project site.~~
 - ~~(6)~~(5) A written statement addressing the decision criteria (see subsection (C) of this section) and any other information required by the city.
- (Ord. 1020 § 1 (Att. A), 2022)

19.04C.025 Change of use.

(A) This section governs requests for substantial change of the use of a structure or property.

(B) Procedure. Change of use applications are reviewed under a Type I review pursuant to Chapter [19.04B](#) GFMC.

(C) A change in the status of property from unoccupied to occupied or vice versa does not constitute a substantial change in use. Whether a change in use occurs shall be determined by comparing the two active 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 180 consecutive days ~~or has been abandoned.~~

~~(D) A substantial change in ownership of a business or enterprise or a change in the name shall not be regarded as a change in use.~~

~~(E) A substantial change in use of property occurs whenever a new use or activity conducted on a lot creates a more intensive impact to the site in question or to the infrastructure of the city than the previous use, as determined by the designated official. This occurs whenever:~~

~~(1) If the original use is a combination use, the relative proportion of space devoted to the individual principal uses that comprise the combination use or planned residential development use changes to such an extent that the parking requirements for the overall use are altered.~~

~~(2) If the original use is a combination use and the mixture of types of individual principal uses that comprise the combination use or planned neighborhood development use changes.~~

~~(3) If the original use is residential development and the relative proportions of different types of dwelling units change.~~

~~(4) If there is only one business or enterprise conducted on the lot (regardless of whether that business or enterprise consists of one individual principal use or a combination use) and that business or enterprise moves out and a different type of enterprise moves in (even though the new business or enterprise may be classified under the same principal use or combination use category as the previous type of business) causing site impacts that are more intensive.~~

(D) Substantial Change in Use

A substantial change in use occurs when a new use or activity increases impacts on the site or City infrastructure compared to the previous use. Impacts may include, but are not limited to, parking demand, traffic generation, utility service demand, noise, or other measurable site impacts. A substantial change in use includes, but is not limited to:

- (1) Conversion between residential, commercial, or other use categories;
- (2) Changes between use classifications within a category that result in materially different operating characteristics (such as hours of operation, customer volume, traffic, noise, or parking demand);
- (3) Expansion or intensification of an existing use that increases scale, occupancy, density, or site impacts; or
- (4) Establishment or reconfiguration of mixed-use development that materially changes the balance or intensity of residential and nonresidential components.

(FE) Decision Criteria. In determining whether a substantial change of use may be approved, the Designated Official shall consider, as applicable:~~A determination of whether to approve a substantial change of use shall include review of, but not be limited to, the following:~~

- (1) Hours of operation;
- (2) ~~Materials processed or sold~~ Nature of goods, services, or materials associated with the use;
- (3) ~~Required parking~~ Parking demand and adequacy;
- (4) Traffic generation and access;
- (5) Impact on public utilities and infrastructure;
- (6) Clientele; and
- (7) Compatibility with surrounding uses, including ~~G~~ general appearance and location. [Ord. 1020 § 1 (Att. A), 2022.]

(G) Conditions of Approval. The Designated Official may impose conditions necessary to ensure compliance with this code and to mitigate impacts of the proposed change of use, including but not limited to:

- (1) Site Improvements.
Upgrades to parking, loading, landscaping, fencing, access, circulation, or pedestrian facilities to meet current code requirements.

(2) Utilities and Infrastructure.

Improvements or verification of adequacy of water, sewer, stormwater, and other utilities to support the proposed use.

(3) Life Safety and Building Code Compliance.

Compliance with applicable building, fire, and life-safety codes, including occupancy classification and accessibility requirements.

(4) Operational Limitations.

Reasonable limitations on hours of operation, delivery times, or intensity of use where necessary to reduce adverse impacts on surrounding properties.

(5) Environmental Compliance.

Mitigation measures required to address critical areas, stormwater management, noise, lighting, or other environmental impacts.

19.04C.025 Change of use.

(A) This section governs requests for substantial change of the use of a structure or property. ~~These provisions do not apply to new residential units within existing structures that comply with 19.06.145 GFMC.~~

(B) Procedure. Change of use applications are reviewed under a Type I review pursuant to Chapter [19.04B](#) GFMC.

(C) A change in the status of property from unoccupied to occupied or vice versa does not constitute a substantial change in use. Whether a change in use occurs shall be determined by comparing the two active 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 180 consecutive days ~~or has been abandoned.~~

~~(D) A substantial change in ownership of a business or enterprise or a change in the name shall not be regarded as a change in use.~~

~~(E) A substantial change in use of property occurs whenever a new use or activity conducted on a lot creates a more intensive impact to the site in question or to the infrastructure of the city than the previous use, as determined by the designated official. This occurs whenever:~~

~~(1) If the original use is a combination use, the relative proportion of space devoted to the individual principal uses that comprise the combination use or planned residential development use changes to such an extent that the parking requirements for the overall use are altered.~~

~~(2) If the original use is a combination use and the mixture of types of individual principal uses that comprise the combination use or planned neighborhood development use changes.~~

~~(3) If the original use is residential development and the relative proportions of different types of dwelling units change.~~

~~(4) If there is only one business or enterprise conducted on the lot (regardless of whether that business or enterprise consists of one individual principal use or a combination use) and that business or enterprise moves out and a different type of enterprise moves in (even though the new business or enterprise may be classified under the same principal use or combination use category as the previous type of business) causing site impacts that are more intensive.~~

(D) Substantial Change in Use

A substantial change in use occurs when a new use or activity increases impacts on the site or City infrastructure compared to the previous use. Impacts may include, but are not limited to, parking demand, traffic generation, utility service demand, noise, or other measurable site impacts. A substantial change in use includes, but is not limited to:

- (1) Conversion between residential, commercial, or other use categories;
- (2) Changes between use classifications within a category that result in materially different operating characteristics (such as hours of operation, customer volume, traffic, noise, or parking demand);
- (3) Expansion or intensification of an existing use that increases scale, occupancy, density, or site impacts; or
- (4) Establishment or reconfiguration of mixed-use development that materially changes the balance or intensity of residential and nonresidential components.

(FE) Decision Criteria. In determining whether a substantial change of use may be approved, the Designated Official shall consider, as applicable:~~A determination of whether to approve a substantial change of use shall include review of, but not be limited to, the following:~~

- (1) Hours of operation;
- (2) ~~Materials processed or sold~~ Nature of goods, services, or materials associated with the use;
- (3) ~~Required parking~~ Parking demand and adequacy;
- (4) Traffic generation and access;
- (5) Impact on public utilities and infrastructure;
- (6) Clientele; and
- (7) Compatibility with surrounding uses, including ~~G~~ general appearance and location. [Ord. 1020 § 1 (Att. A), 2022.]

(G) Conditions of Approval. The Designated Official may impose conditions necessary to ensure compliance with this code and to mitigate impacts of the proposed change of use, including but not limited to:

- (1) Site Improvements.
Upgrades to parking, loading, landscaping, fencing, access, circulation, or pedestrian facilities to meet current code requirements.

(2) Utilities and Infrastructure.

Improvements or verification of adequacy of water, sewer, stormwater, and other utilities to support the proposed use.

(3) Life Safety and Building Code Compliance.

Compliance with applicable building, fire, and life-safety codes, including occupancy classification and accessibility requirements.

(4) Operational Limitations.

Reasonable limitations on hours of operation, delivery times, or intensity of use where necessary to reduce adverse impacts on surrounding properties.

(5) Environmental Compliance.

Mitigation measures required to address critical areas, stormwater management, noise, lighting, or other environmental impacts.

§ 19.04C.055. Variances.

- (A) Purpose. The purpose of this section is to provide a means of altering the requirements of this UDC in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties within the identical regulatory zone because of special features or constraints unique to the property involved.
- (B) Granting of Variances. The city shall have the authority to grant a variance from the provisions of this UDC when, in the judgment of the hearing examiner, the conditions as set forth in subsection (C) of this section have been found to exist. In such cases a variance may be granted which is in harmony with the general purpose and intent of this UDC so that the spirit of this UDC shall be observed, public safety and welfare secured, and substantial justice done.
- (C) Decision Criteria. Before any variance may be granted, it shall be shown:
 - (1) That there are special circumstances applicable to the subject property or to the intended use such as shape, topography, location, or surroundings that do not apply generally to the other property or class of use in the same vicinity and zone;
 - (2) That such variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other property in the same vicinity and zone but which because of special circumstances is denied to the property in question;
 - (3) That the granting of such variance will not be materially detrimental to the public health, safety, and welfare or injurious to the property or improvement in such vicinity and zone in which the subject property is located;
 - (4) The need for the variance is not the result of deliberate actions of the applicant or property owner;
 - (5) The variance does not relieve an applicant from any of the procedural provisions of the UDC;
 - (6) The variance does not relieve an applicant from any standard or provision that specifically states that no variance from such standard or provision is permitted;
 - (7) The variance does not allow establishment of a use that is not otherwise permitted in the zone in which the proposal is located;
 - (8) The variance does not allow the creation of lots or densities that exceed the base residential density for the zone;
 - (9) The variance is the minimum necessary to grant relief to the applicant;
 - (10) The variance from setback or height requirements does not infringe upon or interfere with easement or covenant rights or responsibilities; and

(11) That the granting of such variance will not adversely affect the comprehensive plan.

(D) Conditions of Variances. When granting a variance, the hearing examiner shall determine that the circumstances do exist as required by subsection (C) of this section, and attach specific conditions to the variance which will serve to accomplish the standards, criteria, and policies established by this UDC.

(E) Application. Submittal of an application for a variance shall include:

(1) A completed application form;

(2) A site plan showing all information relevant to the request including but not limited to: location of existing and proposed structures, roads, property lines, parking areas, landscaping and buffers;

~~(3) Mailing labels of all property owners within 300 feet of the project site;~~

~~(4)(3) A written statement addressing the decision criteria in subsection C and any other information required by the city at the preapplication meeting.~~

(Ord. 1020 § 1 (Att. A), 2022)

19.04D.040 Lot standards.

(A) Suitability for Intended Use. All lots shall be suitable for the general purpose for which they are intended to be used. No lot shall be of such size or design as to be detrimental to the health, safety or sanitary needs of the residents of the subdivision or such lot.

(B) Lots shall be created by following the procedures of Chapter [19.05](#) GFMC, Subdivisions, Binding Site Plans, and Boundary Line Adjustments, and this title.

(C) No lot shall be established which is in violation of the Granite Falls Municipal Code.

(D) Lot Shapes. Lot shapes shall be designed to avoid awkward configuration or appendages.

(E) Width – Area – Frontage. Each lot shall have sufficient width, area and frontage to comply with the minimum site requirements as set forth in GFMC [19.06.010](#), Density and dimension.

(F) Depth. Each lot should have an average depth between the front and rear lot lines of not less than one foot depth for each one foot of width.

(G) Front Lot Line. For corner lots, double frontage lots, and single frontage lots, the front lot line shall be the property line(s) separating the lot from a street or vehicle access corridor from which the lot takes primary access.

(H) Side Lot Lines. As much as possible, where topography and natural features permit, side lot lines should run at right angles to the street upon which the lot faces, except that on curved streets they shall be radial to the curve.

(I) Building Setback Lines. Where watercourses, topography, geology and soils, vegetation, utilities, lot configuration, or other unique circumstances dictate a different building envelope than that set by GFMC [19.06.010](#), Density and dimension, building setback lines may be required to be shown on the final plat or short subdivision map and observed in the development of the lot.

(J) Future Subdivision of Lots. Where the subdivision or short subdivision will result in a lot one-half acre or larger in size which is likely to be further divided in the future, it may be required that the location of lot lines and other details of layout be such that future division may readily be made without violating the requirements of this section and without interfering with orderly extension and connection of adjacent streets. It is intended that the lot lines and other details of future subdivision be advisory only, and shall not be final or binding on the applicant unless he makes further application; however, any restriction of

buildings within future street locations may be imposed and may require such restrictions to be set forth on the final plat or short subdivision. [Ord. 1020 § 1 (Att. A), 2022.]

19.04D.050 Exception to lot standards.

(A) Cluster – Zero Lot Line – Townhouse Development. The relaxation of building setbacks, lot size and lot frontage requirements as set forth in GFMC [19.06.010](#), Density and dimension, and GFMC [19.04D.040](#), Lot standards, may be authorized for a subdivision developed in compliance with GFMC [19.06.010](#)(E), General Development Standards. Such authorization shall only occur where the applicant presents a plan whereby the entire subdivision will be designed and developed with provision for proper maintenance of recreation facilities and open space which will be commonly available for use of the residents of the subdivision and which will be of such benefit to said residents as is equal to that which would be derived from observance of the size and frontage requirements otherwise specified. The relation of said requirements shall not violate the purpose and criteria set forth in GFMC [19.05.005](#), Introduction and purpose, and GFMC [19.04D.020](#), Review and approval criteria, respectively.

(B) Eminent Domain. Parcels smaller than otherwise permitted by the Granite Falls Municipal Code may be created through the action of governmental agencies including the city of Granite Falls by such actions as eminent domain and the splitting of a parcel by dedicated right-of-way. Wherever possible, such parcels shall be merged in title with adjacent lots to create lots in compliance with the Granite Falls Municipal Code.

(C) Substandard Lots. A lot of record that was lawfully created prior to the effective date of the Granite Falls Municipal Code, and which does not meet current minimum lot area or dimensional standards of the applicable zoning district, may be recognized as a conforming lot of record, provided that:

- The lot was not created in violation of applicable laws in effect at the time of its creation; and
- The lot is not contiguous with other lots of record under the same ownership, where such contiguous lots could be combined or adjusted through a boundary line adjustment or merger to result in one or more lots that comply with current requirements of the Granite Falls Municipal Code.

A lot of record created prior to the effective date of the Granite Falls Municipal Code that does not meet the minimum area or dimensional requirements of the land use district in which located shall be considered a conforming lot of record if the following requirements are met: there must be no adjoining lots of record of continuous boundary in the same ownership to which the substandard lot can be merged in title or with which the lot lines

can be adjusted to create lots of record which would comply with the Granite Falls Municipal Code.

~~(D) Lots for Building Pads. In industrial, business and multiple residential zones, lots with boundaries coterminous or nearly so with building walls may be created. The standards that normally would apply to such lots shall apply instead to the project tract of which such lots are a part.~~ [Ord. 1020 § 1 (Att. A), 2022.]

19.04D.130 Street standards.

(A) All street improvements, grades and design shall comply with standard regulations and specifications as set forth in Granite Falls public works standards.

~~(B) When required by the city to mitigate anticipated impacts of a new subdivision or short plat, the developer shall incorporate features into the layout of the street circulation system to minimize cut-through traffic of the proposed development and/or surrounding neighborhoods.~~

~~(B)~~ This section does not apply to trails or pedestrian walkways not located in the public right-of-way.

~~(D) Proposed single-access subdivision streets ending in cul-de-sacs, hammerheads or loop roads shall not exceed 400 lineal feet in length from the access point of the new subdivision and serve more than 30 proposed dwelling units unless a connection can be established to a second access right-of-way. [Ord. 1020 § 1 (Att. A), 2022.]~~

~~(C) -All street improvements, grades and design shall be built to current city standards and meet minimum requirements as defined in the city of Granite Falls public works standards. The minimum requirement for each street classification shall be based on the maximum potential number of dwelling units served by the logical extension of common streets to serve other land.~~

~~(D) Local streets shall be laid out to discourage use by through traffic.~~

~~(E) Proposed streets shall extend to tract boundaries unless prevented by topography or other physical constraints, or unless the public works director determines such extension is unnecessary or undesirable for coordination with the city street plan or future development of adjacent tracts.~~

~~(F) Right-of-way width in excess of the city standards may be required due to topography or other special circumstances, as determined by the designated official or public works director.~~

~~(G) The computations for complying with the zoning code minimum lot size shall not include the access easement area.~~

~~(H) For any easement with public utilities, the public works director shall determine easement width.~~

19.06.010 Density and dimension.

(A) Purpose. The purpose of this chapter is to establish dimensional standards for development. These standards are established to provide flexibility in project design and promote high-quality development within the city.

(B) Density Standards. Minimum and maximum densities can be found in Chapter [19.03](#) GPMC. Notwithstanding any other provision of this Code, the Designated Official may approve a reduction in the applicable minimum density requirement where the applicant demonstrates that unique site conditions, project characteristics, or public benefits make strict compliance impractical or inconsistent with the purposes of this Code.

(C) Setback, Height and Coverage Standards. Chapter [19.03](#) GPMC sets forth the required development standards for the zones.

(1) Setback Measurement. A setback is measured from the property line setback is measured from the edge of a street right-of-way, access easement or private road. Where there is no street right-of-way, access easement or private road, a setback is measured from the property line.

(2) Designation of Required Setbacks. All lots except pipestem lots must contain at least one front yard setback. All lots must contain one rear yard setback except for corner, through, and pipestem lots. All other setbacks will be considered interior yard setbacks.

(3) Corner Lots. If a lot abuts the intersection of two or more street rights-of-way, a front yard setback is required abutting each right-of-way.

(4) Through Lots. In the case of a through lot, a front yard setback is required abutting each street right-of-way.

(5) Front Yard Setback Averaging. Averaging may be used to reduce a front yard setback requirement when a principal building has been established on an adjacent lot with less than the standard required setback. This provision shall not apply if the adjacent lot has received a reduced setback based upon a discretionary land use approval. This exception shall be calculated as follows:

(a) Averaging shall be calculated by adding the existing front yard setbacks of the adjacent lots together and dividing that figure by two.

(b) When an adjacent lot is vacant, averaging shall be calculated by adding the front yard setback of the adjacent developed lot with the minimum front

yard setback of the zone in which the construction is proposed and dividing that figure by two.

(6) Slopes. If the topography of a lot is such that the minimum front yard setback line is eight feet or more above the street grade, and there is no reasonable way to construct a driveway up to the dwelling unit level, a garage/carport may be built into the bank and set at least five feet back from the right-of-way.

~~(7) Accessory Structures – Interior Yard Exception. Detached one-story accessory structures may occupy 25 percent of the total area of a side yard (that portion of the yard exclusive of required setbacks).~~

~~(8) Accessory Structures – Rear Yard Exception. Detached one-story accessory structures may occupy 50 percent of the total area of a rear yard and shall maintain a minimum five-foot setback, except in the DT-2,500 zones.~~

~~(9) Bus Shelters. Bus shelters for school district or transit authority purposes may be located within a front yard setback when located on private property if they do not exceed 50 square feet of floor area and one story in height, provided all applicable site distance requirements are met.~~

~~(107)~~ Projection Exception.

(a) Fireplace structures, bay or garden windows, enclosed stair landings, ornamental features, or similar structures may project into any setback, provided such projections are:

(i) Limited to two per required yard.

(ii) Not wider than 10 feet.

(iii) Not more than 18 inches into a side yard setback or two feet into a rear yard setback.

(iv) Not more than three feet into a front yard setback.

(b) Uncovered porches and decks which do not exceed 33 inches from finished lot grade may project into any setback, provided such projections do not extend more than six feet into a front yard setback or 18 inches into a side yard setback.

(c) Wheelchair ramps may project into any required setback.

(~~11~~8) Rear Yards – Exception. In the case of triangular or otherwise irregularly shaped lots, a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line, may be considered the “rear lot line.”

(D) Height Standards. (See Figure 1 set forth in subsection (D)(2) of this section for measuring building heights.)

(1) Measurement. The height of a fence located on a rockery, retaining wall, or berm shall be measured from the top of the fence to the ground on the high side of the rockery, retaining wall, or berm.

(a) Walls, fences, and berms up to three feet in height may be located on any part of a lot. Open fences may be up to four feet in height.

(b) Walls, fences and berms up to six feet in height may be located to the rear of the front wall line of the principal residence unless otherwise determined to provide a site distance hazard by the building inspector.

(c) The provisions of this section shall not apply to fences required by state law to surround public utility installations, or to fences enclosing school grounds and public playgrounds. A building permit shall be required for construction of any wall or fence over six feet in height located within the city.

(2) Exceptions. Height standards shall not apply to the following:

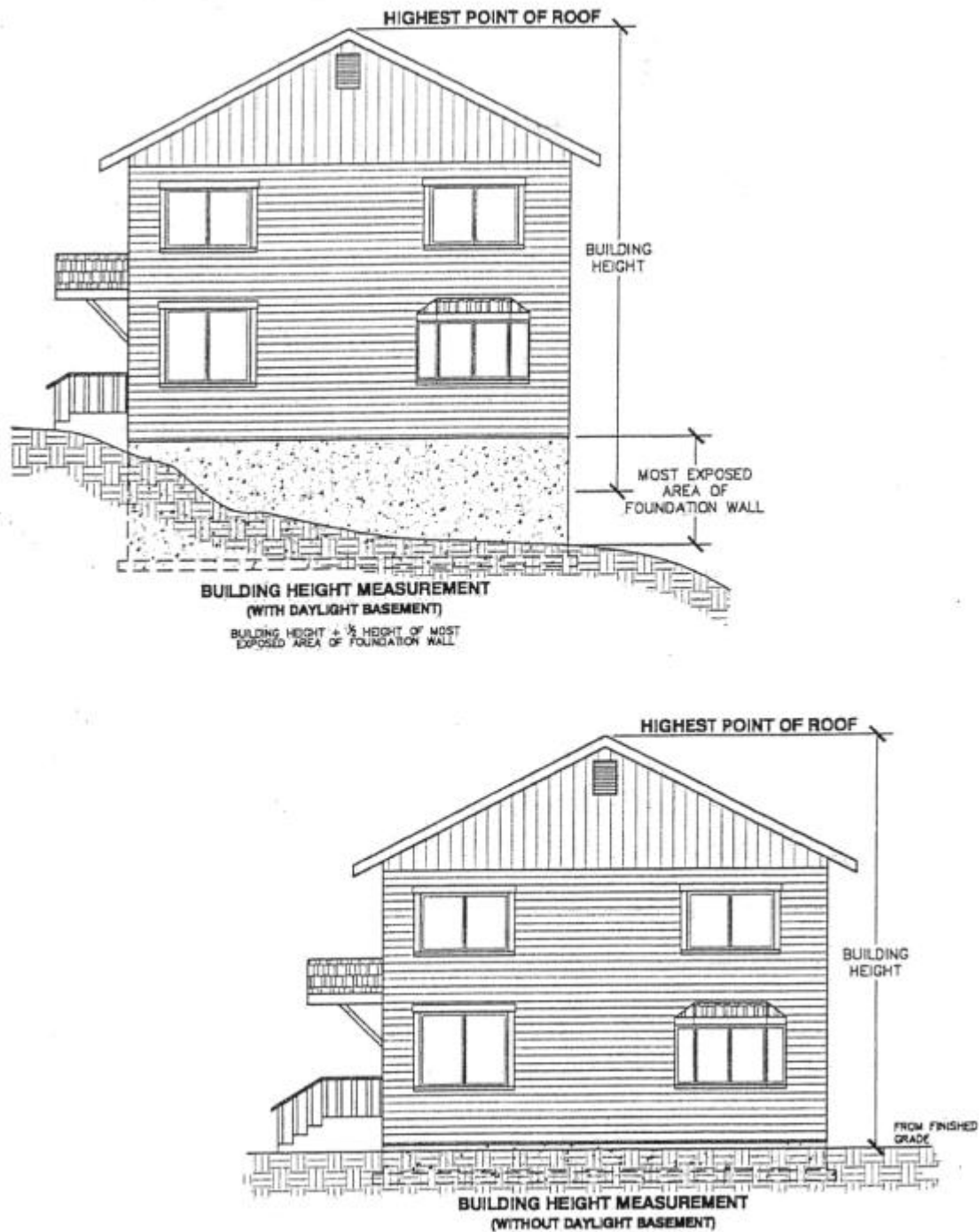
(a) Church spires, belfries, domes, chimneys, antennas, satellite dishes, ventilation stacks, or similar structures, provided the structure is set back from all property lines a distance equal to the height of the structure.

(b) Rooftop Mechanical Equipment. All rooftop mechanical equipment may extend ~~10~~5 feet above the height limit of the zone, provided all equipment is set back 10 feet from the edge of the roof and architecturally screened from view from adjacent parcels or right of way.

(c) Utility towers are subject to review of site location.

(d) Utility poles are limited to 30 feet in height unless the designated official determines that there is a special circumstance.

Figure 1 – Building Height Measurement



(E) General Development Standards.

(1) Existing Lot – Single-Family Dwelling Permitted. In any zone that permits a single-family dwelling unit, a single-family dwelling unit and permitted accessory

structures may be constructed or enlarged on one lot which cannot satisfy the density requirements of the zone where the lot was legally created prior to the effective date of this regulation. This section shall not waive the requirements for setbacks and height of the zone in which the lot is located.

(21) Combining Lots – Interior Yard Setback Exception. Where two or more lots are used as a building site and where principal buildings cross lot lines, interior yard setbacks shall not be required from those lot lines crossed by the principal building.

~~(3) Legally Created Lots – Development Permitted Proof.~~

~~(a) Development shall be permitted only on legally created lots.~~

~~(b) To establish that a lot has been legally created, the applicant must provide one of the following:~~

~~(i) A copy of formal plat, short plat, or large lot subdivision approved by Granite Falls separately describing the lot.~~

~~(ii) A copy of the boundary line adjustment or lot combination separately describing the lot.~~

~~(iii) Documentation that the creation of the lot was exempt from the provisions of the subdivision title.~~

~~(iv) A deed, contract of sale, mortgage, recorded survey, or tax segregation that separately describes the lot.~~

(c2) Pipestem (Flag) Lots. Pipestem (flag) lots are allowed in the R-2.3, R-9,600 and R-7,200 zones. Pipestem (flag) lots may be approved subject to the criteria provided in this code.

~~(a) All development of principal residences, accessory dwellings, garages, sheds, and other structures shall be built within the required setbacks.~~

~~(b) The “building area” within the setbacks shall be large enough to accommodate a 40-foot-diameter building circle to ensure that the shape of the lot is adequate to support development that results in attractive, usable open spaces.~~

~~(c) The perimeter treatment of the lot including the driveway portion may include fencing or landscaping to screen the development from adjacent properties.~~

(da) The maximum length of a “flag” shall be ~~200~~ 150 feet.

- (b) The minimum width of the minor access portion shall be 20 feet;
- (c) The computations for complying with the zoning code minimum lot size shall not include the minor portion of a pipestem-shaped lot;
- (d) Side-by-side pipestems in subdivisions are not permitted;
- (e) No pipestem -shaped lot will be permitted if there is a potential for additional development, unless adequate area is left for the future development potential; and
- (f) All pipestem access drives shall comply with easement access standards, including type of units allowed and improvements required.

~~(d3)~~ Bulkheads and Retaining Walls. Any structure constructed and erected between lands of different elevations used to resist the lateral displacement of any material, control erosion, or protect structures may be placed within required setbacks to a maximum height of six feet, provided all applicable site distance requirements are met.

~~(54)~~ Sanitary Sewer Connection. All new developments requiring sanitary sewer facilities must connect to a public sewer system if the system is within 200 feet of the property line. ~~If not within 200 feet, the development must connect at the time that public sewer becomes available to any property served by a private sewage disposal system. This connection must be made within 90 days of sewer availability.~~

Any existing septic system that fails to meet Snohomish health district standards must be repaired or replaced within 90 days of failure.

~~(65)~~ Stormwater Drainage and Water Quality. All development shall comply with the Department of Ecology's ~~2005-currently adopted~~ Stormwater Management Manual for Western Washington and revisions thereto. [Ord. 1070 § 7, 2026; Ord. 1069, 2025; Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

19.06.020 Landscaping and screening.

(A) Purpose. The city recognizes the ecological, aesthetic, and economic value that landscaping offers and requires its use to:

- (1) Promote the distinct character, quality of life, and pattern of development desired by the community, as expressed in the city's comprehensive plan;
- (2) Maintain and protect property values;
- (3) Enhance the visual appearance of the city;
- (4) Ensure compatibility of new development with surrounding properties;
- (5) Provide visual relief from large expanses of parking areas and reduce the perceived scale of buildings;
- (6) Establish physical separation between residential and nonresidential areas;
- (7) Create visual screens and buffers to provide transitions between differing land uses;
- (8) Preserve and enhance the Granite Falls urban forest;
- (9) Preserve and integrate existing vegetation and significant trees into site design; and
- (10) Reduce stormwater runoff pollution, temperature, and volume.

The City has established administrative guidelines to supplement the provisions of this section. Such guidelines are intended to provide additional direction and clarification; however, in the event of any conflict or inconsistency, the provisions of this section shall control and take precedence.

(B) Applicability. The provisions of this section apply to all uses of land subject to site plan or architectural design review, the construction or placement of any duplex or multifamily structure containing three or more attached dwelling units, any new subdivision or manufactured/mobile home park, and the construction or expansion of any commercial or industrial structure or associated parking facility; provided, that specific landscaping provisions for uses established through a conditional use permit shall be determined during the applicable review process.

(C) Landscape Plan Submittal Requirements. A plan of the proposed landscaping and screening of projects subject to this section shall be provided as part of the application and shall contain the following:

- (1) The footprint of all structures;

- (2) All parking areas and driveways;
- (3) All pedestrian areas, including sidewalks and walkways;
- (4) The location, height, and materials for proposed fences and walls;
- (5) Identification of existing trees;
- (6) The common and scientific names and diameter or size of all plant materials proposed;
- (7) Identification of tree protection techniques; and
- (8) Location of all overhead utility and/or communication lines and street signs.

(D) Alternative Landscaping. The designated official may authorize the following alternative landscape options to protect public safety, on-site critical areas and associated buffers and to accommodate unique or historical features of the site only if they accomplish equal or better levels of screening, comply with the intent of this chapter, or:

- (1) The proposed landscaping represents a superior result than that which would be achieved by strictly following requirements of this section; or
- (2) The alternative plan incorporates the increased retention of significant trees and naturally occurring undergrowth; or
- (3) The alternative plan incorporates unique, historic or architectural features such as plazas, courts, fountains, trellises, or sculptures.
- (4) An existing structure precludes installation of the total amount of required site perimeter landscaping, such landscaping material shall be incorporated on another portion of the site;
- (5) Existing conditions on or adjacent to the site, such as significant topographic differences, vegetation, structures or utilities, would render application of this chapter ineffective or result in scenic view obstruction;
- (6) The width of any required perimeter landscaping may be averaged, provided the minimum width is not less than five feet.

(E) Preservation of Significant Trees and Vegetation.

- (1) The city of Granite Falls shall assume jurisdiction and implementation of the Class IV Forest Practices Act as defined by the Washington State Department of Natural Resources (DNR).

(2) Significant trees, which include evergreen and/or deciduous trees, excluding alders or cottonwoods, 10 inches in diameter or greater measured at a point four and one-half feet above existing grade, shall be retained as follows:

(a) Perimeter landscaped areas that do not constitute a safety hazard shall be retained.

(b) At the discretion of the designated official, the applicant shall be required to hire a certified arborist to evaluate trees proposed for retention, including those located within native growth protection area (NGPA) tracts (specifically along the fringes) or other areas as identified. The arborist shall make a written recommendation to the planning department with regard to the treatment of the treed area. In the event of an immediate hazard, this requirement shall be waived.

(c) To provide the best protection for significant trees or areas of native vegetation designated as landscape buffer during the construction stage, a temporary five-foot-high, orange clearing limits construction fence shall be erected in a line generally corresponding to the drip line of any significant tree to be retained, or five feet wide around native vegetation to be retained. Clearing, grading or contour alteration is not permitted within this no construction zone unless a qualified arborist certifies that proposed construction activity within the zone will not harm existing vegetation. All such fencing shall be installed and inspected by the community development department prior to commencement of site work.

(d) At the discretion and approval of designated official, where it is not feasible and/or desirable to retain the significant trees, the applicant may propose a planting plan on an alternative site or area, or payment into the city tree fund, that provides effective replacement of the functions and/or value lost through removal of the significant trees.

(e) Significant trees removed shall be replaced at a ratio of one replacement tree for every significant tree removed. The type, species, and location of the replacement trees shall be subject to approval by the designated official. Replacement deciduous trees shall be a minimum of two inches in diameter measured at a point two feet above the existing ground at the time of planting. Conifer replacement trees shall be a minimum of six feet in height at the time of planting.

(f) The designated official may authorize the exclusion of any tree which for reasons of health, age or site development is not desirable to retain.

(g) The designated official may also determine a tree to be significant due to the uniqueness of the species or to protect a wildlife habitat.

(3) If the grade level adjoining a tree to be retained is altered such that the tree might be endangered, then a dry rock wall or rock well shall be constructed around the tree. The diameter of this wall or well must be approximately the diameter of the “drip line” of the tree.

(4) Hard surface or compactible surfaces within the area defined by the drip line of any tree to be retained may be permitted if a qualified arborist certifies that such activities will not endanger the tree or trees.

(5) Retention of other existing vegetation that is equal to or better than available nursery stock is strongly encouraged.

(6) Significant trees located within a designated critical area or its associated buffer shall not be removed except where the tree poses an immediate and demonstrable threat to public safety, private property, or existing structures. In such cases, removal shall not occur without prior written approval from the designated official.

(F) Description of Screens and Landscape Types. The following four basic types of landscaping are hereby established and are used as the basis for requirements outlined in Table 1. Compliance for vegetative screens shall be based on the average mature height and foliage density of the species, or on field observation of existing vegetation.

(1) Type I – Opaque Screen. An opaque screen shall be provided from the ground to a minimum height of six feet, with intermittent visual obstructions extending from the opaque portion to a minimum height of 20 feet. The purpose of a Type I screen is to exclude visual contact between incompatible uses and create a strong impression of spatial separation. The screen may include use of a landscaped earth berm, planted vegetation, or existing vegetation. The opaque portion shall remain opaque in all seasons. Intermittent visual obstructions shall not contain openings greater than 10 feet in width at maturity. Deciduous plants may be used in the intermittent visual obstruction zone.

(2) Type II – Semi-Opaque Screen. A semi-opaque screen shall be opaque from the ground to a minimum height of three feet, with intermittent visual obstructions extending from above the opaque portion to a minimum height of 20 feet. The purpose of a Type II screen is to partially block visual contact between uses while maintaining the perception of spatial separation. The screen may include use of a landscaped earth berm, planted vegetation, or existing vegetation. Intermittent visual obstructions shall not contain openings greater than 10 feet in width at maturity. Deciduous plants may be used in the intermittent visual obstruction zone.

(3) Type III – Broken Screen. A broken screen shall consist of intermittent visual obstructions from the ground to a minimum height of 20 feet. The purpose of a Type III

screen is to create the perception of separation between spaces without fully obstructing visual contact. The screen may include use of a landscaped earth berm, planted vegetation, or existing vegetation. Deciduous plants may be incorporated.

(4) Type IV – Retention/Detention Pond Landscaping. Landscaping shall provide visual relief by reducing sight lines visible from public rights-of-way. Landscaping shall include all visible perimeter areas, including side slopes and benches, adjacent to the right-of-way. Planting areas shall have a minimum width of five feet along the right-of-way and may contain no more than 30 percent deciduous plantings to maintain pond function and reduce maintenance requirements. Landscaped areas shall be located outside of walls or fences, except for side slopes or benches within fenced areas.

The designated official may interpret these screening and landscaping requirements with some flexibility. Due to the wide variety of developments and the relationships between them, it is neither possible nor prudent to establish inflexible screening requirements. Therefore, the designated official may employ minor administrative deviations to allow less intensive screening, or more intensive screening, whenever such deviations are more likely to satisfy the intent of this section.

(G) Required Buffers and Screening.

Table 1

Proposed Use	Adjacent Use	Width of Buffer	Type of Buffer
Commercial	Property designated residential by the Granite Falls comprehensive plan Single Family residences	15 feet	Type I (1)
Commercial, industrial, multifamily and business park parking areas and drive aisles	Public right-of-way and private access roads	10 feet	Type III
Residential or industrial	Hwy 92/Quarry Road	See subsection (H) of this section	
Industrial and business parks	Property designated residential by the Granite Falls comprehensive plan	25 feet	Type I (1)

Table 1

Proposed Use	Adjacent Use	Width of Buffer	Type of Buffer
Apartment, townhouse, or group residence	Property designated low density by the Granite Falls comprehensive plan	10 feet	Type I (1)
Storm water management facility		5 feet	Type IV (2)
Dumpster enclosure, waste area or above ground utility boxes		5 feet	Type I
WCF and/or base station not in ROW	Property designated residential by the Granite Falls comprehensive plan	10 feet	Type I (1)

(1) Plus a six-foot sight-obscuring fence or wall.

(2) Dual use retention/detention facilities designed with emphasis as a recreation area, not a storm water control structure, are exempt from the screening requirements.

(H) Highway 92/Quarry Road Landscaping. All residential zoned properties adjoining Highway 92/Quarry Road shall provide and maintain a landscape buffer along the property line abutting Highway 92/Quarry Road.

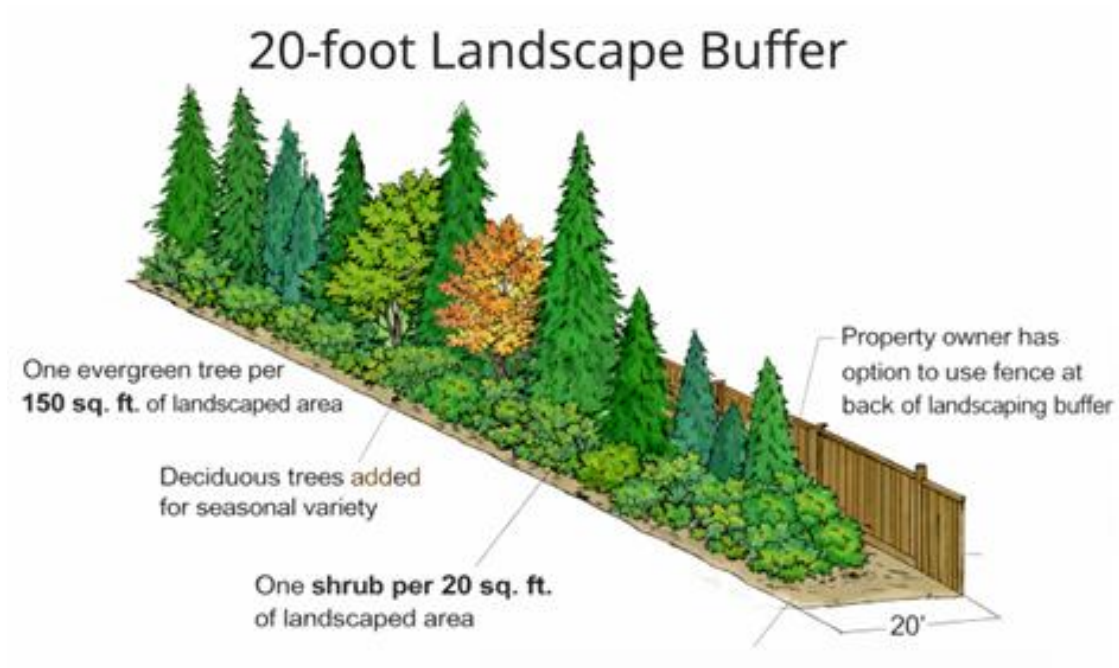
(1) The required buffer shall be located between any fencing and the highway right-of-way and shall be designed to create a dense visual screen separating development from the highway corridor.

(2) Property owners are encouraged to preserve existing native and noninvasive vegetation within the buffer area to satisfy screening requirements. Credit toward compliance may be granted for retained trees and shrubs based on species, size, health, and overall effectiveness in providing visual screening, as determined by the city.

(3) A landscaping plan shall be prepared and submitted for city review by a licensed landscape architect or a Washington-certified professional horticulturalist.

(4) The buffer shall be developed in accordance with one of the buffer design options set forth in this section, unless an exception is approved pursuant to subsection (H)(6) of this section.

(a) Option 1 – Twenty-Foot-Wide Landscape Buffer. The following standards shall apply:



(i) Landscape Screening Standards. A dense vegetated screen shall be provided in accordance with the following:

A. Evergreen Trees. Evergreen trees shall be provided at a rate of one tree per every 150 square feet of buffer area. Each tree shall be at least eight feet in height at the time of planting and shall be capable of developing a minimum branching width of eight feet within five years. Trees shall be arranged to effectively obstruct views into the site. Multiple species shall be incorporated to provide visual interest and promote long-term health.

B. Deciduous Trees. Deciduous trees, such as vine maples or similar species, shall be incorporated to provide seasonal variation and visual interest. Deciduous trees shall have a minimum caliper of one inch at the time of planting.

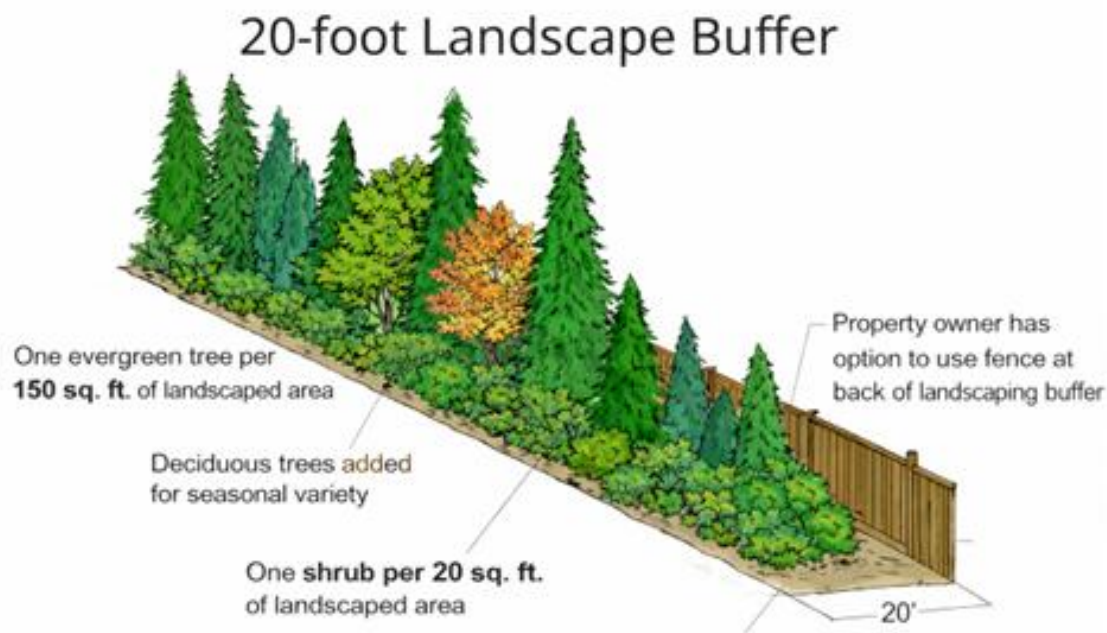
C. Shrubs. Shrubs shall be installed at a minimum rate of one shrub per 20 square feet of landscaped area. At least 50 percent of shrubs shall be evergreen, and a minimum of 25 percent shall be deciduous. Shrubs shall be a minimum of 16 inches tall at planting and attain a mature height between three and four feet.

D. Ground Cover. Ground cover shall be installed and spaced to achieve complete coverage of the buffer area within three years. Shrubs in four-inch pots shall be planted at 18 inches on center, and shrubs in one-gallon or greater sized containers shall be planted at 24 inches on center.

E. Plant Materials. New landscaping materials shall consist of drought-tolerant species native to the coastal region of the Pacific Northwest or noninvasive, drought-tolerant naturalized species adapted to regional climatic conditions.

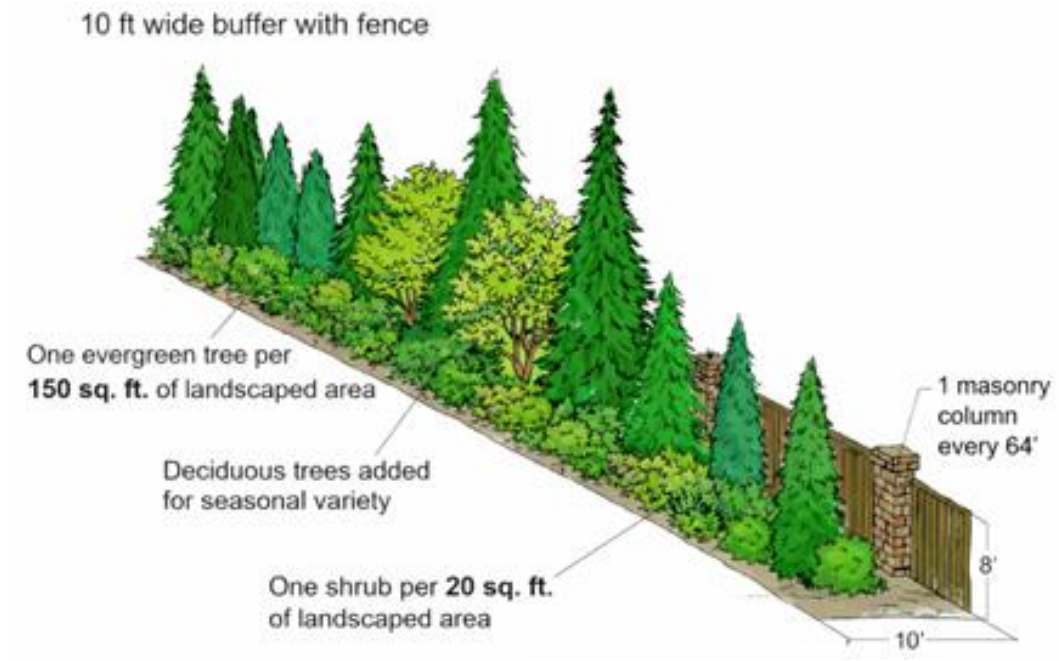
F. Maintenance Assurance. A two-year performance bond, irrevocable letter of credit, or assignment of cash deposit shall be provided in accordance with GPMC [19.04D.210](#) at the time of installation to ensure plant survival and maintenance through two growing seasons.

G. Fencing. Fences are optional and, if provided, shall not be located within the required landscape buffer.



20-Foot Landscape Buffer

(b) Option 2 – Ten-Foot-Wide Landscape Buffer with Fence. The following standards shall apply:



(i) Landscape Screening Standards. Landscaping shall be located between the fence and State Route 92/Quarry Road and shall form a dense visual screen, as follows:

A. Evergreen Trees. Evergreen trees shall be provided at a rate of one tree per every 150 square feet of buffer area. Each tree shall be at least eight feet in height at the time of planting and shall be capable of developing a minimum branching width of eight feet within five years. Trees shall be arranged to effectively obstruct views into the site. Multiple species shall be incorporated to provide visual interest and promote long-term health.

B. Deciduous Trees. Deciduous trees, such as vine maples or similar species, shall be incorporated to provide seasonal variation and visual interest. Deciduous trees shall have a minimum caliper of one inch at the time of planting.

C. Shrubs. Shrubs shall be installed at a minimum rate of one shrub per 20 square feet of landscaped area. At least 50 percent of shrubs shall be evergreen, and a minimum of 25 percent shall be deciduous. Shrubs shall be a minimum of 16 inches tall at planting and attain a mature height between three and four feet.

D. Ground Cover. Ground cover shall be installed and spaced to achieve complete coverage of the buffer area within three years. Shrubs in four-inch pots shall be planted at 18 inches on center, and shrubs in one-gallon or greater sized containers shall be planted at 24 inches on center.

E. Plant Materials. New landscaping materials shall consist of drought-tolerant species native to the coastal region of the Pacific Northwest or noninvasive, drought-tolerant naturalized species adapted to regional climatic conditions.

F. Maintenance Assurance. A two-year performance bond, irrevocable letter of credit, or assignment of cash deposit shall be provided in accordance with GPMC [19.04D.210](#) at the time of installation to ensure plant survival and maintenance through two growing seasons.

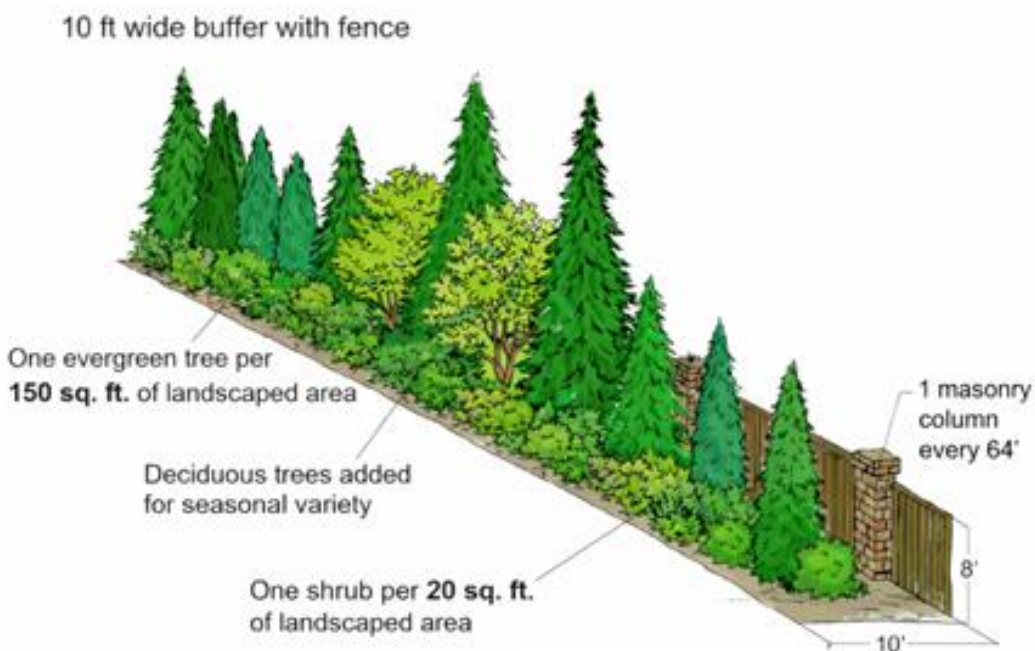
(5) Fence Standards.

(a) The fence shall be eight feet in height and constructed of durable materials.

(b) Razor wire, barbed wire, electric wire, and chain-link fencing are prohibited.

(c) The fence shall incorporate visual variation through the following method:

(i) Masonry columns or posts provided at intervals not to exceed 64 feet. Columns shall extend at least one foot above the height of the fence and be a minimum of one foot in width; or



Fence Option with Masonry Columns

(6) Exceptions. The city may approve alternatives to the above standards if it determines the proposed design meets long-term screening and aesthetic objectives. Exceptions may include, but are not limited to:

(a) The property owner/developer may, with WSDOT approval, locate a portion of the buffer within the state right-of-way; provided, that a minimum of 10 feet of buffer remains on private property. The property owner/developer shall maintain the entire buffer area, including any portion on WSDOT property.

(b) Under some circumstances, it may be desirable to leave portions of the highway unscreened. With city approval, the required trees may be grouped to provide views of desired features, such as parks or mountains.

(c) The city may consider alternative designs that provide equivalent or superior long-term screening and visual enhancement along the Highway 92/Quarry Road corridor.

(7) Other alternative screening methods may be approved by the city when demonstrated to provide an effective, visually interesting, and long-term solution for buffering development from the highway corridor.

(l) Parking Lot Landscaping and Screening. The standards of this section shall apply to all public and private parking lots and parking areas providing spaces for 10 or more cars.

(1) Parking areas or outdoor storage areas fronting on a street right-of-way shall provide a landscaped buffer, in accordance with GPMC [19.06.020](#), Table 1, along the entire street frontage except for driveways; provided, that the plantings shall not obstruct the sight distance at street intersections.

(2) In order to protect vision clearances, areas around driveways and other access points are not required to comply with the full screening height standards. The specific horizontal distance exempt from this standard shall be 20 feet.

(3) Planted areas adjacent to pedestrian walkways and sidewalks shall be maintained, or plant material chosen, to maintain a clear zone so as not to impede safe pedestrian use and vision clearances.

(4) No parking space shall be located more than 40 feet from a landscaped area.

(5) All individual planting areas within parking lots shall be planted with at least one tree, be no less than five feet in width and 100 square feet, and shall include shrubs and ground cover. The distribution of plants shall be adequate to ultimately achieve 75 percent ground coverage within three years after planting.

(6) Landscaped areas shall be protected from vehicle damage by installation of six-inch protective curbing. Wheel stops may be substituted when needed to allow for stormwater runoff.

(J) Completion and Security for Performance and Maintenance. All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.

(1) Shrubs and trees in the landscaping and planting areas shall be maintained in a healthy growing condition during the first two years after installation;

(2) Planting beds shall not be located over hard surfaces;

(3) All landscaped areas shall be provided with automatic irrigation systems except landscaping on a single-family lot may be irrigated with hose bibs within 75 feet of plantings;

(4) Dead or dying trees or shrubs shall be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees;

(5) Planting areas, fencing, walls, and all other features used for screening shall be maintained free of noxious weeds and trash on a regular basis;

(6) Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard;

(7) Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.

[Ord. 1070 § 9, 2026; Ord. 1069, 2025; Ord. 974 § 9, 2019; Ord. 960 § 12 (Exh. K), 2018; Ord. 924 § 2 (Exh. A), 2017; Ord. 915 § 8 (Att. D), 2016; Ord. 905 § 1 (Att. A), 2016; Ord. 827 § 17, 2012; Ord. 740 § 1 (Exh. A), 2007.]

§ 19.06.030. Fences.

Purpose. The fence standards promote the benefits of fences while minimizing adverse impacts on public safety, neighborhood compatibility, and community appearance. Fences may provide privacy, security, protection for children and pets, screening of outdoor storage and service areas, separation from busy streets, property boundary definition, and aesthetic enhancement. Potential adverse effects include reduced visibility for motorists and pedestrians, impaired surveillance, hindered emergency access, and unattractive streetscapes. All fences shall be designed and maintained so they do not create hazards by obstructing visibility at intersections, driveways, sidewalks, or access points.

(A) General Standards

(1) Prohibited Materials.

Barbed wire and razor wire fences are prohibited except for:

- a. Livestock enclosures;
- b. Public utility facilities, transmitter sites, and transformer sites;
- c. Government facilities where security or public safety requires such fencing;
- d. Industrial-zoned properties; and
- e. Automobile holding yards or similar businesses when required by state law.

(2) Height Measurement.

- a. Fence height shall be measured from natural ground level to the top of the fence.
- b. Where ground elevations differ on either side of a fence, height may be measured from the higher grade.

(3) Additional Height Provisions.

- a. A fence located on top of a rockery may exceed the maximum permitted height only if the portion above the permitted height is open-work.
- b. Schools, parks, public facilities, utility sites, and government facilities may install taller open-wire security fencing when necessary.

(4) Fire Hydrants.

Fences near fire hydrants shall comply with applicable fire code requirements.

(B) Residential Zones

(1) Maximum Fence Height.

Along Access Streets

<u>Location</u>	<u>Maximum Height</u>
<u>Front Yard</u>	<u>4 feet for solid fences; 6 feet if entirely open-work</u>
<u>Side Yard</u>	<u>6 feet</u>
<u>Rear Yard</u>	<u>6 feet</u>

Along Arterial Streets

<u>Location</u>	<u>Maximum Height</u>
<u>Front Yard</u>	<u>6 feet, provided the top 2 feet are open-work</u>
<u>Side Yard</u>	<u>6 feet</u>
<u>Rear Yard</u>	<u>6 feet</u>

(2) Setbacks.

- a. Solid fences exceeding 4 feet in height shall be set back a minimum of 20 feet from the street right-of-way.
- b. On corner lots, the setback applies only along the street providing primary access.
- c. The Designated Official may reduce or waive the setback if visibility and public safety are maintained.
- d. A 4-foot fence, or a 6-foot fence with the top 2 feet open-work, may be located at the front property line if visibility is maintained.
- e. No setback is required in side or rear yards.

(C) Commercial and Industrial Zones

(1) Maximum Fence Height.

<u>Zoning District</u>	<u>Maximum Height</u>
<u>Commercial and Business Zones</u>	<u>8 feet</u>
<u>Industrial Zones</u>	<u>10 feet</u>

(2) Setbacks.

- a. Solid fences exceeding 4 feet in height shall be set back a minimum of 20 feet from the street right-of-way.
- b. On corner lots, the setback applies only along the street providing primary access.
- c. The Designated Official may reduce or waive the setback if visibility and public safety are maintained.
- d. A 4-foot fence, or a 6-foot fence with the top 2 feet open-work or 6-foot fence completely open-work, may be located at the front property line if visibility is maintained.
- e. No setback is required in side or rear yards.

(D) Variances

(1) Authority.

The Designated Official may approve a variance from these fence standards when special circumstances or practical difficulties exist and the variance will not be detrimental to public health, safety, welfare, or the environment.

(2) Application Requirements.

- a. Variance requests shall be submitted on a City form.
- b. The applicant shall notify adjoining property owners by mail or personal service when the application is submitted.

c. The notice shall describe the proposed fence location and height.

(3) Review Criteria.

In considering a Type I variance request, the Designated Official shall evaluate whether:

- a. The fence will not create a visibility or safety hazard;
- b. The fence will not interfere with easements or legal property rights;
- c. The fence will not adversely affect neighboring properties;
- d. Fences exceeding 6 feet in height obtain any required building permits; and
- e. Supporting information, including site plans or elevations, justifies the request.

(4) Decisions and Appeals.

- a. Each variance request shall be reviewed on its own merits and shall not establish precedent.
- b. The Designated Official's decision may be appealed to the Hearing Examiner within 14 calendar days of the written decision.

(Ord. 740 § 1 (Exh. A), 2007; Ord. 905 § 1 (Att. A), 2016; Ord. 994 § 4, 2020)

~~(A) Purpose. The purpose of this section is to help explain the city's fence regulations in residential areas.~~

~~(1) Fences and hedges over 48 inches high but less than 72 inches high may be located in any yard. On a street setback yard, for any portion of a fence or wall over 48 inches high, 80 percent of the fence area shall be open to light and vision.~~

~~(2) At the intersection of two street setback areas, no structure or hedge shall exceed 36 inches in height for the triangular area formed by 25 feet of each street lot line from the point of intersection, or center of the arc of the curve, and a line connecting the ends of these lines.~~

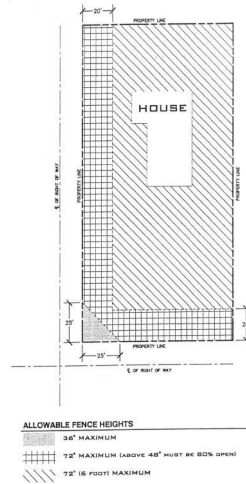
~~(3) In a residential area, the street setback area extends 20 feet from the edge of the public right of way into the yard. It is the person putting up the fence's responsibility to accurately determine property line locations before construction.~~

~~(B) The designated official or designee may allow for administrative deviation to fences that do not conform to the regulations of this section.~~

~~(1) As part of approving fences under this section, the designated official may impose conditions or limitations on fences allowed under this section to ensure that such fences conform with the purpose and intent of this chapter and this title.~~

Figure 2—Allowable Fence Heights

I



(Ord. 740 § 1 (Exh. A), 2007; Ord. 905 § 1 (Att. A), 2016; Ord. 994 § 4, 2020)

19.06.050 Loading area and off-street parking requirements.

(A) Purpose. The purpose of this section is to regulate parking and loading in order to lessen traffic congestion and contribute to public safety by providing sufficient on-site areas for the maneuvering and parking of motor vehicles.

(1) Required Automobile Parking Spaces. Off-street parking spaces shall be provided as an accessory use in accordance with the requirements of this section at the time any building or structure is erected, enlarged, or expanded.

(2) Size and Access. Each residential off-street parking space shall have an area of not less than 160 square feet exclusive of access drives or aisles and a width of not less than eight feet. On-street parking stalls and all non-residential parking stalls, including commercial parking, shall meet the dimensional standards prescribed by the Public Works Standards: There shall be adequate provision for ingress and egress from each parking space at all times.

(3) Location. Off-street parking facilities shall be located as hereinafter specified; where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building that such facility is required to serve.

(a) For a single-family dwelling or multifamily dwelling, the parking facilities shall be located on the same lot or building site as the building they are required to serve.

(b) For churches, hospitals, large group homes, institutions, rooming and lodging houses, nursing and convalescent homes, community clubs, and clubrooms, parking facilities shall be located not farther than 150 feet from the facility.

(c) For uses other than those specified, parking facilities shall be located not farther than 300 feet from the facility.

(4) Unit of Measurement. In stadiums, sports arenas, churches, and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each 18 inches of width or 80 square feet of open area of such seating facilities should be counted as one seat for the purpose of determining requirements of off-street parking facilities under this title.

(5) Expansions or Enlargements. Where any structure is enlarged or expanded, off-street parking spaces shall be provided for said expansion or enlargement in accordance with the requirements of subsection (A)(8) of this section. Nothing in this title shall be construed to require off-street parking spaces for the portion of said building or structure existing at the effective date of the ordinance codified in this title. A change in use in an existing structure

shall require additional off-street parking spaces as set forth in subsection (A)(8) of this section.

(6) Exemptions.

(a) The expansion or enlargement of an existing building (a building that received a certificate of occupancy at least three years prior to the permit application for expansion) for the addition of residential units shall not require additional parking stalls.

(b) Existing Uses in Central Business District. Existing businesses and uses in the central business district (CBD) zone that were lawfully established prior to December 15, 2025, are not required to provide off-street parking. However, any expansion, change of use, or redevelopment that increases parking demand as calculated under Table 1 shall provide parking for the incremental increase in demand, unless otherwise exempted under this subsection (6).

(7) Mixed Occupancies. In the case of two or more uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as hereafter specified in subsection (A)(9) of this section for joint use.

(8) Uses Not Specified. In the case of a use not specifically mentioned in subsection (A)(9) of this section, the requirements for off-street parking facilities shall be determined by the designated official. Such determination shall be based upon the requirements for the most comparable use specified in subsection (A)(9) of this section or on a parking study of three or more of the same use located in communities within the Puget Sound region.

(9) Parking Spaces Required for Particular Uses. The minimum number of off-street parking spaces required for residential and nonresidential uses shall be as set forth in the following table:

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
Accessory dwelling units	1 off-street space per ADU on lots up to 6,000 square feet in size.

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
	2 off-street spaces per ADU on lots 6,000 square feet or greater in size.
Adult family home	1 for each 2 beds.
Banks and financial services	1 for each 400 square feet of gross floor area.
Bed and breakfast	1 for each bedroom and 2 per facility.
Boarding house	0.25 for each sleeping room.
Churches	1 for each 5 seats in the principal place of assembly for worship, including balconies and choir lofts.
Commercial retail	1 for each 300 square feet.
Congregate care facility/retirement center	One-half space per dwelling unit and one space per employee based on the maximum potential number of employees during a single shift.
Day care center, commercial	1 for each employee, plus 1 for every 10 children or adults.
Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs	1 for each 200 square feet of gross floor area.
Family day care	1 for each employee, plus 1 additional, not including required residential spaces.
Hospitals	1 for each 2 beds.
Indoor recreational facilities	1 for every 3 people that the facility is designed to accommodate when fully utilized.

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
Libraries and museums	1 for each 250 square feet of floor area open to the public.
Light manufacturing	1 for each employee on a maximum shift, or 1 for each 1,000 square feet of floor area, whichever is greater.
Medical or dental clinics	5 for each physician or dentist or 1 per 200 square feet of floor area, whichever is greater.
Motels, hotels	1 for each unit.
Motor vehicle or machinery sales, wholesale stores, furniture stores	1 for each 400 square feet of gross floor area.
Multifamily uses in the central business district (CBD)	1 off-street space per unit.
Offices providing on-site customer service	1 for each 200 square feet.
Offices not providing on-site customer service	1 for each 500 square feet.
Residential dwelling units (R-2.3, R-9,600, R-7,200, DT-2,500, MR)	2 off-street spaces per unit. Required off-street parking spaces for single-family or townhome units in the MR zone shall be provided on the lot or unit it serves. If two side-by-side driveway parking spaces cannot be provided in the front, required off-street parking shall be provided as rear-loaded parking.
Social or civic organization facility	1 for each 250 square feet.
Taverns and bars	1 for each 150 square feet of floor area.
Vehicle services, minor	2.5 for retail or office space plus 3 per service bay.

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
Vehicle services, major	2.5 for retail or office space plus 2 per service bay.
Vehicle storage, small or large	2 for office space plus 3 for storage yard.
Warehousing	1 for each employee on a maximum shift, or 1 for each 1,000 square feet of floor area, whichever is greater. ¹

¹ May be reduced upon submittal of a parking demand study prepared by a qualified professional demonstrating that a lesser amount of parking will adequately serve the proposed use.

(10) Required Loading Areas.

(a) In any commercial and manufacturing zones, and for any institutional use in whatever zone it may be located, every building or portion of building hereafter erected or structurally altered to provide additional floor space shall be provided with a minimum of one off-street or off-alley loading space for each 10,000 square feet of usable floor space within the building, which usable floor space is intended to be used for or is used for merchandising, manufacturing, warehousing, or processing purposes. If the building contains less than 10,000 square feet of usable floor space, the requirement for an off-street or off-alley loading space may be waived by the building inspector.

(b) If the building contains more than 24,000 square feet of floor space so used, then there shall be one additional loading space provided for each additional 24,000 square feet of floor space.

(c) Each loading space shall measure not less than 30 feet by 12 feet, shall have an unobstructed height of 14 feet, shall be made permanently available for such purpose, and shall be surfaced, improved, and maintained. Such facilities shall be so located that trucks using the same shall not encroach upon or interfere with areas reserved for off-street parking nor project into any public right-of-way and shall be adjacent to the building to be served thereby. If the site upon which such loading space or spaces are to be located abuts upon an alley, such loading space or spaces shall be off-alley. If the loading space is incorporated within a building, then, as to location, the requirements of this section shall not apply.

(d) Any floor area provided by additions to or structural alterations to a building shall be provided with loading space or spaces as set forth herein whether or not loading spaces have been provided for the original floor space.

(11) Alley Access to Parking. The alleys located in the four-block area bordered by Stanley Street, Wabash Avenue, Union Street, and Cascade Avenue may be used to access off-street parking for customers. All other alleys in the city may be used to access off-street parking for employees and residents only. Access to customer off-street parking outside of the downtown parking area illustrated in Figure 3 in GPMC [19.06.060](#) shall be from a public street and not an alley.

(12) Tandem Parking. Tandem parking spaces only count as one parking space when calculating the number of parking spaces required under subsection (A)(9) of this section. [Ord. 1070 § 10, 2026; Ord. 1069, 2025; Ord. 994 § 5, 2020; Ord. 960 § 13 (Exh. L), 2018; Ord. 937 § 22 (Exh. U), 2017; Ord. 924 § 2 (Exh. A), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 883 § 12 (Att. C), 2014; Ord. 862 § 48, 2013; Ord. 740 § 1 (Exh. A), 2007.]

19.06.095 Accessory Structures.

(A) Purpose. The purpose of this chapter is to establish standards for residential accessory structures that are incidental and subordinate to a permitted single-family residence, and to ensure such structures are compatible with surrounding residential development. Accessory structures shall be clearly subordinate to the primary structure and use. No accessory structure or use shall be established prior to construction of the principal structure on the subject property.

(B) Accessory structure standards. In zones where residential accessory structures are permitted, all proposals shall be subject to review and approval by the Designated Official, and shall comply with the standards of this section. Unless otherwise specified, accessory structures shall comply with the following:

Table 1

Front setback	<u>See GFMC 19.06 for standard lots and GFMC 19.05.300(l)(6) for PRD lots.</u>
Side setback	<u>5 feet</u>
Side street setback	<u>10 feet</u>
Rear yard setback	<u>5 feet for one-story structures, 10 feet for two-story structures</u>
Accessory structure footprint	<u>On lots under one acre, accessory structures are limited to 80 percent of the footprint of the primary residence.</u>
On-lot structure separation	<u>A minimum of five feet of separation is required between structures; provided, that this separation may be reduced if:</u> <u>Adequate fire rating is provided between structures per the International Building Code.</u>
Height	<u>20 feet</u>

(C) Administrative Modifications.

- (1) The Designated Official may impose additional setbacks, landscaping, buffering, or design conditions to mitigate impacts.

- (2) Minor deviations from the height and footprint limitations for lots under one acre may be approved to accommodate standard construction practices.

19.06.140 Nonconforming Uses ~~and~~, Structures, and Lots

(A) Purpose.

The purpose of this section ~~is to provide standards and conditions to regulate lots, structures and uses which were legally established prior to the adoption, revision or amendment of this UDC and which remain legal, but have become nonconforming as a result of this UDC's application, or by acquisition of land in public interest~~ is to establish standards for lots, structures, and uses lawfully created prior to adoption or amendment of this Unified Development Code (UDC) that have become nonconforming due to its application or public land acquisition. This section provides reasonable alternatives to property owners for the continuance of nonconformities. These provisions allow limited continuation of such nonconformities.

The provisions of this section shall not ~~be applicable to any discretionary land use action specifically authorized prior to or after the adoption of this UDC. Discretionary land uses shall comply with conditions and restrictions set forth in the approval through which it was authorized~~ apply to discretionary land use approvals, which remain subject to their original conditions and restrictions.

(B) ~~Basic Standards~~ General Standards.

~~The basic standards apply to all nonconforming uses, structures, developments and lots. These standards provide for actions that are allowed outright. Limited exceptions to the standards in this section are allowed through a nonconforming use permit in this section. The following standards apply to all nonconforming uses, structures, developments, and lots. Limited exceptions may be granted through a nonconforming use permit.~~

(1) Expansion of Nonconforming Uses and Structures and Alteration.

Nonconforming uses and structures shall not be enlarged, expanded, extended, ~~replaced~~ or altered except as expressly permitted in this section.

~~(2) Expansion Beyond Original Parcel. Nothing in this section shall be construed to permit expanding or extending a nonconforming use or structure beyond the confines of the lot or parcel of land upon which it was located on the date the use or structure became nonconforming.~~

Expansion shall not extend beyond the boundaries of the lot or parcel as it existed when the use or structure became nonconforming.

(2) ~~(3)~~ Continuation of Use.

A nonconforming use may be continued by successive owners or tenants ~~where the use continues unabandoned~~ provided the use is not discontinued (see subsection ~~(H)~~).

~~(3)~~ (4) Maintenance Normal Upkeep, Repairs and Maintenance.

~~Normal upkeep, repairs, maintenance, strengthening or restoration to a safe condition of any nonconforming building or structure or part thereof shall be permitted subject to the provisions of this section.~~ Normal upkeep, repair, maintenance, strengthening, or restoration to a safe condition is permitted.

~~(4)~~ (5) Compliance with Development Regulations.

Any additions or expansions ~~of nonconforming uses or nonconforming structures~~ shall comply with the development standards ~~in this chapter for the zone classification in which the nonconformity is located~~ for the applicable zone; provided that portions ~~of nonconformities that legally existed prior to adoption of this section~~ legally existing shall not be subject to this provision.

~~(5)~~ (6) Nonconforming Use within Structure.

A nonconforming use within an existing structure ~~which is nonconforming by reason of zone classification~~ may be extended throughout such structure.

~~(6)~~ (7) Structures and Uses Accessory to Residential.

Structures and uses accessory to an existing nonconforming residential use shall be allowed ~~as provided in this title~~ as otherwise permitted by this title.

~~(C) Where a nonconforming use of a structure exists, that structure can be replaced, provided the original footprint is not relocated or altered.~~ Replacement. A structure containing a nonconforming use may be replaced, provided the original footprint is not relocated or expanded.

~~(D) Change of Use Standards.~~

~~A nonconforming use may change outright to a conforming use allowed within the zone classification in which the use is located.~~

~~(ED) Nonconforming Structure Standards.~~

A nonconforming structure may be altered provided the degree of nonconformity is not ~~extended or~~ increased.

~~(FE) Nonconforming Lot Standards.~~ Any permitted uses or structures, including ~~any~~ accessory uses or structures ~~permitted in conjunction with a principal use~~, shall be allowed to be built or expanded on a nonconforming lot. Applicable development standards ~~in this chapter shall be complied with~~ shall apply.

~~(GF) Nonconforming Development Standards.~~

~~Existing uses or structures may be expanded or new uses and structures added, provided the nonconforming development is brought into conformance with the development~~

~~standards of this chapter for the lot or parcel on which it is located.~~ Expansion of existing uses or structures, or addition of new uses or structures, shall require compliance with applicable development standards to the extent required by this chapter.

~~(HG) Restoration Standards for Damaged or Destroyed Nonconforming Structures and Uses.~~

~~Any nonconforming structure damaged or destroyed by fire, explosion, wind, flood, earthquake or other calamity may be completely restored or reconstructed. Damaged or destroyed nonconforming structures must be restored under the following provisions:~~

Nonconforming structures or uses damaged or destroyed by fire or other calamity may be restored or reconstructed subject to the following:

- ~~1. Restoration or reconstruction shall not serve to extend or increase the nonconformance of the original structure or use~~ shall not increase the degree of nonconformity.
- ~~2. To the extent reasonably possible, restoration should retain the same general architectural style as the destroyed structure.~~ Restoration should, to the extent reasonably possible, maintain the original architectural character.
- ~~3. Permits shall be applied for within one year of damage. Restoration or reconstruction must be~~ shall be substantially completed within 18 months of permit issuance. ~~When deemed reasonable and necessary, the city may grant a time extension.~~ The city may grant extensions for good cause.

~~(IH) Discontinuance Standards.~~ Should a nonconforming use ~~of a property or structure~~ be discontinued for ~~any consecutive 12 months period or more, the use of the property and structure shall be deemed abandoned and shall conform to a use permitted in the zone classification in which it is located~~ it shall be deemed abandoned and future use shall conform to current zoning.

~~If the intended discontinued use of a property or structure is temporary in nature as opposed to abandonment, then the applicant may apply for a nonconforming use permit to reestablish the nonconforming use.~~

(JI) Exemptions. Residential structures at least 100 years old and identified on ~~comprehensive plan Figure LU-3, Historic Inventory~~ the comprehensive plan Historic Inventory (Figure LU-3) shall be exempt from the provisions of subsection ~~(IH)~~.

19.06.145 Residential Units Within Existing Buildings

A. Purpose.

The purpose of this section is to facilitate the creation of additional housing units within existing buildings while maintaining compliance with applicable building, fire, life-safety, and health standards.

B. Applicability.

This section applies to existing buildings located in residential, commercial, and mixed-use zoning districts where residential uses are allowed.

C. Standards.

Notwithstanding any other provision of this title:

1. Additional dwelling units may be established entirely within the existing building envelope at a density up to fifty percent greater than the maximum density otherwise permitted in the underlying zoning district.
2. No additional off-street parking shall be required for dwelling units created entirely within an existing building.

Existing parking spaces required to serve existing residential uses or remaining nonresidential uses shall be retained.
3. Setbacks, hard surface allowances, and all other dimensional standards shall comply with the underlying zoning district standards.
4. The City shall not require a transportation concurrency study or environmental review solely due to the addition of dwelling units within an existing building.
5. The City shall not require compliance with current energy code requirements for portions of an existing building that are not altered as part of the project.
6. Dwelling units may be established in any portion of an existing building except ground-floor commercial or retail space located along a designated major pedestrian corridor, unless otherwise prohibited by applicable building or life-safety codes.
7. Nothing in this section shall exempt a project from compliance with applicable building, fire, health, and life-safety codes.

D. Conflict.

Where the provisions of this section conflict with any other provision of this title, the provisions of this section shall control.

21.04.020 Definitions.

“Development activity” means any residential construction or expansion of a building, structure or use of land, or any other change in use of building, structure, or land that creates additional demand and need for school facilities, but excluding building permits for ~~attached or detached accessory apartments, and~~ remodeling or renovation ~~permits~~ which do not result in additional dwelling units.

21.04.110 School impact fees and administrative fees.

(A) The school impact fees set forth in Appendix A, attached to the ordinance codified in this chapter, are generated from the formula for calculating impact fees set forth in District No. 332’s capital facilities plan. Except as otherwise provided in this chapter, all land use and building permits issued by the city will be charged the school impact fee in Appendix A.

(B) ~~The city’s costs of administering the impact fee program shall be paid by the applicant to the city as part of the development application fee. Said fee shall be as set forth in most current fee resolution and shall be an amount that approximates, as nearly as possible, the actual administrative costs of administering the school impact fee program. The city’s cost of administering the impact fee program shall be \$15.00 per dwelling unit and shall be paid by the applicant to the city as part of the development application fee.~~

[Ord. 907 § 1 (Att. A), 2016; Ord. 639 § 11, 2001; Ord. 599 § 11, 1998.]

21.06.020 Applicability.

(A) The requirements of this chapter shall apply to all development regulated by the GFMC unless otherwise exempted.

(B) Mitigation of impacts on parks located in jurisdictions outside the city will be required when:

(1) The other affected jurisdiction has reviewed the development's impact(s) under its adopted impact fee regulations and has recommended to the city that there be a requirement to mitigate the impact; and

(2) There is an interlocal agreement between the city and the affected jurisdiction specifically addressing impact analysis and mitigation.

(C) The following are exempted from impact fees:

(1) Alteration, expansion, reconstruction, or replacement of existing single-family or multifamily dwelling units that does not result in additional dwelling units.

~~(2) Accessory dwelling units.~~

~~(32)~~ Development which has impact mitigation provided through environmental review under the State Environmental Policy Act.

~~(43)~~ Development for which park impacts have been mitigated by the payment of, or promise or obligation to pay, fees, dedicate land, or construct or improve park facilities as part of a permit approval process granted prior to the effective date of the ordinance codified in this chapter unless the terms of the agreement expressly provide otherwise. [Ord. 1069, 2025; Ord. 907 § 1 (Att. A), 2016.]

21.06.070 Calculation of impact fees.

(A) Park impact fees are based on the level of service standards for parks and recreation facilities established in the comprehensive plan.

(1) It is the city's intent to maintain the ratio of park land to population established in the comprehensive plan land use element. Dedication of land and facilities for public parks and recreation facilities is the preferred method for mitigating impacts on such facilities caused by the development of new households.

(2) When creation of a new household (in the form of a subdivision, short plat, planned residential development (PRD), manufactured housing park, or residential building permit on a lot for which a parks impact fee has not been collected) is proposed, the city shall require dedication of land necessary to meet the park land to population ratio level of service standards for parks and recreation facilities. In the event that land dedication is determined by the city to be unfeasible, a mitigation fee in accordance with Table 2 shall be assessed. The amount of land to be dedicated for each dwelling unit shall be as shown in Table 1.

Table 1

Parks Land Dedication Formula

Park land area per household: $2 \times 43,560 / 400 = 220$ square feet/HH (rounded)
Given the following variables:
a) Comprehensive plan park land to population ratio = two acres per 1,000
b) Average household size = 2.6 persons per household
c) Households per 1,000 = $1,000 / 2.6 = 385$

(B) The fee value of land to be dedicated may be determined by either of the following methods:

(1) The applicant may provide a fair market appraisal of the improved property value. The appraisal shall be prepared by a member of the Appraisal Institute (MAI).

(2) The city may calculate the average improved land value using Snohomish County assessor's data for all new dwelling units constructed in the previous calendar year.

(C) Park impact fee (PIF) assessments in lieu of land dedication shall be collected based on Table 2 and specified by city council resolution.

Table 2

Parks Impact Fee Formula

Given the following variables:	
A	Adjustment in accordance with RCW 82.02.050 and 82.02.060 to provide a balance between impact fees and other sources of public funds to meet park and recreation facilities capital facility's needs. This adjustment is 50 percent, so that $A = 0.5$.
HS	Average household size of 2.6 persons.
PLOS	Adopted park land level of service standard of two acres per 1,000 population.
PLR	Proportionate land requirement per new household (0.0052) acre calculated as $PLOS \div 1,000 \times HS$.
PV	Park land value of \$10,000 per acre and park improvement value of \$70,000 per acre.
TLOS	Adopted trails level of service standard of one mile per 1,000 population.
TV	Trails land and improvement value of \$30,000 per mile.
PTR	Proportionate trail requirement per new household (0.0026) calculated as $TLOS \div 1,000 \times HS$.

Therefore: $PIF = A \times [(PLR \times PV) + (PTR \times TV)]$

$PIF = 0.5 \times [0.0052 \times \$80,000 + 0.0026 \times \$30,000] = \247.00 per new household

Fees for accessory dwelling units shall not exceed 50% of the established new household amount.

(unless amended by city council resolution¹)

¹ City council fee resolution No. 2015-02 sets the current park impact fee at \$230.00 per new household.

[Ord. 1069, 2025; Ord. 907 § 1 (Att. A), 2016.]

19.04C.075 Site plan review.

(A) The intent of this section is to establish procedures for reviewing site plans submitted as part of permit applications. All proposals for new multifamily residential, mixed use, commercial, or industrial development shall be subject to site plan application and review. Binding site plans are reviewed under GPMC [19.05.100](#). The purpose of the site plan review process is to determine compliance with the city's applicable development regulations and comprehensive plan provisions and to ensure the following have been achieved:

- (1) To coordinate the proposal, as is reasonable and appropriate, with other known or anticipated development on private properties in the area and with known or anticipated right-of-way and other public projects within the area;
- (2) To encourage proposals that embody good design principles that will result in high quality development on the subject property;
- (3) To determine whether the streets and utilities in the area of the subject property are adequate to serve the anticipated demand from the proposal; and
- (4) To review the proposed access to the subject property to determine that it is the optimal location and configuration for access.

(B) Scope. The review and approval of site plans shall be made as a part of the application approval process unless otherwise provided in this chapter. Site plan review and approval are required for all multiple-family, commercial, industrial, utility, shoreline development, public-initiated land use proposals, the expansion and exterior remodeling of structures, parking, and landscaping, and as otherwise specified in this title.

(C) Procedures. A site plan shall be submitted as part of all permit and project approval applications with the information required in subsection (D) of this section. Additional information may be required to conduct an adequate review. Each site plan application shall be reviewed as a Type II review pursuant to Chapter [19.04B](#) GPMC.

(D) Site Plan Application. The application shall meet the submittal requirements established by GPMC [19.04A.220](#)(E) and the site plan shall include the following:

- (1) The name or title of the proposed project;
- (2) The date, north arrow and appropriate engineering scale as approved by the community development department (e.g., one inch equals 20 feet; one inch equals 30 feet; one inch equals 40 feet; etc.);
- (3) Boundary lines of tracts, lot lines, lot numbers, block numbers;

- (4) Location and name of existing and proposed streets and right-of-way;
- (5) Drainage channels, watercourses, marshes, lakes and ponds;
- (6) All significant wooded areas as characterized by evergreen trees eight inches in diameter or greater and/or deciduous trees 12 inches in diameter or greater, measured four and one-half feet above grade;
- (7) Existing structures and setbacks;
- (8) The building envelope of all structures and the location of all on-site recreation open space areas, buffers, points of egress, ingress, and internal circulation, pedestrian facilities and parking;
- (9) Calculations showing acreage of the site, number of dwelling units proposed, zoning, site density, and on-site recreation open space acreage;
- (10) The location of existing driveways;
- (11) All easements and uses;
- (12) Existing and proposed utilities services;
- (13) Fire hydrant locations and distances;
- (14) Five-foot contour lines;
- (15) Preliminary street profile together with a preliminary grading and storm drainage plan;
- (16) A typical cross-section of the proposed street improvements;
- (17) Any regulated sensitive area such as wetlands, steep slopes or wildlife habitat.

~~(1) The name or title of the proposed project;~~

~~(2) The date, north arrow and appropriate engineering scale as approved by the community development department (e.g., one inch equals 20 feet; one inch equals 30 feet; one inch equals 40 feet; etc.);~~

~~(3) Name, address, and phone number of the owner and plan preparer(s);~~

~~(4) Vicinity sketch (drawn to approximately one inch equals 2,000 feet scale) showing sufficient area and detail to clearly locate the project in relation to arterial streets, natural features, landmarks and municipal boundaries;~~

~~(5) Boundary lines of tracts, lot lines, lot numbers, block numbers, adjacent properties, zoning and existing uses;~~

~~(6) Location and name of existing and proposed streets and right-of-way;~~

~~(7) The building envelope of all structures and the location of all on-site recreation open space areas, buffers, points of egress, ingress, and internal circulation, pedestrian facilities and parking;~~

- ~~(8) Calculations showing acreage of the site, number of dwelling units proposed, zoning, site density, and on-site recreation open space acreage;~~
- ~~(9) Source, composition and approximate volume of fill materials;~~
- ~~(10) Drainage channels, watercourses, marshes, lakes and ponds;~~
- ~~(11) All significant wooded areas as characterized by evergreen trees eight inches in diameter or greater and/or deciduous trees 12 inches in diameter or greater, measured four and one-half feet above grade;~~
- ~~(12) Any regulated sensitive area such as wetlands, steep slopes or wildlife habitat;~~
- ~~(13) Existing structures and setbacks;~~
- ~~(14) All easements and uses;~~
- ~~(15) Existing and proposed utilities services (all utilities to be underground);~~
- ~~(16) Fire hydrant locations and distances;~~
- ~~(17) Five-foot contour lines;~~
- ~~(18) Preliminary street profile together with a preliminary grading and storm drainage plan;~~
- ~~(19) A typical cross-section of the proposed street improvements, proposed ground and building elevations, and the height of existing and proposed structures.~~

(E) Application Approval.

- (1) The approval authority shall approve, approve with conditions, or disapprove the application. The approval authority may grant final approval subject to any conditions it feels necessary to protect and promote the health, safety and general welfare of the community.
- (2) Such conditions may include, but are not limited to, the following: the requirement of easements, covenants, and dedications; fees-in-lieu-of; the installation, maintenance and bonding of improvements such as streets, landscaping, sewer, water, storm drainage, underground wiring, sidewalks, trails; and the recording requirements of the Snohomish County auditor.
- (3) Site plan approval shall expire as set forth in GPMC [19.04A.250](#).

(F) Site Plan Review Criteria – Consistency. Site plans shall be consistent with the applicable regulations and comprehensive plan provisions, and the requirements of this section.

(1) Open Space. All multifamily developments in the MR zone shall provide a minimum of 25 percent of the buildings' gross floor area as open space. Of the required open space, at least 50 percent shall be common open space available to all residents; no more than 20 percent may be provided as private open space (e.g., patios, decks, balconies); and no more than 30 percent may consist of critical areas or critical area buffers.

All required common and private open space shall meet the following standards:

(a) Common Open Space.

- (i) Must include areas with minimum dimensions of 25 feet by 25 feet, be centrally located, and be easily accessible to residents.
- (ii) Shall contain at least two amenities such as playgrounds, commercial-grade benches or picnic tables, sport courts, or trail segments.
- (iii) At least 70 percent of common open space must be of a grade suitable for recreation.
- (iv) Underground stormwater facilities may count only when designed as dual use facilities that are accessible and usable as open recreation areas. A detention pond is not considered usable as a recreation area.

(b) Private Open Space.

- (i) Must be directly accessible from the associated dwelling unit(s).
- (ii) Minimum sizes: 60 square feet for balconies (six-foot minimum dimension) and 120 square feet for patios/yards (10-foot minimum dimension).
- (iii) May not overlap with required landscaping, parking, or drive aisles.

(c) Pedestrian Circulation.

- (i) Developments shall provide a connected on-site pathway system linking all primary building entrances, common open spaces, parking areas, and adjacent public sidewalks or trails.

(ii) Pathways must be at least five feet wide, meet Americans with Disabilities Act (ADA) standards, and be constructed of an all-weather surface (gravel is not considered an all-weather surface); provided, that an all-weather surface shall not be required where terrain precludes ADA access, or where an alternate surface is determined by the designated official to be preferable. Where an alternate surface is used, appropriate materials, edging, and compaction shall be provided.

(d) Design and Landscaping.

(i) Open space shall be landscaped with native or drought-tolerant plant species suitable for Western Washington.

(ii) Lighting shall be pedestrian-scaled and dark-sky compliant.

(iii) Open spaces should incorporate CPTED principles to ensure visibility and resident safety.

(e) Maintenance.

(i) Before final approval is granted, the applicant shall submit to the city, for its approval, covenants, deed restrictions, homeowners' association bylaws, and/or other documents providing for preservation and maintenance of all common open space, parking areas, walkways, landscaping, signs, lights, roads and community facilities at the cost of the property owners.

(ii) All common areas and facilities shall be continuously maintained at a minimum standard at least equal to that required by the city, and shall be approved by the city at the time of initial occupancy.

(G) Limitations on Site Plan Review. Site plans shall be reviewed to identify specific project design and conditions relating to the character of development, such as the details of curb cuts, drainage swales, the payment of impact fees, or other measures to mitigate a proposal's probable adverse environmental impacts. [Ord. 1070 § 5, 2026; Ord. 1020 § 1 (Att. A), 2022.]

19.04C.080 Official site plan.

(A) Purpose.

(1) Specify the criteria used by the city of Granite Falls to review and approve official site plans.

(2) To provide a method for logical and sequential review of projects not subject to subdivision regulations.

(B) Applicability. The official site plan process shall be used for the review of:

(1) Planned residential developments (PRDs);

(2) Residential condominiums;

(3) Manufactured or mobile home parks.

(Note: Provisions for a binding site plan (BSP) used for land division can be found in GFMC [19.05.100](#).)

(C) Application Submittal. ~~Each application for official site plan approval shall contain five copies of all complete application forms, plans and reports.~~ A complete application must include:

(1) Fees. The applicant shall pay the required fees as set forth in the city's fee resolutions when submitting an official site plan.

(2) Application form.

(3) Title report (dated within the last ~~60~~ 30 days).

(4) Vicinity map of the area where the site is located.

(5) Environmental checklist.

(6) Landscape plan.

(7) ~~A preliminary site plan on 22-inch by 34-inch paper drawn to a scale of 50 or 100 feet to one inch, stamped and signed by a registered engineer, architect or land surveyor illustrating the proposed development of the property and including, but not limited to,~~ the following:

(1) The name or title of the proposed project;

(2) The date, north arrow and appropriate engineering scale as approved by the community development department (e.g., one inch equals 20 feet; one inch equals 30 feet; one inch equals 40 feet; etc.);

(3) Boundary lines of tracts, lot lines, lot numbers, block numbers;

(4) Location and name of existing and proposed streets and right-of-way;

(5) Drainage channels, watercourses, marshes, lakes and ponds;

- (6) All significant wooded areas as characterized by evergreen trees eight inches in diameter or greater and/or deciduous trees 12 inches in diameter or greater, measured four and one-half feet above grade;
 - (7) Existing structures and setbacks;
 - (8) The building envelope of all structures and the location of all on-site recreation open space areas, buffers, points of egress, ingress, and internal circulation, pedestrian facilities and parking;
 - (9) Calculations showing acreage of the site, number of dwelling units proposed, site density, and on-site recreation open space acreage;
 - (10) Proposed parking;
 - (11) Amount of impervious surface;
 - (12) The location of existing driveways;
 - (13) All easements and uses;
 - (14) Existing and proposed utilities services;
 - (15) Fire hydrant locations and distances;
 - (16) Five-foot contour lines;
 - (17) Preliminary street profile together with a preliminary grading and storm drainage plan;
 - (18) A typical cross-section of the proposed street improvements;
 - (19) Any regulated sensitive area such as wetlands, steep slopes or wildlife habitat.
-
- ~~(a) Name or title of the proposed official site plan.~~
 - ~~(b) Date, scale and north arrow.~~
 - ~~(c) Boundary lines and dimensions including any platted lot lines within the property.~~
 - ~~(d) Total acreage.~~
 - ~~(e) Property legal description.~~
 - ~~(f) Existing zoning.~~
 - ~~(g) Location and dimensions of all existing and proposed:~~
 - ~~(i) Buildings, including height in stories and feet and including total square feet of ground area coverage.~~
 - ~~(ii) Parking stalls, access aisles, and total area of lot coverage of all parking areas.~~

~~(iii) Off-street loading area(s):~~

~~(iv) Driveways and entrances:~~

~~(h) Proposed building setbacks in feet:~~

~~(i) Location of any regulated sensitive areas such as wetlands, steep slopes, wildlife habitat or floodplain and required buffers:~~

~~(j) Location and height of fences, walls (including retaining walls), and the type or kind of building materials or planting proposed to be used:~~

~~(k) Location of any proposed monument signs:~~

~~(l) Proposed surface stormwater drainage treatment:~~

~~(m) Location of all easements and uses indicated:~~

~~(n) Location of existing and proposed utility service:~~

~~(o) Existing and proposed grades shown in five-foot interval topographic contour lines:~~

~~(p) Fire hydrant location(s):~~

~~(q) Building architect elevations showing north, south, east and west views:~~

(8) Any other information as required by the city shall be furnished, including, but not limited to, traffic studies, wetland reports, elevations, profiles, and perspectives, to determine that the application is in compliance with this code.

~~(9) Applicants shall provide the city with one digital copy of the proposed official site plan data and associated documents on a CD in a CAD program compatible with AutoCAD or ArcView:~~

(D) Type of Approval. An official site plan is reviewed as a Type III process and approved or denied by the hearing examiner based on a recommendation from the designated official following a public hearing.

(E) Criteria for Approval.

(1) Standards for Review of an Official Site Plan. The hearing examiner shall review the proposed official site plan to determine whether it meets the following criteria:

(a) Conformance with the comprehensive plan.

(b) Conformance with all applicable performance standards and zoning regulations.

(c) Design sensitivity to the topography, drainage, vegetation, soils and any other relevant physical elements of the site.

(d) Availability of public services and utilities.

(e) Conformance with SEPA requirements.

(2) Condominium Standards. Development of condominiums including residential units or structures shall meet either of the standards set out in subsection (E)(2)(a) or (E)(2)(b) of this section:

(a) All lots and developments shall meet the minimum requirements of this code. Phase or lot lines shall be used as lot lines for setback purposes under the zoning code.

(b) Condominiums may be developed in phases where ownership of the property is unitary, but some structures are to be completed at different times or with different lenders financing separate structures or areas of the property. The following conditions shall apply to phased condominiums:

(i) By a joint obligation to maintain any and all access ways. The city shall have no obligation to maintain such access ways.

(ii) The city shall require easements for access to the property to allow for emergency services and utility inspections as defined in the development agreement.

(iii) Reciprocal easements for parking shall be provided to all tenants and owners.

(iv) The applicant must submit an official site plan schedule for completion of all phases.

(v) Phase lines must be treated as lot lines for setback purposes under the zoning code unless the property owner will place a covenant on the official site plan that the setback areas for built phases, contained in all unbuilt phases, shall become common areas and owned by the owners of existing units in the built portions of the condominium upon the expiration of the completion schedule.

(vi) All public improvements shall be guaranteed by bond or other security satisfactory to the city.

(vii) All built phases in a condominium official site plan shall have joint and several obligations to maintain landscaping through covenants or easements or both to assure that the responsibility is shared among the various owners.

(F) Official Site Plan Components.

(1) An official site plan shall include a record of survey and development agreement.

(2) The development agreement shall incorporate the conditions of approval for the official site plan.

(G) Recording Requirements.

(1) When the proposed official site plan receives final approval, the applicant shall record the official site plan and development agreement, if required, with the Snohomish County auditor.

(2) The applicant shall furnish the city with ~~three copies and~~ a digital copy of the recorded official site plan within five working days of recording, ~~and the Snohomish County assessor shall be furnished one paper copy.~~

(H) Development Requirements.

(1) Said lots shall not be sold or transferred unless the official site plan and a record of survey map, which is prepared in compliance with Chapter [58.09](#) RCW and which includes a legal description of each lot being created, is approved by the city, and filed for record in the Snohomish County auditor's office.

(2) The official site plan and all its requirements shall be legally enforceable on the purchaser or other person acquiring ownership of the lot, parcel, or tract.

(3) All development must be in conformance with the recorded official site plan. Any development use or density which fails to substantially conform to the site plan as approved constitutes a violation of this chapter.

(I) Amendment, Modification and Vacation.

(1) Amendment, modification and vacation of an official site plan shall be accomplished by following the same procedure and satisfying the same laws, rules and conditions as required for a new official site plan application, as set forth in this chapter.

(2) The vacated portion shall constitute one lot unless the property is subsequently divided by an approved subdivision or short division. [Ord. 1020 § 1 (Att. A), 2022.]

19.05.100 Divisions requiring binding site plans.

The purpose of the binding site plan is to provide an alternative method for the division of land as authorized by RCW [58.17.035](#) and [58.17.040](#)(4), (5), and (7). A binding site plan shall comply with the following requirements:

(A) Applications submitted shall comply with the requirements established by GPMC [19.04B.205](#) through [19.04B.260](#), application process.

(B) Notice of the filing of the binding site plan application shall be provided in compliance with GPMC [19.04B.225](#), Notice of application.

(C) As a basis for approval, approval with conditions or disapproval of a binding site plan, the designated official shall determine if appropriate provisions have been made for, but not limited to, the purpose and criteria set forth in Chapter [19.04D](#) GPMC, Subdivision and Short Subdivision Regulations.

(D) Each final decision of the designated official shall be in writing and shall include findings and conclusions based on the record to support the decision, in accordance with GPMC [19.04B.240](#), Notice of decision. The decision made by the designated official may be appealed to the hearing examiner in compliance with GPMC [19.04B.250](#).

(E) Decision Criteria. In order to approve a binding site plan, the department must find that the newly created lots function and operate as one site and that the binding site plan and record of survey comply and are consistent with the following provisions as well as any other applicable regulations as determined by the department:

(1) Requirements of this article;

(2) Requirements for noise control, Chapter [9.58](#) GPMC;

(3) Requirements for public or private roads, right-of-way establishment and permits, access, and other applicable road and traffic requirements;

(4) Compliance with fire lane, emergency access, fire-rated construction, hydrants and fire flow, and other requirements of GPMC [15.02.120](#);

(5) Compliance with applicable construction code requirements, Chapter [15.02](#) GPMC;

(6) Compliance with applicable use and development standard requirements of this title;

(7) Compliance with applicable shoreline management code requirements of the shoreline master program, GPMC [19.07.030](#), and/or flood hazard area requirements of GPMC [19.07.035](#);

(8) Compliance with environmental policies and procedures and critical areas regulations of GPMC [19.07.010](#) and [19.07.020](#);

(9) Compliance with applicable drainage requirements of Chapter [13.20](#) GPMC;

(10) Compliance with applicable impact fee requirements;

(11) Provisions for adequate sewer service, water supply and refuse disposal; and

(12) Any other applicable provision of this title.

(F) Conditions of Approval.

(1) The designated official is authorized to impose conditions and limitations on the binding site plan. By this authority, and if the designated official determines that any delay in satisfying requirements will not adversely impact the public health, safety, or welfare, the designated official may allow requirements to be satisfied prior to issuing the first building permit for the site, or prior to issuing the first building permit for any phase, or prior to issuing a specific building's certificate of occupancy, or in accordance with an approved phasing plan.

(2) The binding site plan shall contain a provision requiring that any development of the site shall be in conformity with the approved binding site plan.

(3) The designated official may authorize sharing of open space, parking, access, and other improvements among properties subject to the binding site plan. Conditions and restrictions on development, use, maintenance, shared open space, parking, access, and other improvements shall be identified on the binding site plan and enforced by covenants, conditions, restrictions, easements, or other legal mechanisms.

(4) All provisions, conditions, and requirements of the binding site plan shall be legally enforceable on the owner, purchaser, and any other person acquiring a possessory ownership, security, or other interest in any property subject to the binding site plan.

(5) After approval of a binding site plan for land zoned and used for commercial or industrial purposes, or for land zoned and used for mobile home parks, the applicant shall record the approved binding site plan with a record of survey (except for the provision of RCW [58.09.090](#)(1)(d)(iv)) as one recording document complying with the requirements of this section.

(6) The designated official may authorize the use of a binding site plan for land, all or a portion of which will be subjected to the provisions of Chapter [64.32](#) or [64.34](#) RCW; the applicant shall then record the approved binding site plan with a record of survey (except for the provisions of RCW [58.09.090](#)(1)(d)(iv)) as one recording document complying with the requirements of this section. Following recordation of the binding site plan with record of survey, the applicant shall independently complete improvements shown on the approved binding site plan and file a declaration of condominium, and survey map and plans as required by Chapter [64.32](#) or [64.34](#) RCW.

(7) Under subsection (5) or (6) of this section, when a record of survey is not required pursuant to RCW [58.09.090](#)(1)(d)(iv), the applicable record of survey data, consistent with the application requirements as adopted by the department pursuant to GPMC [19.04A.220](#), shall be shown on the binding site plan to be recorded.

(G) Binding site plans shall be drawn at a scale no smaller than one inch equals 50 feet and shall include the design of any lots or building envelopes and the areas designated for landscaping and vehicle use.

(H) ~~Recording Requirements: All binding site plans shall be recorded in compliance with the following:~~

~~(1) Approval Required. No binding site plan shall be filed unless approved by the designated official and city engineer.~~

~~(2) Fees and Recording Procedure. Prior to recording, the applicant shall submit the original binding site plan on a PDF, AutoCAD file format and 22-inch by 34-inch plan sheets to the city clerk for signatures together with the binding site plan approval fee.~~

~~(3) Signatures Required. The final approval of the binding site plan shall be shown by affixing the signatures of the designated official and the city engineer and fire chief, the short plat documents to be recorded with the Snohomish County auditor.~~

~~(4) Recording Required. The approved binding site plan documents shall be filed for recording with the Snohomish County auditor and one reproducible copy shall be furnished to the city clerk.~~

~~(1) When the proposed Binding Site plan receives final approval, the applicant shall record the binding site plan with the Snohomish County auditor.~~

~~(2) The applicant shall furnish the city a digital copy of the recorded binding site plan within five working days of recording.~~

(I) Design Standards – Access Requirements. Access requirements and road standards to and within lots of the binding site plan shall be provided in accordance with GFMC [19.06.050](#) and the EDDS. New public road(s) shall be provided for lot access where determined by the public works director to be reasonably necessary as a result of the proposed development or to make appropriate provisions for public roads. The applicant may also propose establishment of public road(s).

(J) Phased Development.

(1) An applicant who chooses to develop a site in phases or divisions shall submit to the department a phasing plan consisting of a written schedule and a drawing illustrating the plan for concurrent review with the application for a binding site plan.

(2) Site improvements designed to relate to, benefit, or be used by the entire development (such as stormwater detention ponds or tennis courts in a residential development) shall be noted on the phasing plan. The phasing plan shall relate completion of such improvements to completion of one or more phases or stages of the entire development.

(3) Once a phasing plan has been approved, the information contained therein shall be shown on, or the phasing plan attached to and made a part of, the binding site plan.

(4) Approval of a phasing plan does not constitute approval of the binding site plan. No land may be used, no buildings may be occupied, and no lots may be sold except in accordance with the approved binding site plan.

(K) Approved binding site plans shall be binding and all provisions, conditions and requirements of the binding site plan shall be legally enforceable on the purchaser or any person acquiring a lease or other ownership interest of any lot, parcel or tract created pursuant to the binding site plan. A sale, transfer, or lease of any lot, tract or parcel created pursuant to the binding site plan that does not conform to the requirements of the binding site plan approval shall be considered a violation of this chapter, and shall be restrained by

injunctive action and shall be illegal as provided in Chapter [58.17](#) RCW, Plats – Subdivisions – Dedications.

(L) Acceptance of Site Improvements. All public and private site improvements must be completed and accepted by the city or subjected to a performance security per GPMC [19.04A.180](#) approved by the department prior to issuing the first building permit for the site, prior to issuing the first building permit for any phase, or prior to issuing a specific building's certificate of occupancy. Alternatively, the department may condition the completion of such improvements pursuant to an approved phasing plan.

(M) Bonding or Performance Security.

(1) Prior to issuing the first building permit for a site development, prior to issuing the first building permit for each phase, or prior to issuing a specific building's certificate of occupancy, the designated official may require performance security or security to be provided in a form and amount deemed necessary to assure that all work or actions required by this title are satisfactorily completed in accordance with the approved binding site plan and to assure that all work or actions not satisfactorily completed will be corrected to comply with the approved binding site plan to eliminate hazardous conditions, to restore environmental damage or degradation, and to protect the health, safety, and general welfare of the public bonding in accordance with GPMC [19.04A.180](#), Security mechanisms.

(2) The bond or other security device must be conditioned on:

- (a) The work or requirements being completed in accordance with the binding site plan;
- (b) The site being left in a safe condition; and
- (c) The site and adjacent or surrounding areas being restored in the event of damages or other environmental degradation from development activities conducted pursuant to the binding site plan.

(N) All subsequent development shall be in conformity with the approved binding site plan. Each binding site plan document shall reference the requirement for compliance with the binding site plan approval.

(O) Amendments to or vacations of an approved binding site plan shall be made through the process of this section.

(P) Approved binding site plans may contain any easements, restrictions, covenants, or conditions as would a subdivision approved by the city. [Ord. 1020 § 1 (Att. A), 2022.]



CITY COUNCIL AGENDA BILL

Subject: Discussion - Planned Residential Development Standards **Originating Dept.:** Planning Department

Approval(s):

Action Recommended:

Meeting Date: July 8, 2026

Date Submitted:

Exhibit(s):

1. Item 7.B Memo

Budgeted Amount:

BARS Code:

Summary Statement:

Follow-up discussion on proposed PRD standards.

Background:

Recommended Motion:



CITY COUNCIL MEMO

To: City Councilmembers

From: Amy Hess, Community Development Director

Date: July 8, 2026

Item 7.B. Planned Residential Development Standards

These standards balance flexibility for developers with improved neighborhood quality by preserving substantial open space, requiring meaningful community amenities, and allowing modest increases in residential density under existing zoning regulations in exchange for improvements that provide a public benefit. The proposed approach encourages better site design without dramatically increasing development intensity or adversely affecting surrounding properties.

Recommended Development Standards

Standard	Recommendation
Maximum Density	Increase of up to 120% of the maximum allowable by the underlying zoning (up to 7.2 du/acre). Only achievable with application of density incentives.
Zone	Allowable in R-9,600 zone only.
Minimum Common Open Space	Minimum of 20% of the net site area dedicated as permanent common open space. 35% of the open space shall be active open space (see definition below), remaining 65% can be passive (see definition below). Environmentally constrained lands may count for up to 30% of required passive open space.

Standard	Recommendation
Open Space Development Standards	Open space and amenities shall be centrally located and accessible to all residents. Retention of existing natural features for use as open space is encouraged.
Open Space Ownership	Common open space shall be owned and maintained by a homeowners' association, land trust, or other approved entity through recorded maintenance agreements.
Minimum Number of Amenities	One large recreational amenity or two small recreational amenities per quarter acre of active open space. One small recreational amenity per one quarter acre of passive open space.
Eligible Small Amenities	Commercial grade benches or picnic tables (benches equal one-half small amenity); ½ sport court, tot lot with small playground equipment; or other similar amenities.
Eligible Large Amenities	Full multipurpose sport court; soccer, baseball or similar fields; clubhouse; tot lot with large playground equipment; gazebo; or other similar amenities.
Lot Size Reduction	Minimum lot size may be reduced to 6,000 square feet.
Lot Width Reduction	Minimum lot width may be reduced to 50 feet.
Setback Flexibility	Front yard setbacks may be reduced to 10 feet, provided garages are setback at least 20 feet. Rear yard setbacks are 10 feet, side yard are 5 feet, except on corner lots, the side street frontage setback shall be 10 feet.
Connectivity	Internal pedestrian connections shall link residential areas with all common open spaces and amenities. Sidewalk connections to adjacent developments and public streets should be provided where feasible.

Standard	Recommendation
Phasing	Required open space and amenities shall be constructed proportionately with residential development and completed before the final phase receives occupancy approval.

Proposed Residential Density Incentives

Benefit	Recommended Density Incentive
Affordable Housing Benefit units consisting of rental housing permanently priced to serve nonelderly low-income households (i.e., no greater than 30 percent of gross income for household at or below 50 percent of Snohomish County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to the city shall be recorded at final approval.	1 bonus unit for each qualifying affordable dwelling unit, up to a maximum of 12 bonus units per development.
Affordable Senior Housing Benefit units consisting of rental housing designed and permanently priced to serve low-income senior citizens (i.e., no greater than 30 percent of gross income for one- or two-person households, one member of which is 62 years of age or older, with incomes at or below 50 percent of Snohomish County	1 bonus unit for each qualifying affordable senior dwelling unit, up to a maximum of 16 bonus units per development.

median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to the city of Marysville shall be recorded at final approval.	
Public Facility Land Dedication Dedication of public facilities site or trail right-of-way meeting city of Granite Falls or agency location and size standards for the proposed facility type.	5 bonus units or lots per usable acre of land dedicated, or 5 bonus units per one-quarter mile of trail right-of-way dedicated exceeding the minimum requirements outlined in other sections of this title.
Trail Improvements Improvement of dedicated trail segment to city of Granite Falls standards.	1 bonus unit or lot per one-quarter mile of pedestrian trail; 2 bonus units or lots per one-quarter mile of multipurpose trail.
Open Space Exceeding Code Requirements Developments providing permanent open space with amenities, above and beyond and exceeding what may otherwise be required by code.	1.5 bonus unit or lot per acre of permanent open space provided in excess of minimum requirements.
Mixed-Use Development	5 percent increase above the base density permitted by the underlying zone.
Stormwater Facilities with Active Recreation Developments that incorporate active recreation facilities that utilize the storm water facility tract.	2 bonus units or lots per acre of qualifying stormwater tract.
Stormwater Facilities with Passive Recreation	1 bonus unit or lot per acre of qualifying stormwater tract.

Developments that incorporate passive recreation facilities that utilize the storm water facility tract.	
Preservation of Existing Overstory Vegetation (not included within a required NGPA). No increase in permitted density shall be permitted for sites that have been cleared of evergreen trees within two years prior to the date of application for land use approval. Density increases granted which were based upon preservation of existing trees shall be forfeited if such trees are removed between the time of preliminary and final approval and issuance of building permits.	2 lots or units per acre
Retention or creation of a perimeter buffer, composed of existing trees and vegetation, or additional plantings, in order to improve design or compatibility between neighboring land uses.	1 bonus unit or lot per 1,000 linear feet of qualifying buffer.
Enhanced Entry Landscaping	1 bonus unit or lot per 5,000 square feet of qualifying enhanced landscaping.
Certified Green Building	0.10 bonus unit for each certified dwelling unit, with a maximum of 4 bonus units per development.

Definitions:

Active Open Space. A contiguous area of land of sufficient size, configuration, and grade to accommodate outdoor recreation or community gathering and intended for the use of residents of a development. Active open space may include, but is not limited to, parks, playgrounds, sports courts, picnic areas, community gardens, dog parks, trails, event lawns, fitness areas, and similar recreational amenities.

The following shall not be counted as active open space: street rights-of-way, parking areas, drive aisles, required landscape buffers, utility easements that restrict recreational use, stormwater facilities not designed for recreation, and environmentally constrained lands, except for improved recreational facilities such as trails or overlooks.

Passive Open Space. A contiguous area of land that does not qualify as Active Open Space and is preserved or improved primarily for conservation, natural resource protection, scenic enjoyment, or passive recreation. Passive open space may include woodlands, wetlands, stream corridors, greenways, walking trails, overlooks, seating areas, and similar features that provide opportunities for passive recreation.

Areas devoted primarily to streets, parking, drive aisles, buildings, required landscape buffers, utility easements that restrict public use, or stormwater facilities not designed for passive recreation shall not be considered passive open space.