

Property-Specific Requirements

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Site and frontage improvements may be required to bring sites up to city standards. Additionally, any site contamination on the property will need to be addressed prior to construction.

IMPORTANT: Many requirements are *site specific* and depend greatly on the amount of development a property has undergone.

3-A: Critical Areas

Determine if the site contains critical areas.

A Critical Areas Report prepared by a scientific professional may be required prior to development of a site to determine if and where any on-site critical areas exist. If the site has critical areas, there may be additional set-back/buffer requirements.

- [Critical Areas Management Overview](#)
- [Department of Ecology Wetland Regulations](#)

3-B: Site Contamination

Determine if the site is considered contaminated.

If you are looking at a site that is considered contaminated, be aware that cleanup may be required prior to construction. Prior to making any commitments, investigate the time and cost it will take to be able to use this site.

The following links provide information to determine if a site is considered contaminated and what cleanup measures may be required prior to construction.

- [Contaminated site database, Ecology](#)
- [Information for businesses, Department of Ecology TCP](#)
- [Voluntary Cleanup Program, Ecology](#)
- [Focus sheet on MTCA](#)

3-C: Frontage Improvements

Improvements are required to bring the site up to city standards (sidewalks, curbs, gutters, curb ramps, driveway/alley approaches, or street/alley rights-of-way) in the following circumstances:

- New buildings
- Any change in the occupancy classification or additions/alterations/repairs of an existing structure that result in an increase in pedestrian or vehicular traffic
- When repairs/replacements are needed to any existing site improvements.

IMPORTANT: These requirements are *site specific* and the city can provide detailed requirements at the Pre-Application Meeting after reviewing the details of your plan. Frontage improvements shall be completed prior to occupancy.

3-D: Site Improvements & Building Upgrades

Assess the improvements currently in place on a property and plan for extra cost and time to complete each.

Site Improvements

Upgrades to the stormwater infrastructure, landscaping and frontage improvements may be required in the following situations:

- New construction,
- Substantial improvements,
- Additions to existing buildings,
- Certain occupancy changes, and
- When the item is in disrepair or not to code.

Site improvements and building upgrades are required to bring sites up to city standards when a substantial improvement is proposed.

“Substantial improvement” means any repair, reconstruction, structural modification, addition or improvement of a structure, the cost of **which equals or exceeds 50% of the market value of the structure** either before the improvement or repair is started; or if the structure has been damaged and is being restored, before the damage occurred. (see [MMC 22A.020.200](#) for additional details).

Building Upgrades

Renovations and additions to an existing building may require the following:

- Upgrade to fire and life safety systems
- Improve ADA accessibility (requires at least 20% of alteration expenses to be for this purpose)
- Frontage and site improvements (stormwater, landscaping, frontage, traffic mitigations)

Renovations and additions involving *architectural and structural changes or exceeding 50% of the total floor area* of the building may require the following:

- Professional evaluation of the building’s structural system (provide a structural report).
- Upgrades related to fire and life safety (see below)
- Meet all accessibility barrier-free requirements (ADA).
- Demolition Permit Applications: Prior to any interior, exterior or complete demolition of a structure, a demolition permit will be required. Please contact the Building Department to determine if an asbestos survey is required.
- Frontage and on-site and off-site improvements (stormwater, landscaping, frontage, traffic mitigations)

Fire and Life Safety

It is recommended that all new construction be equipped with a fire sprinkler system that is under threshold for the requirements. The recommendation allows for more flexibility as your business grows or providing more resale and lease opportunities. We also recommend providing the piping for future expansion to reduce installation costs in the future.

The fire and life safety equipment and types of construction materials required for your facility are based on the occupancy classification of your facility (see 1-E: Occupancy Classification). These requirements are found in the [International Building Code](#) and [MMC 14.03.050 Rules of Construction](#).

Fire and life safety requirements are based on the permitted occupancy of the facility after construction/renovations. Occupancy is calculated based on size and use of each space within the facility (office areas, production, storage, etc.).

Changing the permitted occupancy of an existing building may require life safety, exiting and/or building improvements.

Hydrant

Hydrants are required for buildings 300+ ft. from an existing hydrant and for buildings w/sprinklers 600+ ft. from an existing hydrant.

Fire and Life Safety Requirements			
Group	Fire Alarms	Automatic sprinkler system	Construction specifications
Business			
Group B	Manual fire alarm system required: <ul style="list-style-type: none"> Occupant load of all floors is >500 Occupant load in basement or upper floors is >100 	Required throughout building when: <ul style="list-style-type: none"> Any area > 8,000+ square feet 	
Factory Industrial			
Group F-2 (Low-hazard)	Manual fire alarm system required if occupant load in basement or upper floors is >500	Required throughout building when: <ul style="list-style-type: none"> Any area > 8,000+ square feet 	
Group F-1 (Moderate-hazard)	Manual fire alarm system required if occupant load in basement or upper floors is >500	Required throughout building when: <ul style="list-style-type: none"> Any F-1 area >8,000+ sq. ft. All F-1 areas totaling >8,000 sq. ft. F-1 areas >3 stories above grade Manufacture of upholstered furniture or mattresses >2,500 sq. ft. 	
High-hazard			
Group H	Manual fire alarm system required in H-5 occupancies and in occupancies used for the manufacture of organic coatings. An automatic smoke detection system shall be installed for highly toxic gases, organic peroxides and oxidizers	Required in all High Hazard Buildings	Increased setbacks to lot lines (distance depends on hazard level)
Storage			
Group S-1 and 2 (Moderate-hazard)	An automatic smoke detection system shall be installed throughout high-piled combustible storage areas	Required throughout building when: <ul style="list-style-type: none"> Any Area >8,000+ sq. ft. All S-1 and 2 areas totaling >8,000 sq. ft. (includes all floors and mezzanines) S-1 areas >5,000 sq. ft. used to store commercial trucks or buses Repair garages using open flame or welding > 3,000 square feet Storage of upholstered furniture or mattresses >2,500 sq. ft. 	

3-E: Setbacks and Landscaping

Every development must provide sufficient screening and setbacks so that neighboring properties are shielded from any adverse external effects of that development.

Where screening is required, only the property under application for development is responsible for installing the screening.

Setbacks

Minimum distance from property lines and [building setback requirements](#) for all buildings include the following:

- 25 ft. on property lines adjoining residentially designated property;
- 50-foot setback on property lines adjoining residentially designated property for industrial uses established by Conditional Use Permits

Building height limitations and set-backs are specific to each zoning district. See table below.

Development Standards	GC	LI	GI
Base building height (*)	35 feet	65 feet	65 feet
Maximum percentage of impervious surface	85%	85%	85%
Minimum street setback (note: more stringent requirements for gas pump islands)	No Minimum, but subject to sight distance review at driveways and street intersections		
Minimum interior setbacks:			
Property lines adjoining residentially designated property	25-foot setback (see Landscaping requirements (Step 3-D))		
Property lines adjoining residentially designated property for industrial uses requiring conditional use permits	n/a	50-foot setback (see Landscaping requirements (Step 3-D))	
Property lines adjoining non-residentially designated property	No Minimum		

(*) Height limits may be increased when portions of the structure or building which exceed the base height limit provide one additional foot of street and interior setback beyond the required setback for each foot above the base height limit..

Landscaping

The following table provides a general overview of the screening requirements. Descriptions of screens and landscaping can be found in [MMC 22C.120.110](#). [Street Trees](#) are also required and species shall be selected from the list of appropriate street trees outlined in the [Administrative Landscaping Guidelines](#).

Types of Landscaping Screens:

L1 – Opaque Screen. A screen that is opaque from the ground to a height of at least six feet, with intermittent visual obstructions from the opaque portion to a height of at least 20 feet.

L2 – Semi-Opaque Screen. A screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least 20 feet.

L3 – Broken Screen. A screen composed of intermittent visual obstructions from the ground to a height of at least 20 feet.

Parking Area Landscaping (L4). Landscaping that provides shade and visual relief while maintaining clear sight lines within parking areas.

Retention/Detention Pond Landscaping (L5). Landscaping that provides visual relief through a reduction in sight lines visible from a public right-of-way.

Adjacent Use	Width of Buffer	Type of Buffer
Property adjacent to residential property (as designated by the Marysville comprehensive plan)		
Industrial and business parks next to residentially designated property	25 feet	L1 – Opaque Screen
Commercial uses next to <i>single-family</i> designated property	20 feet	L1 – Opaque Screen, plus a six-foot sight-obscuring fence or wall
Commercial uses next to <i>multiple-family</i> by the Marysville comprehensive plan	10 feet	L2 – Semi-Opaque Screen, plus a six-foot sight-obscuring fence or wall

Wireless Communication Facilities and/or base station not in Right-of-Way	10 feet	L1 – Opaque Screen, plus a six-foot sight-obscuring fence or wall
Property adjacent I-5 or SR 9		
Industrial, commercial and business park building and parking areas	15 feet	L2 – Semi-Opaque Screen
Parking areas and drive aisles adjacent to roads		
Public right-of-way and private access roads 30 feet wide or greater	10 feet	L3 – Broken Screen
Public arterial right-of-way	15 feet	L3 – Broken Screen
Property adjacent to:		
Stormwater management facility	5 feet	L5 (See design standards)
Outside storage or waste area or above ground utility boxes	5 feet	L1 (See screening and impact abatement standards)