



Land Use Categories, Zoning, and Permitting

The first step for any feasibility decision: Make sure the city's zoning will allow your facility and get an idea of the required land use permitting process. Also, a quick check for building height limitations.

- 2-A: Manufacturing Land Use Categories and Zoning Districts
- 2-B: Zoning Map
- 2-C: Land Use Permitting
- 2-D: Occupancy Classification

Check with city planning staff for questions on specific properties – they will be able to provide you with more detailed information. Planning Staff can be reached at 360-363-8100.

2-A: Manufacturing Land Use Categories

Identify the appropriate land use category for your facility in the table below.

Land use categories for manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment are listed in the table below.

The following uses are **prohibited** in Marysville:

- Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible or explosive materials in violation of the city's fire prevention code.
- Stockyards, slaughterhouses, rendering plants.
- Marijuana processing, production, or retail facilities.

Additional uses and zones are listed in the [Table of Permitted Uses](#), including retail and wholesale sales. Confirm with the city how your facility will be categorized.

The [Standard Industrial Classification Manual](#) (SIC), current edition, prepared by the United States Office of Management and Budget, and the New Illustrated Book of Development Definitions, prepared by Moskowitz and Lindbloom, will be used as reference guides in the classification and/or interpretation of a proposed use.

Zoning Districts

Use the table below to determine which zoning districts may allow your facility.

Manufacturing uses are permitted only in the General Commercial (GC), Light Industrial (LI), and General Industrial (GI) zones within Marysville.

How to read the Land Use and Zoning Table:

- **Permitted Uses (P).** Uses permitted in commercial, and industrial zones listed with a "P" are permitted if they comply with the development standards outlined in the Marysville Municipal Code.
- **Conditional Uses (C).** Uses that can be approved through the conditional use review process are listed with a "C." These uses are allowed provided they comply with the conditional use approval criteria and if they comply with the development standards outlined in the Marysville Municipal Code. The conditional use review process and approval criteria are summarized in Section 2-C: Land Use Permitting and detailed in MMC 22G.010.430.

- **Uses Not Permitted.** If no symbol appears in the box at the intersection of the column and the row, the use is not permitted in that district, except for certain temporary uses.

Land Use and Zoning <i>P: Permitted Uses; C: Conditional Uses</i>	GC - Genreal Commercial	LI - Light Industrial	GI - General Industrial
Food and kindred products; Winery/brewery; (Slaughterhouses not permitted in GC or LI zones)	P	P	P
Apparel and other textile products	C	P	P
Wood products; furniture and fixtures; Printing and publishing	P	P	P
Petroleum refining and related industries; Chemicals and allied products	x	C	C
Leather and leather goods	x	C	C
Stone, clay, glass and concrete products; Paper and allied products; Rubber and misc. plastics products; Miscellaneous light manufacturing; Textile mill products	x	P	P
Fabricated metal products	C	P	P
Primary metal industries; Heavy machinery and equipment; Industrial and commercial machinery	x	C	P
Electronic and other electric equipment; Computer and office equipment	C	P	
Motor vehicle and bicycle manufacturing; Aircraft, ship and boat building; Tire retreading; Railroad equipment	x	C	P
Movie production/distribution	P	P	
Gasoline service stations; Tire stores	P	P	P
Fuel dealers (Conditional use permit is required if total storage capacity exceeds 6,000 gallons)	P	P	P
Truck and heavy equipment dealers	x	P	P
Automobile wrecking yards	x	C	P

2-B: Zoning Map

Now that you know the zone(s) that allow your facility, search for available properties within those zone(s).

You may want to work with a commercial real estate professional to find a site.

Zoning Map

- Use the [Zoning Map](#) to determine zoning designations for potential sites.
- Check city records to confirm the current zoning designation for any site under consideration.

2-C: Land Use Permitting

The land use permits and approvals required for various types of projects are listed in the table below. Visit the City of [Marysville Planning Department](#) webpage for more information.

Land Use Permit Requirements				
Applicability	Site Plan Review	Conditional Use Permit (CUP)	Requires Public Notice	Hearing Examiner Review
Undeveloped Site	Required	Dependent on Use*	Yes	No
Binding Site Plan	Required	Dependent on Use*	Yes	No
New land-uses on developed sites	Required	Dependent on Use*	If CUP is required	If requested
Addition to existing building	Required	No Land Use Permit required if SEPA is not triggered		
Tenant Improvement	Required	No Land Use Permit required if SEPA is not triggered		

* See the [Table of Permitted Uses](#), to determine if a use would be Permitted (P) or Conditionally Permitted (C).

Application Submittal

Applicants submit required application materials (fees, forms, SEPA checklist, site plan, drawings, special studies or technical information reports such as stormwater reports, verification of water/sewer, wetlands, fish and wildlife and geologic hazard reports, etc.).

Land Use Permit Applications

The city issues the land use permit decision, in writing, that includes the conditions of approval, findings of fact, and appeal information. The applicant, any commenting agency or organization, or anyone from the public may appeal the decision, including the underlying SEPA decision. At the end of the appeal period, if no appeal has been filed, the land use review is generally complete. See Land Use Permit Review Procedures:

- [Land Use Permit Review Procedure - Administrative.pdf](#)
- [Land Use Permit Review Procedure - Community Development Director Review.pdf](#)
- [Land Use Permit Review Procedure - Public Hearing Required.pdf](#)

Conditional Use Permit

Conditional use permits may be forwarded to the Hearing Examiner for decision based on specific comments submitted or upon determination by the Community Development Director. See the Conditional Use Permit Checklist.pdf

Public Hearings

Notice of public hearing is posted on the project site, in the newspaper, mailed to property owners within 300 of the property and to all parties that commented during the public comment period. The public hearing is conducted by the Hearings Examiner. The Hearings Examiner decision is the final decision, unless appealed. Appeals may go to the City Council or Board of County Commissioners, or they may go straight to Superior Court.

2-D: Occupancy classification

Identify the occupancy classification for your facility.

The occupancy classification of your facility will be the determining factor for what type of construction you will be required to use for a given size space and what types of life and fire safety equipment will be required. These classifications are found in the [International Building Code](#) and will likely apply in most jurisdictions.

Occupancy Classification	
Group	Definition
Business Group B	Office or professional services (architects, attorneys, dentists, physicians, engineers, etc.), including storage of records and accounts.
Factory Industrial Group F	Assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.
	Low-hazard factory industrial, Group F-2: Fabrication or manufacturing of noncombustible materials which, during finishing, packing or processing do not involve a significant fire hazard. <ul style="list-style-type: none"> Beverages up to 16-percent alcohol content Brick and masonry, ceramic or glass products, foundries Gypsum, ice, metal products (fabrication and assembly)
	Moderate-hazard factory industrial, Group F-1: Factory industrial uses not classified as Factory Industrial F-2 Low Hazard. Examples: <ul style="list-style-type: none"> Bakeries and beverages (over 16-percent alcohol content) Machinery, electronics, engines (including rebuilding) Paper, plastic or wood products, textiles Food processing and commercial kitchens over 2,500 square feet
High-hazard Group H	Manufacturing, processing, generation or storage of materials that constitute a physical or health hazard in quantities in excess of those allowed in <i>control areas</i> complying with Section 414 , based on the maximum allowable quantity limits for <i>control areas</i> set forth in Tables 307.1(1) and 307.1(2).
Storage Group S	Use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.
	Low-hazard storage, Group S-2: Storage of noncombustible materials. Examples: <ul style="list-style-type: none"> Food products, inert pigments Glass, metal parts, gypsum board
	Moderate-hazard storage, Group S-1: Storage uses that are not classified as Low-hazard storage S-2. Examples: <ul style="list-style-type: none"> Aerosols, glues, mucilage, pastes and size Cardboard and cardboard boxes Grains, sugar Lumber, leather, linoleum

Pre-Application: *Formal Pre-application meetings are required before submitting your land use application.* City staff and local agencies will provide written feedback on your plans. Submit [Pre-Application Request form](#), plans and the \$350 review fee 3-4 weeks in advance.

Also, **informal meetings** to discuss your project in general terms are free at the front counter or by calling (360) 363-8100 for an appointment.