



ESPRESSO STAND REQUIREMENTS

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

Planning Requirements

1. Pursuant to Marysville Municipal Code Section 22C.020.060, *Retail/wholesale land uses*, 'eating and drinking places' are permissible in the following zones:

Neighborhood Business (NB)

Community Business (CB)

General Commercial (GC)*

Downtown Commercial (DC)*

Mixed Use (MU)*†

Business Park (BP)

Light Industrial (LI)

General Industrial (GI)*

**In the Downtown Master Plan Area (see attached map), auto drive-through counters for services such as fast food, beverage service, drugs, etc. are not permitted pursuant to Downtown Master Plan Design Guidelines, Appendix D, Section B.1.5. † In the Mixed Use zone of Downtown Planning Area 1 (identified in the Marysville Comprehensive Plan), drive-through service windows in excess of one lane are prohibited.*

2. Drive aisle (stacking lane) shall accommodate minimum stacking for three automobiles per service window. Each stacking space shall be an area measuring 8 ½ feet in width and 20 feet in length, with direct forward access to the service window. A stacking space shall be located to prevent any vehicles from extending onto public rights-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other required parking areas. Stacking lane is measured from the curb cut to the service area or the order area if an outdoor order area precedes the service area. Stacking lanes do not have to be linear. (See MMC Section 22C.140.050).
3. Employee parking spaces required: One per 75 square feet of gross floor area. (See MMC Section 22C.130.030).
4. Drive aisles and parking areas must be paved, striped, and drained. (See MMC Section 22C.130.050).
5. Landscaping may be required depending on site conditions.
6. Written approval from underlying property owner and/or copy of lease. Joint parking agreement may be required. (See MMC Section 22C.130.030).
7. Site must be addressed and readable from the street.
8. Sign permits required. Sign standards available from the Planning Department. (See MMC Chapter 22C.160, *Signs*).
9. Provide site plan (to scale) showing property dimensions, stand location and size, drive aisles, parking layout, access and curb cuts, and existing buildings and landscaping.

Building Requirements

1. Commercial structures require a building permit and must meet the current International Building Code (IBC).

2. Commercial structures require an electrical permit through the City of Marysville and must meet current electrical code.
3. The structure must have a concrete foundation or be securely anchored to the ground.
4. Restroom facilities must be available for employees. Portable toilets are not allowed.
5. Snohomish Health District approval is required. (425-339-5250)
6. Marysville Fire District approval is required. (360-363-8500)

Utility Sanitation Requirements

1. Check for water/sewer availability, requirements and fees. (360-363-8100)
2. Water hook-up and meter may be required.
3. If sewer is not available, must have permission for gray water disposal.
4. Dumpster will be provided upon request. (360-363-8100)

Engineering Requirements

1. Frontage improvements (curb/gutter/sidewalk) may be required or deferred depending on existing site conditions.
2. Storm drainage may be required depending on amount of impervious surface proposed.
3. Subject to sight distance review at driveways and street intersections.

These requirements are not all inclusive as site conditions vary greatly. You may apply for a pre-application meeting through the Community Development Department located at 80 Columbia Avenue, or call 360-363-8100 and a form will be emailed, faxed or mailed to you.