Title 15

ZONING CODE

Division IV. Citywide Development Standards, Regulations and Incentives

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Chapter 15.400

Dimensional Standards and Regulations

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15.400.100 Residential Standards Chart

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	~~UL-15,000~~	~~UL-9,600~~	~~UL-7,200~~ RL	~~UM-3,600~~	~~UM-2,400~~ RM, URM	~~UH-1,800~~	~~UH-900~~ RH, URH	~~UH-UCR~~ URH-MU(1)	~~T~~	MHP	(1) See Ch.15.515 SMC for additional development standards for the ~~UH-UCR~~URH-MU zone.
MINIMUM LOT AREA	~~15,000 SF (1)~~	~~9,600 SF (1)~~	7,200 SF (1)	~~3,600 SF of lot area per unit (2)(3)(6)~~	2,400 SF of lot area per unit (2)(3)(6)	~~1,800 SF of lot area per unit (2)(3)(5)(6)~~	900 SF of lot area per unit (2)(3)(5)(6)	7,200 SF (3)	~~10 – 24 d.u./acre (4)~~	N/A	(1) Lots may be less than the required minimum lot size, subject to the criteria in SMC 15.110.050, Lot Area. (2) Minimum lot size 7,200 square feet. (3) Small lot ~~single-family~~detached dwelling unit minimum lot size is 3,000 square feet. (4) Ten to eighteen units/acre outside of overlay districts. Within the City Center, S. 154th Street Station Area, and Angle Lake Station Area overlay districts, 10 – 24 units/acre applies. (5) Assisted living facilities and continuing care retirement communities are permitted at twice (2X) the density of the zone, measured per room. (6) Retirement apartments are permitted at one and one-half (1.5X) the density of the zone, measured per unit.
MINIMUM AREA – DEVELOPMENT SITE	~~N/A~~	~~N/A~~	N/A	~~N/A~~	N/A	~~N/A~~	N/A	N/A	~~14,400 SF~~	3 acres	
MINIMUM LOT WIDTH	~~50'~~	~~50'~~	50'	~~N/A~~	N/A	~~N/A~~	N/A	N/A	~~180' (1)~~	N/A	(1) One hundred eighty feet of frontage required along primary street.
MINIMUM FRONT YARD SETBACK	~~20' (1)~~	~~20' (1)~~	20' (1)	~~15'~~	15'	~~10'~~	10'	0'	~~10' (2)~~	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) For new ~~single-family dwellings~~detached dwelling units, minimum setback is 20 feet for the garage and 15 feet for all other portions of the structure. This does not apply to additions to existing ~~single-family homes~~detached dwelling units. (2) Within the City Center, S.154th St. Station Area, and Angle Lake Station Area overlay districts, may be zero lot line with approved design and not adjacent to a Residential Low Comprehensive Plan designation.
MAXIMUM FRONT YARD SETBACK	~~N/A~~	~~N/A~~	N/A	~~N/A~~	N/A	~~N/A~~	N/A	20' (1)(2)(3)(4)	~~20' (1)(2)(3)~~	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) Within the City Center Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC 15.300.210 for additional standards.

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	~~UL-15,000~~	~~UL-9,600~~	~~UL-7,200~~ RL	~~UM-3,600~~	~~UM-2,400~~ RM, URM	~~UH-1,800~~	~~UH-900~~ RH, URH	~~UH-UCR~~ URH-MU(1)	~~T~~	MHP	(1) See Ch.15.515 SMC for additional development standards for the ~~UH-UCR~~URH-MU zone.
											(2) Within the S. 154th Street Station Area Overlay District, see SMC 15.305.210 for additional setback standards. (3) Within the Angle Lake Station Area Overlay District, see SMC 15.310.210 for additional setback standards. (4) See SMC 15.515.200 for additional standards and maximum setback waiver requirements for the ~~UH-UCR~~URH-MU zone outside of the overlay districts.
MINIMUM SIDE YARD SETBACK	~~5'~~	~~5'~~	5'	~~5' (1)~~	5' (1)	~~5'~~	5'	5'	~~5' (2)~~	5'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) May be zero lot line with approved design and not adjacent to a ~~U~~RL zone. (2) May be zero lot line with approved design and not adjacent to a ~~U~~RL Comprehensive Plan designation. If adjacent to ~~U~~RL Comprehensive Plan designation, minimum is 10 feet.
MINIMUM REAR YARD SETBACK	~~15'~~	~~15'~~	15'	~~10' (1)~~	10' (1)	~~5'~~	5'	5'	~~5' (2)~~	5'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) May be zero lot line with approved design and not adjacent to a ~~U~~RL zone. (2) May be zero lot line with approved design and not adjacent to a ~~U~~RL Comprehensive Plan designation. If adjacent to ~~U~~RL Comprehensive Plan designation, minimum is 10 feet.
MAXIMUM BUILDING LOT COVERAGE	~~35%~~	~~35%~~	35%	~~55%~~	55%	~~75%~~	75%	90%	~~55% (1)~~	N/A	(1) Lot coverage applies to total development site.
MAXIMUM IMPERVIOUS SURFACE	~~N/A~~	~~N/A~~	N/A	~~N/A~~	N/A	~~N/A~~	N/A	N/A	~~N/A~~	N/A	
MAXIMUM STRUCTURE HEIGHT	~~30' (2)~~	~~30' (2)~~	30' (2)	~~40' (2)~~	40' (2)	~~55'~~	55'	(1)	~~35'~~	N/A	(1) Limited by FAA and Fire Department regulations. (2) Conditionally permitted uses shall have their height limit established as a condition of CUP approval.

15.400.200 Commercial, Industrial, Park Standards Chart

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	~~NB~~CL	NVM (1)	~~O/C/MU~~ UVM (1)	NVH (1)	~~O/CM~~ UVH (1)	RBX (1)	CB	CB-C (1)	I	P	(1) See Chapter 15.515 SMC for additional development standards for the RBX, URH-MU, CB-C, NVM, NVH, UVM and UVH zones.
MINIMUM LOT AREA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM AREA – DEVELOPMENT SITE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM LOT WIDTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM FRONT YARD SETBACK	10'	0’	0' (1)	0’	0'	N/A	10'	0'	10'	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) Ten-foot setback if adjacent to a ~~UL~~ RL zone.
MAXIMUM FRONT YARD SETBACK	N/A	10’ (1)(4)	10' (1)	10’ (1)(4)	10' (1)(4)	N/A	(5)	10' (1)(2)(3)(4)	N/A	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	~~NB~~CL	NVM (1)	~~O/C/MU~~ UVM (1)	NVH (1)	~~O/CM~~ UVH (1)	RBX (1)	CB	CB-C (1)	I	P	(1) See Chapter 15.515 SMC for additional development standards for the RBX, URH-MU, CB-C, NVM, NVH, UVM-and UVH zones.
											(1) Within the City Center Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC 15.300.210 for additional standards. (2) Within the S. 154th St. Station Area Overlay District, see SMC 15.305.210 for setback standards. (3) Within the Angle Lake Station Area Overlay District, see SMC 15.310.210 for setback standards. (4) Within the NVM, NVH, ~~O/CM~~ and CB-C zones outside of the overlay districts, maximum setback is 20 feet for multi-family and residential mixed use projects. See SMC 15.515.200 for additional standards and maximum setback waiver requirements. (5) Maximum setback is 20 feet for multi-family and residential mixed use projects.

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	~~NB~~CL	NVM (1)	~~O/C/MU~~ UVM (1)	NVH (1)	~~O/CM~~ UVH (1)	RBX (1)	CB	CB-C (1)	I	P	(1) See Chapter 15.515 SMC for additional development standards for the RBX, URH-MU, CB-C, NVM, NVH, UVM-and UVH zones.
MINIMUM SIDE YARD SETBACK	5'	5’	5'	5’	5'	N/A	N/A	N/A	5'	10'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.
MINIMUM REAR YARD SETBACK	5'	5’	5'	5’	5'	N/A	N/A	N/A	5'	10'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.
MAXIMUM BUILDING LOT COVERAGE	65%	75%	~~65%~~75%	75%	75%	75%, 85%	75%	75%	85%	N/A	See Residential/Commercial Density Incentives (Chapter 15.425 SMC).
MAXIMUM IMPERVIOUS SURFACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MAXIMUM STRUCTURE HEIGHT	35'	4 stories (45’) (1)	5 stories (~~45'~~55') (1)	5 stories (55’) (1)	6 stories (65~~45~~') (1)	(2~~1~~)	(2~~1~~)	(2~~1~~)	75'	N/A	(1) See Residential Incentives (Chapter 15.425 SMC) for additional height incentives. (2~~1~~) Limited by FAA and Fire Department regulations.

15.400.300 Lot Use – Dwelling Units Allowed Per Lot

~~One (1)~~ Two (2) residential dwelling units ~~is~~ are allowed per legal lot within the ~~UR and~~ URL zone classifications~~,~~ or four (4) if within a quarter (1/4) mile walking distance of a major transit stop.

NOTE: SECTION BELOW REPEALED BY PLANNING COMMISSION RECOMMENDATION

~~**15.400.360 Ground Floor Active Use Standards for Neighborhood and Urban Villages**~~

~~In addition to the permitted uses (Chapter 15.205 SMC), dimensional standards and regulations (Chapter 15.400 SMC), and applicable design and performance standards, the following section outlines requirements for ground floor active uses (SMC 15.070.180 "G" Definitions).~~

~~A. **Applicability.** This section applies to all new developments and redevelopments located within the following zones: Neighborhood Village Medium (NVM); Urban Village Medium (NVM); Neighborhood Village High (NVH); and Urban Village Hight (UVH).~~

~~B. **General ground floor active use requirements.**~~

~~1. **Neighborhood Village Medium (NVM).** Ground floor active uses are not required in the NVM zone; however, they are encouraged, and if provided, allow height increases of the building as outlined in SMC 15.425.600, Maximum Building Heights Permitted through Height Incentive Review, through SMC 15.425.800, Height Incentive Chart. If provided, all ground floor active uses shall be resident-oriented uses (SMC 15.105.180 "R" Definitions). Residential ground floor active uses are also permitted in this zone. See the design standards for residential ground floor active uses ins subsection D below.~~

~~**2. Urban Village Medium (UVM).** Ground floor active uses of fifty (50) percent are required in the UVM zones.~~

~~**3. Neighborhood Village High (NVH).** Ground floor active uses are required in the UVMNVH zones and shall be resident-oriented uses (SMC 15.105.180 "R" Definitions).~~

~~**4. Urban Village Height (UVH).** Ground floor active uses are required in the UVMH zones.~~

~~C. **Dimensional Standards.** All ground floor active uses shall meet the following dimensional standards. These standards do not apply to residential ground floor active uses.~~

~~1. **Depth of ground floor use.** Ground floor active uses shall have a minimum leasable ground floor area that extends to depth of thirty (30) feet from the exterior building facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet.~~

~~2. **Width of street frontageMinimum ground floor use.** Ground floor active uses shall be a minimum of fifty (50) percent (50%) of the length of the exterior ground floor facing the street(s), excluding vehicle entrances, exits, and alleys.~~

~~3. **Interior Ceiling Height.** Ground floor active uses shall have a minimum ceiling height of ten (10) feet for all street level building spaces.~~

~~D. **Design Standards.** All ground floor active uses shall meet the following design standards:~~

~~1. **Transparency.** Ground floor active uses shall provide sixty (60) percent window coverage adjacent to public streets.~~

~~Residential ground floor active uses shall provide forty (40) percent window coverage in a manner that provides privacy for residents, utilizing strategies such as windows raised a~~

~~minimum of four (4) feet above ground level, and at least five (5) horizontal feet from public sidewalks or pathways.~~

~~2. **Pedestrian-Level Architecture.** Ground floor active uses shall be visually distinctive from attached residential units and shall utilize separate pedestrian entrances.~~

~~i. Residential ground floor active uses shall have individual entrances that are: accessed directly from the sidewalk, raised at least two and a half (2.5) feet above grade, and are visually distinct from one another.~~

~~3. **Identity Signs.** Ground floor active uses shall provide identity signs that fit with the architectural character of the site and shall conform with applicable sign requirements identified in the SeaTac Municipal Code.~~

~~i. Residential ground floor active uses do not require identity signs.~~

Chapter 15.405

Accessory and Tent Structures

Sections:

15.405.005 Purpose
15.405.010 Authority and Application
15.405.015 Accessory and Tent Structures Standards Chart User Guide
15.405.100 Accessory and Tent Structures Standards Chart – CHANGES PROPOSED
15.405.200 Accessory Structures
15.405.300 Tent Structures/Canopies
15.405.400 Regulations Specific to Canopy Tent Structures

15.405.100 Accessory and Tent Structures Standards Chart

DEVELOPMENT STANDARDS	GARAGE, SHED, BARN, AND SIMILAR STRUCTURES						CANOPY		TENT		ADDITIONAL REGULATIONS
	~~UL-15,000~~	~~UL-9,600~~ ~~UL-7,200~~ RL	~~UM-3,600~~ ~~UM-2,400~~ RM, URM	~~UH-1,800~~ ~~UH-900~~ RH, URH ~~UH-UCR~~ URH-MU	~~T~~	MHP	~~UL-15,000~~	~~UL-9,600~~ ~~UL-7,200~~ RL	~~UL-15,000~~	~~UL-9,600~~ ~~UL-7,200~~ RL	
MINIMUM FRONT YARD SETBACK	~~20'~~	20'	(1)	(1)	~~(1)~~	N/A	~~20' (2)~~	20' (2)	~~(3)~~	(3)	(1) See front yard setbacks in SMC 15.400.100, Residential Standards Chart. (2) One canopy tent structure may be allowed in the front yard per the criteria in SMC 15.405.400(A). (3) Not permitted in front yard.
MINIMUM SIDE YARD SETBACK	~~5'~~	5'	5' (1)(2)	5' (1)	~~5' (1)(3)~~	5'	~~(4)~~	(4)	~~(4)~~	(4)	(1) Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (2) May be zero lot line with approved design and not adjacent to the ~~U~~RL Zone. (3) May be zero lot line with approved design and not adjacent to ~~U~~RL Comprehensive Plan designation. If adjacent to ~~U~~RL Comprehensive Plan designation, minimum is 10 feet. (4) Allowed to intrude up to two feet into the side yard setback.
MINIMUM REAR YARD SETBACK	~~15'~~	5' (1)	5' (1)(2)(3)	5' (2)	~~5' (2)(4)~~	5'	~~N/A~~	N/A	~~N/A~~	N/A	(1) Only one accessory structure is permitted to have a five-foot rear yard setback. All others shall have a 15-foot rear yard setback. (2) Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (3) May be zero lot line with approved design and not adjacent to the ~~U~~RL zone. (4) May be zero lot line with approved design and not adjacent to ~~U~~RL Comprehensive Plan designation. If adjacent to ~~U~~RL Comprehensive Plan designation, minimum is 10 feet.
MAXIMUM SIZE	~~(1)~~	1,000 gross square feet	1,000 gross square feet	1,000 gross square feet	~~1,000 gross square feet~~	1,000 gross square feet	~~(2)~~	(2)	~~(2)~~	(2)	(1) No greater than two times the gross square footage of the primary residence, not including the area of an attached garage. (2) See tent structure/canopy standards in this section and SMC 15.405.200 and 15.405.300.
MAXIMUM STRUCTURE HEIGHT	~~20' (1)~~	20' (1)	20' (1)	20' (1)	~~20' (1)~~	20' (1)	~~15'~~	15'	~~15'~~	15'	(1) Exterior height limit measured to the top of the peak or gable of the roof.

Chapter 15.425

DEVELOPMENT INCENTIVES

Sections:

15.425.005 Purpose
15.425.010 Authority and Application
15.425.020 Review Process
15.425.100 Maximum Densities Permitted through Density Incentive Review
15.425.200 Types of Public Benefits and Density Incentives
15.425.300 Density and Development Incentive Chart – CHANGES PROPOSED
15.425.400 Rules for Calculating Total Permitted Dwelling Units/Increased Site Coverage
15.425.500 Tree Retention, Landscaping, and Other Development Standards
15.425.600 Maximum Building Heights Permitted through Height Incentive Review – NEW SECTION
15.425.700 Types of Public Benefits and Height Incentives – NEW SECTION
15.425.800 Height Incentive Chart – NEW SECTION

15.425.010 Authority and Application

A. Permitted Locations of Residential Density Incentives. Residential density incentives (RDI) shall be used only on sites served by public sewers and public water and only in the:

1. ~~UL~~RL, ~~UM~~RM, URM, RH, URH, NVM, NVH and MHP zones; or

2. CB, UVM, ~~O/CM~~UVH, and RBX zones when part of a mixed use development that includes a residential component.

B. Permitted Locations of Commercial Density Incentives. Commercial density incentives (CDI) shall be used only on sites served by public sewers and public water and only in the:

1. CB and RBX zones; or

2. I zone when part of a mixed use development.

C. Permitted Locations of Village Height Incentives. Village Height Incentives (VHI) shall be used only on sites served by public sewers and public water, and only in the Neighborhood and Urban Village Zones:

~~2.~~1. Neighborhood Village Medium (NVM), Urban Village Medium (UVM), Neighborhood Village High (NVH), and Urban Village High (UVH) zones.

15.425.200 Types of Public Benefits and Density Incentives

A. **Types of Benefits/Incentives.** The public benefits eligible to earn increased densities, and the maximum incentive to be earned by each benefit, are set forth in SMC 15.425.300.

1. **Residential Projects.** For residential developments the density incentive is expressed as bonus dwelling units (or fractions of dwelling units) earned per level of public benefit provided.

2. **Commercial/Industrial Projects.** For commercial or industrial projects, the incentive is expressed as an increase in the allowed lot coverage, or a reduction in the required landscaping/parking.

B. **Residential Projects in ~~U~~RL, ~~U~~RM, URM, ~~and~~ ~~U~~RH and URH Zones.** Residential development in the ~~U~~RL, ~~U~~RM, URM, RH and ~~U~~RH zones with property-specific development standards pursuant to Chapter 15.460 SMC, Performance Standards – General, which require any public benefit enumerated in this chapter, shall be eligible to earn bonus dwelling units set forth in SMC 15.425.300, Density and Development Incentive Chart, by complying with the property-specific standards when the public benefits provided exceed the basic development standards of this title. If the basic standards are modified through the application of an overlay zone, bonus points may be earned if the development provides public benefits exceeding corresponding standards of the overlay zone.

15.425.300 Density and Development Incentive Chart

The following are the public benefits eligible to earn density incentives or reduced development standards through Residential Development Incentive (RDI) or Commercial Development Incentive (CDI) review:

BENEFIT	DENSITY INCENTIVE
AFFORDABLE HOUSING A. Rental housing permanently priced to serve non-elderly, low-income households (no greater than 30% of gross income for households at or below 50% of King 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 or authorized housing agency shall be recorded at final approval.	1.5 bonus units per benefit unit, up to a maximum of 30 low-income units per 5 acres of site area; projects on sites of less than 5 acres shall be limited to 30 low-income units.
B. Rental housing designed and permanently priced to serve low-income senior citizens (i.e., no greater than 30% of gross income for one (1) or two (2) person households, one (1) member of which is 62 years of age or older, with incomes at or below 50% of King 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 or authorized housing agency shall be recorded before final approval.	1.5 bonus units per benefit unit, up to a maximum of 60 low-income units per 5 acres of site area; projects on sites of less than 5 acres shall be limited to 60 low-income units.
C. Moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80% of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing with prices restricted based on typical underwriting ratios and other lending standards, and with no restriction placed on resale. Final approval conditions shall specify requirements for reporting.	0.75 bonus units per benefit unit. Must report to the City or authorized housing agency on both buyer eligibility and housing prices.
D. Moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80% of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing, with prices restricted, based on typical underwriting ratios and other lending standards, with a 15-year restriction placed on resale. Final approval conditions shall specify requirements for reporting to City or authorized housing agency on both buyer eligibility and housing prices.	1.0 bonus units per benefit unit.
E. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80% of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing, with prices restricted to same income group, based on typical underwriting ratios and other lending standards for 30 years from date of first sale. A covenant on the site that specifies the income level and other aspects of buyer eligibility, price levels and requirements for reporting to the City or authorized housing agency shall be recorded at final approval.	1.5 bonus units per benefit unit.
F. Mobile home park space or pad reserved for the relocation of an insignia or non-insignia mobile home that has been or will be displaced due to closure of a mobile home park located within the City.	1 bonus unit per benefit unit.
G. Affordable housing developments on property owned or controlled by a religious organization.	30% increase in site/density coverage.
PARK SITES	For an RDI, 0.5 bonus units per acre of park area exceeding the minimum requirements of Chapter 15.510 SMC, Multi-Family

BENEFIT	DENSITY INCENTIVE
A. Dedication of park site or trail right-of-way meeting City location and size standards for neighborhood, community or regional park, and accepted by the City.	Housing Design Standards, for on-site recreation space, computed on the number of dwelling units permitted by the site's base density.
B. Improvement of dedicated park site to City standards for developed parks.	0.75 bonus units per acre of park improvements. If the applicant is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by dedication. 5% increase of site density/coverage for a CDI site.
C. Creation of open space/park for general public and employees in a commercial development.	5% increase in site coverage and reduce parking landscaping by 5%.
D. Enhanced pedestrian elements in the commercial development (i.e., mode separations between bicycle/auto/pedestrian; pedestrian corridors; service/retail outlets for employees/citizens).	Reduce overall parking and landscaping requirements by 5%.
HISTORIC PRESERVATION A. Dedication of a site containing a historic landmark to the City or a qualifying nonprofit organization capable of restoring and/or maintaining the premises to standards set by the City in SMC 15.120.110(C), Standards for Conversion of Historic Buildings.	For an RDI site, 0.5 bonus units per acre of historic site. 10% increase of site density/coverage for a CDI site.
B. Restoration of a site or structure designated as a historic landmark in accordance to City standards. Specific architectural or site plan layout, approved by the City.	0.5 bonus units per acre of site for an RDI site, or 1,000 square feet of floor area of building. 10% increase site density/coverage for a CDI site.
ENERGY CONSERVATION A. Incorporation of conservation features in the construction of all on-site dwelling units heated by electricity that save at least 20% of space heat energy use from the maximum permitted by the Northwest Energy Code, as amended. No more than 50% of the required savings may result from the installation of heat pumps. None of the required savings shall be achieved by reduction of glazing area below 15% of floor area. Energy use shall be expressed as allowable energy load per square foot or as total transmittance (UA).	0.15 bonus units per base unit that achieves the required savings.
B. Incorporation of conservation features in the construction of all on-site dwelling units heated by natural gas, or other non-electric heat source, that save at least 25% of space heat energy use from the maximum permitted by the Northwest Energy Code, as amended. None of the required savings shall be achieved by reduction of glazing area below 15% of floor area. Energy use shall be expressed as allowable energy load per square foot or as total transmittance (UA).	0.10 bonus units per base unit that achieves the required savings.
NOTE: When proposed energy conservation bonus units of this section are reviewed in conjunction with a subdivision or a short subdivision, the applicant shall provide data and calculations for a typical house of the type to be built in the development that demonstrates to the City's satisfaction how the required savings will be achieved. A condition of approval shall be recorded with the plat and shown on the title of each lot specifying the required energy savings that must be achieved in the construction of the dwelling unit. The plat notation shall also specify that the savings shall be based on the energy code in effect at the time of preliminary plat application.	
ECONOMIC REDEVELOPMENT A. Creation of a pedestrian-oriented core/frontage that incorporates an element of High Capacity Transit (HCT) or the Personal Regional/Rapid Transit (PRT). B. Orientation of buildings to street frontage with parking to the rear or side of the development site, if not otherwise required. C. Construction of an HCT/PRT component that will benefit the site and the City's transportation infrastructure.	Any one or a combination of the three noted benefits qualifies for: 15% increase in site density/coverage and a 10% reduction in required parking spaces.

15.425.600 Maximum Building Heights Permitted through Height Incentive Review

A. **Maximum Heights Permitted in the NVM Zone.** The maximum height permitted through VHI in the NVM zone is 6 stories or 70' feet. No portion of the building may exceed 70' feet.

B. **Maximum Heights Permitted in the UVM Zone.** The maximum height permitted through VHI in the UVM zone is 7 stories or 80' feet. No portion of the building may exceed 80' feet.

C. **Maximum Heights Permitted in the NVH Zone.** The maximum height permitted through VHI in the NVH zone is 8 stories or 90' feet. No portion of the building may exceed 90' feet.

D. **Maximum Heights Permitted in the UVH Zone.** The maximum height permitted through VHI in the UVH zone is 9 stories or 100' feet. No portion of the building may exceed 100' feet.

E. **All maximum heights limited by FAA and Fire Department regulations.**

15.425.700 Types of Public Benefits and Height Incentives

A. **Types of Benefits/Incentives.** The public benefits eligible to earn increased heights are set forth in SMC 15.425.800, Height Incentive Chart.

1. **Neighborhood Village Medium Zone.** For developments in the Neighborhood Village Medium Zone (NVM), public benefits required for height incentives include providing affordable housing units, additional open space beyond the standard requirements, and providing ground floor active uses.

2. **Urban Village Medium Zone.** For developments in the Urban Village Medium Zone (UVM), public benefits required for height incentives include providing affordable housing units, additional open space beyond the standard requirements.

3. **Neighborhood Village High Zone.** For developments in the Neighborhood Village High Zone (NVH), public benefits required for height incentives include providing affordable housing units, additional open space beyond the standard requirements.

4. **Urban Village High Zone.** For developments in the Urban Village High Zone (UVH), public benefits required for height incentives include providing affordable housing units, additional open space beyond the standard requirements.

15.425.800 Height Incentive Chart

The following are the public benefits eligible to earn increased height in the Village zones. Multiple incentives may be utilized to achieve the maximum heights permitted for the zone, as established in SMC 15.425.600.

BENEFIT	HEIGHT INCENTIVE
AFFORDABLE HOUSING A. Rental housing permanently priced to serve low-income households. A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to the City or authorized housing agency shall be recorded at final approval.	A one (1) story increase in the allowed height shall be permitted with a mixture of unit sizes in a development with at least ten (10%) of the units are affordable to serve low-income households.
PUBLIC OPEN SPACE A. Additional public open space, above and beyond what is required for the development, in order to enhance recreational and gathering space opportunities for the public.	A one (1) story increase in the allowed building height shall be permitted when at least fifteen percent (15%) additional public open space over what is required is provided.
GROUND FLOOR ACTIVE USES A. For developments located in the Neighborhood Village Medium (NVM) zones, provide ground floor active uses, in accordance with SMC ~~15.400.360~~15.520, to provide an active and vibrant street scape for the community.	A one (1) story increase in the allowed building height shall be permitted when a development in the NVM zone provides ground floor active uses, consistent with SMC ~~15.400.360~~15.520.

Chapter 15.430

ELECTRIC VEHICLE INFRASTRUCTURE

Sections:

15.430.005 Purpose
15.430.010 Authority and Application
15.430.015 Definitions – CHANGES PROPOSED
15.430.100 Battery Charging Station or Rapid Charging Station – Retrofitting in Existing Development
15.430.110 Electric Vehicle Charging Station Spaces – Allowed as Required Spaces
15.430.120 Off-Street Electric Vehicle Charging Station Spaces
15.430.130 Accessible Electric Vehicle Charging Stations
15.430.140 Electric Vehicle Charging Station Spaces – Signage
15.430.150 Stacking Spaces for Electric Vehicle Battery Exchange Stations

15.430.015 Definitions

* * *

Electric Vehicle Charging Station – Private

An electric vehicle charging station that is (A) privately owned and has restricted access (e.g., ~~single family home~~detached dwelling unit, multi-family parking, executive parking, designated employee parking) or (B) publicly owned and restricted (e.g., fleet parking with no access to the general public).

* * *

Chapter 15.435

FENCES

Sections:

15.435.005 Purpose
15.435.010 Authority and Application
15.435.100 Determining Fence Height
15.435.200 Height Limits for Fences
15.435.300 Height Exceptions – CHANGES PROPOSED
15.435.400 Architectural Features

15.435.300 Height Exceptions

Fence height limits may be exceeded only under the following conditions:

* * *

B. **Fence Height on Principal Arterial/Highway.** ~~Single-family~~Detached dwelling and multi-family dwelling units may have fences to a height of six (6) feet when fronting on a principal arterial/highway. A minimum of one (1) foot of the top of the fence shall be constructed in a manner to allow pedestrian and vehicular traffic to see through the fence (for example, lattice work). (See Figure: FENCE WITH LATTICE WORK.) Such fences may be stepped as provided in subsection (D) of this section. In all cases, the fence shall have an adequate setback in order to maintain sight distance requirements established in SMC 15.400.350, Sight Distance Requirements.

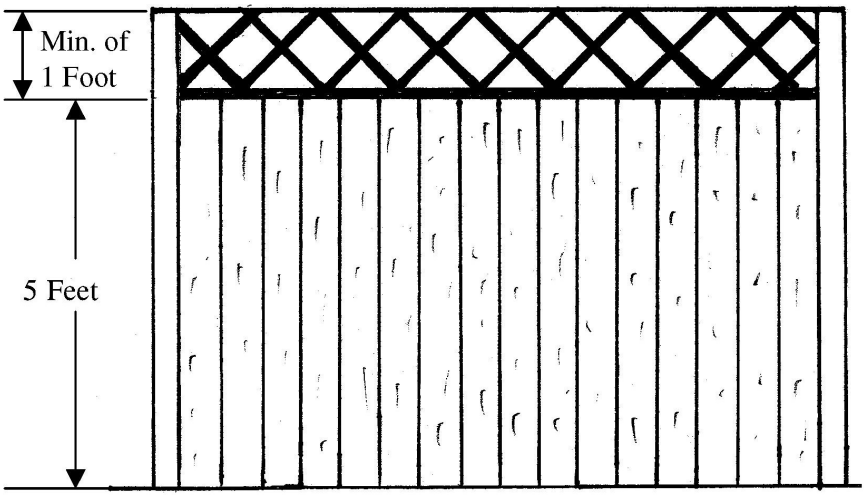

Figure: FENCE WITH LATTICE WORK

* * *

Chapter 15.445

Landscaping and Tree Retention

Sections:

15.445.005 Purpose
15.445.010 Authority and Application – CHANGES PROPOSED
15.445.015 Departures
15.445.100 General Landscaping Requirements
15.445.110 Types of Landscaping
15.445.120 General Landscape Requirements
15.445.130 Installation Requirements
15.445.140 Irrigation Requirements
15.445.150 Maintenance Requirements
15.445.160 Bonds/Security Requirements
15.445.170 *Repealed*
15.445.200 Landscaping Standards
15.445.210 Landscaping Standards Chart – CHANGES PROPOSED
15.445.220 Street Frontage Landscaping
15.445.230 Building Facade Landscaping
15.445.240 Side/Rear Buffer Landscaping for Noncompatible Uses – CHANGES PROPOSED
15.445.250 Surface Parking Landscaping
15.445.260 *Repealed*
15.445.270 Landscaping of Industrial Uses Adjacent to ~~Single-Family~~ Residential Low-Density Zones – CHANGES PROPOSED
15.445.280 Alternative Landscape Options
15.445.300 Service Areas Screening and Placement: Garbage Dumpsters/Recycling Bins
15.445.400 Tree Retention
15.445.410 Retention of Significant Trees within New Short Plats and Long Subdivisions in the ~~Single-Family~~ Residential Low-Density Zones – CHANGES PROPOSED
15.445.420 Retention of Significant Trees in All Other Zones
15.445.430 Tree Retention – Clearing of Multi-Family, Commercial, and Industrial Zoned Lots
15.445.440 Minimum Number of Trees per Residential Lot – New Short Plats and Long Subdivisions – CHANGES PROPOSED
15.445.450 Protection of Significant Trees

15.445.010 Authority and Application

A. The provisions of this chapter shall apply to:

1. All new developments on vacant land requiring building permits; or

2. When the gross floor area (gfa) of a building/complex expands beyond twenty percent (20%) of the total existing gfa, the current landscape standards shall be applicable and integrated into the redevelopment. Within the ~~Neighborhood Business (NB)~~Commercial Low (CL) zone, the provisions of this chapter shall apply when the complex expands beyond forty percent (40%) of the total existing gfa; or

3. Upon the change in use of any property to public/private parking; or

4. Upon the conversion of any outdoor space of two hundred (200) square feet or greater to a business use or parking, the current landscape standards shall be integrated into that portion of the site to the greatest extent feasible.

B. **Exemptions.** The following uses are exempt from the landscaping requirements of this chapter (SMC 15.445.100 through 15.445.300):

1. ~~Single-family dwellings~~Detached dwelling units;

2. Residential accessory uses; and

3. Subdivisions (except as provided under SMC 15.445.260) and short subdivisions in regard to perimeter and street landscape proportions only.

C. **Landscaping Requirements and Increased Setbacks.** Where the width of a required landscape strip exceeds the normally required setback of a zone or specific use, the required setback shall be increased to accommodate the full width of the required landscaping.

1. **Exceptions.**

a. **~~UH-UCR~~URH-MU, CB-C and ~~O/CM~~NV Zones Outside of Overlay Districts.** The street frontage landscape strip requirement shall not apply to uses in the Urban Residential High-~~Urban Center Residential~~Mixed Use (~~UH-UCR~~URH-MU) zoning category, Community Business in the Urban Center (CB-C) zoning category, or ~~Office/Commercial Medium~~Neighborhood Village (~~O/CM~~NV) zoning category outside of the overlay districts. Alternative street frontage landscaping requirements are located in SMC 15.515.200(C)(1).

b. **City Center, South 154th Street and Angle Lake Station Area Overlay Districts.** Within the designated City Center, South 154th Street Station Area, and Angle Lake Station overlay districts, front yard open space as per SMC 15.300.320, 15.305.320 and 15.310.300 shall be required in lieu of street frontage landscaping required within this chapter.

2. **Relocation of Required Street Frontage Landscaping.** If the normal required landscaping is reduced through this exception for all applicable zones except in the designated overlay districts, fifty percent (50%) of said landscaping shall be placed into plazas, rooftop gardens and other pedestrian amenities, and street trees shall be planted within the public right-of-way in locations and amounts to be determined by the Director.

D. **Landscaping and Existing Buildings.** When an existing building precludes installation of the total width of required landscaping, the landscaping shall be installed to the extent possible and the remaining required landscaping shall be installed elsewhere on the site to provide the best possible screening.

E. **Other Standards Applicable.** Except as specified in this section of the Zoning Code, all other relevant standards and requirements in this code shall apply.

15.445.210 Landscaping Standards Chart

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
ANIMALS						
Butterfly/Moth Breeding	III/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density (RL), medium-density, or multi-family zones (~~UL, UH-900, 1800,~~RM, URM, RH, URH or MHP) for buffering purposes. See SMC 15.445.240.
Kennel/Cattery	IV/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to ~~single-family~~residential low-density (~~U~~RL) or medium-density ~~U~~RM, URM) zones for buffering purposes.
Stables	N/A	N/A	N/A	N/A	N/A	
Veterinary Clinic	IV/10 ft.	V/5 ft.	III/5 ft.	N/A	N/A	
BUSINESS SERVICES						
Airport Support Facility	IV/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density or multi-family zones (~~UL, UH-900, 1800~~RL, RM, URM, RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Commercial/Industrial Accessory Uses	II/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, ~~or~~ ~~U~~RM, or URM) zones for buffering purposes.
Conference/Convention Center	IV/10 ft.	V/5 ft.	I/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, ~~or~~ ~~U~~RM, or URM) zones for buffering purposes.
Construction/Trade	III/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, ~~or~~URH, or MHP) for buffering purposes. See SMC 15.445.240.
Construction/Landscaping Yard	III/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, ~~U~~RM, URM, RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Distribution Center/Warehouse	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Equipment Rental, Large	III/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH or MHP) for buffering purposes. See SMC 15.445.240.
Equipment Rental, Small	IV/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, ~~or~~ ~~U~~RM, or URM) zones for buffering purposes.
Equipment Repair, Large	II/10 ft.	V/5 ft.	II/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Equipment Repair, Small	II/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, ~~or~~ ~~U~~RM, or URM) zones for buffering purposes.
Helipad/Airport Facility	I/10 ft.	N/A	I/10 ft.	I/20 ft. (1)	N/A	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Landscaping Business	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Professional Office	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Storage, Self-Service	III/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Truck Terminal	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900,1800~~RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
CIVIC AND INSTITUTIONAL						
Cemetery	IV/20 ft.	N/A	N/A	N/A	N/A	
City Hall	IV/10 ft.	V/5 ft.	III/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Court	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM, or URM) zones for buffering purposes.
Fire Facility	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM, or URM) zones for buffering purposes.
Funeral Home/Crematory	IV/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM, or URM) zones for buffering purposes.
Police Facility	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM, or URM) zones for buffering purposes.
Public Agency Office	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM, or URM) zones for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Public Agency Yard	III/20 ft.	V/5 ft.	III/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM, or URM) zones for buffering purposes.
Public Archives	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM, or URM) zones for buffering purposes.
Social Service Office	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM, or URM) zones for buffering purposes.
EDUCATIONAL						
College/University	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
Elementary/Middle School	IV/10 ft.	V/5 ft.	IV/5 ft.	N/A	Yes	
High School	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
Specialized Instruction School	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
Vocational/Technical School	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
HEALTH AND HUMAN SERVICES						
Day Care I	N/A	N/A	N/A	N/A	N/A	
Day Care II	IV/10 ft.	V/5 ft.	III/5 ft.	N/A	Yes	
Emergency Housing	III/10 ft.	V/5 ft.	III/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM, or URM) zones for buffering purposes.
Emergency Shelter	III/10 ft.	V/5 ft.	III/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM, or URM) zones for buffering purposes.
Hospital	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM, or URM) zones for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
~~Medical/Dental Lab~~	~~III/10 ft.~~	~~V/5 ft.~~	~~III/5 ft.~~	~~II/10 ft. (1)~~	~~Yes~~	~~(1) Adjacent to single-family (UL or UM) zones for buffering purposes.~~
Medical Lab	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM, or URM) zones for buffering purposes.
Medical Office/Outpatient Clinic	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM, or URM) zones for buffering purposes.
~~Miscellaneous Health~~	~~IV/10 ft.~~	~~V/5 ft.~~	~~III/5 ft.~~	~~II/10 ft. (1)~~	~~Yes~~	~~(1) Adjacent to single-family (UL or UM) zones for buffering purposes.~~
Opiate Substitution Treatment Facility	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Permanent Supportive Housing	II/20 ft.	V/5 ft.	III/5 ft.	I/15 ft.	Yes	
Reentry Center	II/20 ft.	V/5 ft.	II/10 ft.	I/20 ft.	Yes	
Secure Community Transition Facility	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	Requirements listed here are the minimum standards. Final landscape requirements shall be determined upon review of a site plan, based on CPTED and public safety principles, by the Director in consultation with the Police Chief. (1) Adjacent to ~~single-family~~residential low-density (RL), medium-density (RM, URM) or multi-family zones (~~UL, UH-900, 1800~~RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Transitional Housing	II/20 ft.	V/5 ft.	III/5 ft.	I/15 ft.	Yes	
MANUFACTURING						
Aerospace Equipment	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Apparel/Textile Products	II/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Assembly and Packaging	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, ~~UM~~RM, URM, RH, URH, or MHP) for buffering purposes.
Batch Plant	I/20 ft.	V/5 ft.	I/20 ft.	I/35 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Biomedical Products Facility	III/15 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Chemical/Petroleum Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Commercial/Industrial Machinery	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Computer/Office Equipment	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Electronic Assembly	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Fabricated Metal Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Food Processing	III/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Furniture/Fixtures	III/15 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Laboratories, Research, Development and Testing	III/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Manufacturing and Fabrication, Light	III/10 ft.	V/5 ft.	II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, ~~U~~RM, URM, ~~U~~RH, URH, or MHP) for buffering purposes.
Manufacturing and Fabrication, Medium	III/10 ft.	V/5 ft.	II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, ~~U~~RM, URM, ~~U~~RH, URH, or MHP) for buffering purposes.
Manufacturing, Light Misc.	III/10 ft.	V/5 ft.	II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Micro-Winery/Brewery/Distillery	III/15 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, ~~U~~RM, URM, ~~U~~RH, URH, or MHP) for buffering purposes.
Off-Site Hazardous Waste Treatment and Storage Facilities	II/10 ft.	V/5 ft.	II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Paper Products	III/15 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Primary Metal Industry	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Printing/Publishing	III/15 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Recycling Processing	II/20 ft.	V/5 ft.	I/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Rubber/Plastic/Leather/Mineral Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Textile Mill	II/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Winery/Brewery/Distillery	III/15 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Wood Products	II/20 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
MOTOR VEHICLE RELATED						
Auto/Boat Dealer	III/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or multi-family zones (~~U~~RL, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Auto Service Center	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Auto Supply Store	III/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Auto Wrecking	II/10 ft.	N/A	I/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Commercial Marine Supplies	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
Electric Vehicle Infrastructure – Battery Exchange Station and Level 3 Rapid Charging Station Only	III/5 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	Required for rapid charging station only if it is a primary use on the property. (1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Fueling/Service Station	III/5 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)(2)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes. (2) See applicable standards in SMC 15.415.100, Fueling/Service Stations.
Public/Private Parking	III/10 ft.	V/5 ft.	II/10 ft.	II/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Tire Retreading	I/20 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Towing Operation	II/10 ft.	N/A	I/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Vehicle Rental/Sales	IV/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Vehicle Rental/Sales, Large	IV/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, ~~U~~RM, URM, ~~U~~RH, URH, or MHP) for buffering purposes.
Vehicle Repair, Large	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Vehicle Repair, Small	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
RECREATIONAL AND CULTURAL						
Amusement Park	IV/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
Community Center	II/10 ft.	N/A	N/A	N/A	Yes	
Drive-In Theater	IV/20 ft.	N/A	1/5 ft.	1/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
Golf Course	N/A	N/A	N/A	N/A	Yes	
Health Club	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft.	Yes	
Library	IV/10 ft.	N/A	III/5 ft.	N/A	Yes	
Museum	IV/10 ft.	N/A	II/10 ft.	N/A	Yes	
Park	N/A	N/A	N/A	N/A	N/A	
Recreational Center	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft.	Yes	

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Religious Use Facility	IV/10 ft.	N/A	N/A	I/10 ft.	Yes	
Religious Use Facility, Accessory	IV/10 ft.	N/A	N/A	I/10 ft.	Yes	
Sports Club	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft.	Yes	
Stadium/Arena/Auditorium	IV/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
RESIDENTIAL						
College Dormitory	IV/10 ft.	N/A	IV/5 ft.	II/10 ft.	Yes	
Duplex	N/A	N/A	N/A	N/A	N/A	See SMC 15.505.500, Landscaping and Screening (townhouse and duplex).
Dwelling Unit, Detached	N/A	N/A	N/A	N/A	N/A	
Manufactured/Modular Home (HUD)	N/A	N/A	N/A	N/A	N/A	
Mobile Home (nonHUD)	N/A	N/A	N/A	N/A	N/A	
Mobile Home Park	II/20 ft.	N/A	I/20 ft.	N/A	N/A	
Multi-Family	III/10 ft. (1)	V/5 ft.	III/5 ft.	I/10 ft.	Yes	(1) In RH and URH zones, street frontage landscaping can be reduced up to 5 feet if combined with contiguous building facade landscaping for a total of 10 feet immediately abutting building. No path or other design feature may encroach within the combined landscaping.
Townhouse	III/20 ft. (1)	V/5 ft.	III/10 ft.	II/15 ft. (1)	Yes (over 3 units)	See SMC 15.505.500, Landscaping and Screening (townhouse and duplex).
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING						
Assisted Living Facility	III/20 ft.	V/5 ft.	III/5 ft.	I/15 ft.	Yes	
Community Residential Facility I	N/A	N/A	N/A	N/A	N/A	
Community Residential Facility II	II/20 ft.	V/5 ft.	III/5 ft.	I/5 ft.	Yes	

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Continuing Care Retirement Community	III/10 ft.	V/5 ft.	III/5 ft.	I/5 ft.	Yes	
Convalescent Center/Nursing Home	II/20 ft.	V/5 ft.	II/15 ft.	N/A	Yes	
Retirement Apartments	III/10 ft. (1)	V/5 ft.	III/5 ft.	I/10 ft.	Yes	(1) In RH and URH zones, street frontage landscaping can be reduced up to 5 feet if combined with contiguous building facade landscaping for a total of 10 feet immediately abutting building. No path or other design feature may encroach within the combined landscaping.
RESIDENTIAL, ACCESSORY						
Home Occupation	N/A	N/A	N/A	N/A	N/A	
Shed/Garage	N/A	N/A	N/A	N/A	N/A	
RETAIL and COMMERCIAL						
Agricultural Crop Sales (Farm Only)	III/5 ft.	N/A	II/5 ft. (1)	II/10 ft. (1)(2)	Yes (1)	(1) Does not apply in the residential zone. (2) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Arcade (Games/Food)	IV/10 ft.	N/A	IV/5 ft.	II/10 ft.	Yes	
Beauty Salon/Personal Grooming Service	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
Coffee Shop/Retail Food Shop	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
Dry Cleaner	IV/10 ft.	V/5 ft.	III/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
Entertainment Club	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Financial Institution	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
Florist Shop	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
Forest Products	II/10 ft.	V/5 ft.	I/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes
Laundromat	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
Mobile Vending	N/A	N/A	N/A	N/A	N/A	
Produce Stand	IV/5 ft.	N/A	IV/5 ft.	N/A	N/A	
Restaurant	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Restaurant, Fast Food	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~UH-900, 1800~~RH, URH, or MHP) for buffering purposes.
Retail, Big Box	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~U~~RH, URH, or MHP) for buffering purposes.
Retail, General	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density, medium-density or multi-family zones (~~U~~RL, RM, URM, ~~U~~RH, URH, or MHP) for buffering purposes.
Sexually Oriented Business	IV/10 ft.	V/5 ft.	II/5 ft.	N/A	Yes	

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Tavern	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
Theater/Entertainment Club	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
Theater, Movie	II/20 ft.	N/A	I/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
RETAIL AND COMMERCIAL, LODGING						
Bed and Breakfast	N/A	N/A	N/A	N/A	N/A	
Hostel	III/10 ft.	V/5 ft.	III/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
Hotel/Motel and Associated Uses	III/10 ft.	V/5 ft.	III/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
UTILITIES						
Communications Facilities	II/10 ft. I/10 ft. (1)	N/A	II/5 ft. I/10 ft. (1)	II/5 ft. I/10 ft. (1)	N/A	(1) Type II landscaping applies in high intensity zones. Type I landscaping applies in low intensity zones. See SMC 15.480.090(G).
Utility Substation	I/10 ft.	N/A	I/10 ft.	N/A	N/A	
Utility Use	III/10 ft.	V/5 ft.	IV/10 ft.	II/10 ft. (1)	Yes	(1) Adjacent to ~~single-family~~residential low-density or medium-density (~~U~~RL, RM or URM) zones for buffering purposes.
Wireless Communications Facilities	II/10 ft. I/10 ft. (1)	N/A	II/5 ft. I/10 ft. (1)	II/10 ft. (2)	N/A	(1) Type II landscaping applies in high intensity zones. Type I landscaping applies in low intensity zones. See SMC 15.480.090(G). (2) Adjacent to residential or park zones for buffering purposes.

15.445.240 Side/Rear Buffer Landscaping for Noncompatible Uses
Side and rear landscape buffers shall be required where noncompatible uses develop adjacent to residentially zoned property pursuant to the landscaping standards charts for recreation, accessory, recreational/cultural uses, general, educational and health services uses, government/office uses, retail commercial uses, and manufacturing uses at SMC 15.445.210, except as modified below:

A. Where noncompatible uses develop adjacent to property that is zoned residential but which has a nonresidential or high density residential potential zone compatible with the proposed development, then the buffers of the said SMC 15.445.210 charts may be reduced to ten (10) feet of Type I landscaping. This shall not, however, apply to any phasing areas as identified in the SeaTac Comprehensive Plan "Land Use Phasing Map."

B. For the purposes of this section, hotel/motel and associated uses shall be considered a commercial use, and mobile/manufactured home parks shall be considered a ~~single-family~~ residential use.

15.445.270 Landscaping of Industrial Uses Adjacent to Single-Family Residential Zones
All permitted and conditional uses within the Industrial (I) zone shall have a minimum twenty (20) foot Type I landscape strip adjacent to or across a public right-of-way from a ~~single-family~~ residential low-density zone.

15.445.410 Retention of Significant Trees within New Short Plats and Long Subdivisions in the ~~Single-Family~~Residential Low-Density Zones
Significant trees within new short plats and long subdivisions shall be retained as follows:

A. If applicable, two (2) significant trees shall be saved within each new proposed lot within each new proposed short plat or long subdivision, unless an alternative allowed by SMC 15.445.440, Minimum Number of Trees per Residential Lot – New Short Plats and Long Subdivisions, is used. Significant trees located in the following areas are not required to be retained:

1. Trees within the building footprint of a proposed residence and accessory structure (detached carport, garage, or accessory dwelling unit).

2. Trees within any private access easement.

3. Trees within any proposed utility easement.

B. Significant trees to be retained shall be protected during the construction process for final short plat approval, during long plat approval, and during the construction of a residence on each lot as provided under SMC 15.445.450, Protection of Significant Trees.

C. Any significant tree proposed to be retained that is removed during the final short plat or preliminary plat approval process, or during the construction of a residence on a lot, shall be mitigated as follows:

1. For each significant tree removed, two (2) deciduous trees, a minimum of two (2) inches in caliper measured at four (4) feet from its base at the time of planting; or

2. Two (2) evergreen trees with a minimum height of eight (8) feet, not including growth leaders; or

3. Any combination of the above, with a minimum of two (2) trees.

4. The following material will not be regarded as trees:

   a. Vine Maple (Acer circinatum).

   b. Serviceberry (Amelanchier).

   c. Arborvitae (not including Western Red Cedar [Thuja plicata]).

   d. Any other tree that could be considered a shrub.

D. All trees required to be replanted shall be planted prior to the final inspection of the residence.

E. No mitigation for the removal of significant trees shall be required once the builder of a ~~single-family residence~~detached dwelling unit on any lot containing significant trees transfers ownership of the lot and residence to another party, or when a certificate of occupancy is issued to the same party.

15.445.440 Minimum Number of Trees per Residential Lot – New Short Plats and Long Subdivisions

A. A minimum number of trees per lot within new proposed short plats and long subdivisions shall be required, as follows:

1. Two (2) significant trees;

2. One (1) significant tree and two (2) new trees; or

3. Four (4) new trees.

All new trees per lot shall be planted on the lot prior to the final inspection of any residence on the lot and shall meet the standards set forth in subsection (B) of this section.

B. Significant trees or existing healthy trees on the lots that meet the following minimum size standards may be counted towards the requirements of subsection (A) of this section:

1. Deciduous trees, a minimum of two (2) inches in caliper measured at four (4) feet from its base at the time of planting; or

2. Evergreen trees with a minimum height of eight (8) feet, not including growth leaders; or

3. Any combination of the above, with a minimum meeting the requirements of subsection (A) of this section.

4. The following material will not be regarded as trees:

a. Vine Maple (Acer circinatum).

b. Serviceberry (Amelanchier).

c. Arborvitae (not including Western Red Cedar [Thuja plicata]).

d. Any other tree that could be considered a shrub.

C. No mitigation for the removal of trees shall be required once the builder of a ~~single-family residence~~detached dwelling unit on any lot containing trees transfers ownership of the lot and residence to another party, or when a certificate of occupancy is issued to the same party.

Chapter 15.455
PARKING AND CIRCULATION

Sections:

15.455.005 Purpose
15.455.010 Authority and Application
15.455.100 Off-Street Parking Requirements and Reductions
15.455.110 Required Off-Street Parking Spaces
15.455.120 Parking Chart for Required Off-Street Spaces – CHANGES PROPOSED
15.455.130 Ride Share and Accessible Parking Requirements
15.455.140 Parking Reductions
15.455.150 Location of Parking
15.455.200 Off-Street Loading Requirements
15.455.300 Bicycle Parking Requirements
15.455.400 General Design and Construction Standards
15.455.410 Off-Street Parking Design Standards
15.455.420 Driveway Entrances
15.455.430 Tandem Parking Spaces
15.455.440 Stacking Spaces for Drive-Through
15.455.450 Off-Street Parking Construction Standards
15.455.500 Surface Parking Standards
15.455.600 Structured Parking Standards
15.455.610 Parking Structure Design
15.455.620 Ground Floor Uses in Parking Structures
15.455.700 ~~Single-Family~~Detached Dwelling Unit Parking – CHANGES PROPOSED

15.455.120 Parking Chart for Required Off-Street Spaces

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
ANIMALS		
Butterfly/Moth Breeding	1 per 250 sf of office/retail area	
Kennel/Cattery	1 space per 12 animal enclosures 1 space per 250 sf of retail sales area 2 spaces for a dwelling unit	
Stables	1 per 2 stalls	
Veterinary Clinic	1 per 300 sf of building area	
BUSINESS SERVICES		
Airport Support Facility	1 per 250 sf	
Commercial/Industrial Accessory Uses	1 per 300 sf	
Conference/Convention Center	1 per 3 fixed seats, plus 1 per 40 sf for assembly areas without fixed seats	
Construction/Trade	1 per 250 sf of office	
Construction/Landscaping Yard	1 per 250 sf of office	
Distribution Center/Warehouse	1 per 250 sf of office, plus 1 per 3,500 sf of storage areas	
Equipment Rental, Large	1 per 250 sf of building	
Equipment Rental, Small	1 per 250 sf of building	
Equipment Repair, Large	1 per 300 sf of office, plus 1 per 1,000 sf of indoor repair areas	
Equipment Repair, Small	1 per 250 sf of building	
Helipad/~~Airport~~ Heliport and Facilities	Helipad: 4 per pad ~~Airport~~Heliport: 1 per 500 sf of building	
Landscaping Business	1 per 250 sf of office/storage area	
Professional Office	1 per 300 sf of office building	
Storage, Self Service	1 per employee (designated), plus 3 for customers	
Truck Terminal	1 per 250 sf of office or 1 per employee, whichever is greater	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
CIVIC AND INSTITUTIONAL		
Cemetery	1 per 40 sf of chapel area, plus 1 per employee	
City Hall	1 space per 250 sf of office area plus 1 per 40 sf of fixed seats or assembly area if a municipal court use is located in City Hall	
Court	1 per employee, plus 1 per 40 sf of fixed seats or assembly areas	
Fire Facility	1 per employee, plus 1 per 100 sf of public office areas	
Funeral Home/Crematory	1 per 40 sf of chapel area, plus 1 per employee	
Police Facility	1 per employee, plus 1 per 100 sf of public office areas	
Public Agency Office	1 per 250 sf	
Public Agency Yard	1 per 200 sf, plus 1 per 1,000 sf of indoor storage or repair areas	
Public Archives	1 per employee, plus 1 per 400 sf of waiting/review areas	
Social Service Office	1 per 250 sf	
EDUCATIONAL		
College/University	1 per employee, 0.7 per student	
Elementary-Middle School	1 per 50 students, 1 per faculty member	
High School	1 per 35 students, 1 per faculty member	
Specialized Instruction School	1 per employee, 1 per 2 students	
Vocational/Technical School	1 per employee, 1 per 10 students	
HEALTH AND HUMAN SERVICES		
Day Care I	2 per facility, plus 1 per employee	
Day Care II	2 per facility (minimum), plus 1 per employee, and 1 load/unload space per every 10 children	
Emergency Housing	Parking ~~Plan~~ Study ~~based on population served and projected needs should be submitted and~~from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Emergency Shelter	Parking ~~Plan Study based on population served and projected needs should be submitted and~~from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
Hospital	1 per bed plus 5 per each 2 employees	
Medical/Dental Lab	1 per 300 sf of building	
Medical Lab	1 per 300 sf of building	
Medical Office/Outpatient Clinic	1 per 275 sf of building	
Miscellaneous Health	1 per 300 sf of building	
Opiate Substitution Treatment Facility	1 per 275 sf of building, unless modified by a parking plan as part of the CUP-EPF process	
Permanent Supportive Housing	Parking ~~Plan Study based on population served and projected needs should be submitted and~~from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
Reentry Center	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
Secure Community Transition Facility	1 per employee, plus 0.5 per resident for visitor parking	
Transitional Housing	Parking ~~Plan Study based on population served and projected needs should be submitted and~~from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
MANUFACTURING		
Aerospace Equipment	1 per employee, plus 1 per 500 sf of building	
Apparel/Textile Products	1 per employee, plus 1 per 500 sf of building	
Assembly and Packaging	1 per employee, plus 1 per 500 sf of building	
Batch Plants	1 per employee, plus 1 per 500 sf of building	
Biomedical Production Facility	1 per 500 sf of gross floor area, plus 1 space per employee	
Chemical/Petroleum Products	1 per employee, plus 1 per 500 sf of building	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Commercial/Industrial Machinery	1 per employee, plus 1 per 500 sf of building	
Computer/Office Equipment	1 per employee, plus 1 per 500 sf of building	
Electronic Assembly	1 per employee, plus 1 per 500 sf of building	
Fabricated Metal Products	1 per employee, plus 1 per 500 sf of building	
Food Processing	1 per employee, plus 1 per 500 sf of building	
Furniture/Fixtures	1 per employee, plus 1 per 500 sf of building	
Laboratories, Research, Development and Testing	1 per 300 sf	
Manufacturing and Fabrication, Light	1 per employee, plus 1 per 500 sf of building	
Manufacturing and Fabrication, Medium	1 per employee, plus 1 per 500 sf of building	
Manufacturing, Light Misc.	1 per employee, plus 1 per 500 sf of building	
Micro-Winery/Brewery/Distillery	1 per employee, plus 1 per 40 sf of tasting area	
Off-Site Hazardous Waste Treatment and Storage Facilities	1 per employee, plus 1 per 500 sf of building	
Paper Products	1 per employee, plus 1 per 500 sf of building	
Primary Metal Industry	1 per employee, plus 1 per 500 sf of building	
Printing/Publishing	1 per employee, plus 1 per 500 sf of building	
Recycling Processing	1 per 1,000 sf or 1 per employee, whichever is greater	
Rubber/Plastic/Leather/Mineral Products	1 per employee, plus 1 per 500 sf of building	
Textile Mill	1 per employee, plus 1 per 500 sf of building	
Winery/Brewery/Distillery	1 per employee, plus 1 per 40 sf of tasting area	
Wood Products	1 per employee, plus 1 per 500 sf of building	
MOTOR VEHICLE RELATED		
Auto/Boat Dealer	1 per 300 sf of building, plus 1 per employee	
Auto Service Center	4 spaces, plus 6 stacking spaces	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Auto Supply Store	1 per 250 sf of leasable space	
Auto Wrecking	1 per employee (designated), plus 3 for customers	
Commercial Marine Supply	1 per 1,000 sf of gross floor area, plus 1 space per employee	
Electric Vehicle Infrastructure – Battery Exchange Station and Rapid Charging Station Only	1 per employee 0.65 spaces per rapid charging station space for customers waiting to use rapid charging station (Required only if the use is the primary use on the property)	
Fueling/Service Station	Without grocery store attached: 1 per employee, plus 1 per service bay With grocery store attached: 1 per employee, plus 1 per 200 sf of store area	
Public/Private Parking	1 per employee (designated)	
Tire Retreading	1 per employee, plus 1 per 500 sf of building	
Towing Operation	1 per employee (designated)	
Vehicle Rental/Sales	1 per 300 sf of building, plus 1 per employee plus a minimum of 3,000 sf of display area	
Vehicle Rental/Sales, Large	1 per 300 sf of building, plus 1 per employee plus a minimum of 3,000 sf of display area	
Vehicle Repair, Large	1 per 300 sf of office, plus 1 per 1,000 sf of indoor repair areas	
Vehicle Repair, Small	2 spaces per service bay	
RECREATIONAL AND CULTURAL		
Amusement Park	1 per 200 sf of area within enclosed buildings, plus 1 for every 3 persons that the outdoor facilities are designed to accommodate at maximum capacity	
Community Center	1 per 400 sf of building, plus 1 per employee	
Drive-In Theater	---	
Golf Course	3 per hole, plus 1 per employee	
Health Club	1 per 150 sf of leasable space	
Library	1 per 200 sf of building	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Museum	1 per 200 sf of building	
Park	1 space for each 3 users at maximum utilization	
Recreational Center	1 per 400 sf of building	
Religious Use Facility	1 per 4 fixed seats, or 1 per 40 sf of gfa used for assembly purposes without fixed seats	
Religious Use Facility Accessory	1 per 500 gsf	
Sports Club	1 per 100 sf of building plus 1 per 4 fixed seats if tournaments or competitions are held at the sports club. If tournaments or competitions are proposed, a traffic control plan, approved by the City, shall be submitted.	If bench or pew seating is used, each twenty-four (24) lineal inches of bench or pew seating shall be considered as a separate seat
Stadium/Arena	1 per 3 fixed seats, plus 1 per employee	
EXCEPTIONS		
Bowling Center	5 per lane, plus 1 per employee	
Golf Driving Range	1 per tee, plus 1 per employee	
RESIDENTIAL		
College Dormitory	1.5 per bedroom	
~~Duplex~~ Middle Housing (duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing)	~~1.25 per dwelling unit~~ Within One Mile Radius of SeaTac International Airport: • 1.25 per dwelling unit Within One-Half Mile Radius of the Major Transit Stops and Beyond One Mile Radius of SeaTac International Airport • No off-street parking is required Beyond One-Half Mile Radius of the Major Transit Stops: • 1 per dwelling unit for lot smaller than 6,000 square feet • 1.25 per dwelling unit for lot greater than 6,000 square feet	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%). Standards apply before any zero lot line subdivisions or lot splits.
Dwelling Unit, Detached	2 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
Manufactured/Modular Home (HUD)	2 per dwelling unit	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
~~Mobile Home (nonHUD)~~	~~2 per dwelling unit~~	
Mobile Home Park	2 per dwelling unit	
Multi-Family	Studio Unit: 1 per dwelling unit 1 Bedroom Unit: 1.5 per dwelling unit 2-3 Bedroom Unit: 2 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
~~Townhouse~~	~~2 per dwelling unit, plus 0.25/unit for visitor parking~~	~~These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).~~
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING		
Assisted Living Facility	0.25 per unit/room	
Community Residential Facility I	~~2 per dwelling unit~~Parking Study from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
Community Residential Facility II	Parking plan based on population served and projected needs should be submitted and approved by the City Manager, or designee.	
Continuing Care Retirement Community	0.25 per assisted living unit/room 0.75 per retirement apartment dwelling unit 1 per 5 beds for convalescent/nursing care	
Convalescent Center/Nursing Home	1 per 5 beds	
Retirement Apartments	0.75 per dwelling unit	
RESIDENTIAL, ACCESSORY		
Accessory Dwelling Unit (ADU)	~~1 per accessory dwelling unit~~ ~~2 per accessory dwelling units greater than 600 square feet in area~~ Within One Mile Radius of SeaTac International Airport: • 1 per accessory dwelling unit • 2 per accessory dwelling unit greater than 600 square feet in area Within One-Half Mile Radius of the Major Transit Stops and Beyond One Mile Radius of SeaTac International Airport • No off-street parking is required Beyond One-Half Mile Radius of the Major Transit Stops: • 1 per accessory dwelling unit	Minimum spaces required in addition to spaces required for ~~existing single-family residences~~ primary unit. Standards apply before any zero lot line subdivisions or lot splits.

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
	• 2 per accessory dwelling unit greater than 600 square feet in area, located on lots larger than 6,000 square feet.	
Home Occupation	---	
Shed/Garage	---	
RETAIL AND COMMERCIAL		
Agricultural Crop Sales (Farm Only)	1 per 250 sf of leasable space	
Arcade (Games/Food)	1 per 250 sf of building	
Beauty Salon/Personal Grooming Service	1 per 200 sf of gross floor area	
Coffee Shop/Retail Food Shop	1 per 250 sf of leasable space	
Concession Sales	To be assessed at time of application and subject to evaluation of onsite circulation	
Dry Cleaner	1 per 250 sf of building	
Espresso Stand	1 per 150 sf of gross floor area plus 3 stacking spaces with drive-through	
Financial Institution	1 per 250 sf, plus 5 stacking spaces	
Forest Products	1 per employee	
Laundromat	1 per 250 sf of leasable space	
Mobile Vending	To be assessed at time of application and subject to evaluation of onsite circulation	
Produce Stand	1 per 250 sf of gross floor area, plus 1 per employee	
Restaurant	1 per 150 sf of leasable space	
Restaurant, Fast Food	1 per 150 sf of leasable space (plus 5 stacking spaces with drive-through)	
Retail, Big Box	1 per 250 sf of leasable space	
Retail, General	1 per 250 sf of leasable space	
Sexually Oriented Business	---	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Tavern	1 per 250 sf of leasable space	
Theater/Entertainment Club	1 per 250 sf of leasable space	
Theater, Movie	1 per 3 fixed seats, plus 1 per employee	
RETAIL AND COMMERCIAL, LODGING		
Bed and Breakfast	1 per bedroom, plus 2 for residents	
Hostel	0.5 per bed	
Hotel/Motel and Associated Uses	Basic Guest and Employee (no shuttle service): 0.9 per bedroom Basic Guest and Employee (with shuttle service): 0.75 per bedroom With restaurant/lounge/bar: 1 per 150 gsf With banquet/meeting room: 1 per 150 gsf Retail (15,000 gsf or less): 1 per 1,000 gsf Retail (greater than 15,000 gsf): 1.5 per 1,000 gsf	
Short-Term Rental	1 per bedroom beyond 2 individual bedroom rentals	Short-term rentals renting out an entire dwelling unit are not required to provide any parking in addition to the code required parking for the underlying residential unit type. Short-term rentals in a parking permit area must demonstrate all parking can be provided off street.
UTILITIES		
Communications Facility	1 per 250 sf	
Utility Substation	1 per substation site	
Utility Use	1 per 250 sf	

15.455.700 ~~Single-Family~~ Detached Dwelling Unit Parking

In addition to the applicable parking requirements within this chapter, the following maximum off-street parking standards shall apply within the Residential Low ~~single-family~~ zone~~s~~ (RL~~UL-7,200; UL-9,600; and UL-15,000~~). These standards shall be applicable to new and existing driveways and parking areas.

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Chapter 15.460

PERFORMANCE STANDARDS – GENERAL

Sections:

15.460.005 Purpose
15.460.010 Authority and Application
15.460.020 Noise
15.460.030 Glare – CHANGES PROPOSED
15.460.040 Storage and Handling of Flammable Materials
15.460.050 Electrical Interference
15.460.060 Odorous Gases and Matter
15.460.070 Smoke and Particulate Matter Emissions
15.460.080 Dust, Dirt, Flyaway Ash, or Airborne Solids
15.460.090 Commercial Storage
15.460.100 Toxic Gases and Matter
15.460.110 Vibration

15.460.030 Glare

Exterior lighting shall not be used in such a manner that it produces glare on public streets and neighboring property. This restriction also applies to any other nonresidential zone or use adjacent to ~~single-family~~residential low-density zones. Arc welding, acetylene torch cutting or similar processes shall be performed so as to be shielded from any adjacent properties or public roads. The glare of the torch shall not extend beyond the property line of the use (residential, commercial or industrial) creating the glare.

Chapter 15.465
RESIDENTIAL STANDARDS AND REGULATIONS

Sections:

15.465.005 Purpose
15.465.010 Authority and Application
15.465.100 Accessory Dwelling Units (ADUs) – CHANGES PROPOSED
15.465.350 Supportive Housing Facilities Standards – CHANGES PROPOSED
15.465.600 ~~Mobile/Manufactured/Modular Homes and Mobile Home Parks~~ Manufactured Home Park - CHANGES PROPOSED

15.465.100 Accessory Dwelling Units (ADUs)

A. **Purpose.** The purpose of this section is to allow for and regulate the establishment of accessory dwelling units (ADUs) within, attached to, or detached from ~~single-family dwellings~~detached dwelling units while preserving the character and property values of ~~single-family~~residential low-density neighborhoods. The purposes of accessory dwelling unit provisions are to:

1. Fully utilize residential housing supply in existing neighborhoods while preserving neighborhood character.

2. Improve cost efficiency of existing infrastructure.

3. Provide additional options for rental housing within a wide range of prices.

4. Increase opportunities for home ownership and allow older homeowners to remain in their homes and obtain extra income, companionship, and security.

B. **Authority.** This section is adopted under authority of RCW 43.63A.215.

C. **General Regulations.**

1. **Review and Approval.** To gain approval for an ADU, a property owner shall submit a registration form~~,~~ ~~sign an affidavit of owner occupancy,~~ and apply for a building permit for necessary remodeling or construction. The Department and the Building Official shall review and approve or disapprove the application.

2. **Registration.**

a. An approved ADU shall be registered with the City of SeaTac, the registration certificate shall be recorded and filed as a deed restriction with the King County Recorder, and a certificate of occupancy shall be issued by the SeaTac Building Official.

b. Illegally created nonconforming ADUs, existing prior to the enactment of these requirements, shall be registered. The property owner shall submit an application~~, a signed affidavit of owner occupancy~~ and bring the unit up to minimum standards set forth in the City's building code no later than twelve (12) months after the effective date of this code. Except for the conversion of ADUs from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage, all other projects must comply with current zoning regulations.

c. Owners of legal ADUs, created prior to the adoption of this chapter under the requirements set forth in SMC 15.205.040, shall register their unit~~ and file a signed affidavit of owner occupancy with the Department.~~.

d. Unless otherwise approved by the Director, ADU registration shall be cancelled as a result of an enforcement action due to violations of this chapter including: (1) unpermitted alteration of the ADU; ~~(2) failure of owner to reside in either the primary or accessory dwelling unit;~~ or (~~3~~2) failure to maintain required off-street parking spaces.

D. **General Standards and Criteria.**

1. **General.**

a. **ADUs Per Lot.** ~~Only one (1) ADU is allowed per residential lot as a subordinate use in conjunction with any new or existing legal, conforming or nonconforming, detached single-family structure.~~ Within urban growth area, a maximum of two ADUs are allowed on all lots in zoning districts that allow for detached dwelling units. The ADUs may be:

i. Two attached ADUs such as unit in a basement, attic, or garage;
ii. One attached ADU and one detached ADU; or
iii. Two detached ADUs, which may be comprised of either one or two detached structures.
~~i.~~iv. A conversion of an existing structure, such as a detached garage.

b. **Applicable Standards.** The accessory dwelling unit must meet all technical codes and standards including standards for a one (1) or two (2) family dwelling unit, as referenced in SMC Title 13.

c. **Addresses.** The Building Division will assign an address to the ADU.

d. **Subdivision.** ~~ADUs created within the single-family structure shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit. Detached ADUs may be segregated in ownership from the primary dwelling unit if such segregation meets all minimum requirements for a separate legal lot under City of SeaTac zoning and subdivision standards.~~ Detached and Attached ADUs may be segregated in ownership from the primary dwelling unit by utilizing unit lot subdivision or by conveying a condominium unit independently of a principal unit.

~~2. **Owner Occupation.** An owner of the property must occupy either the primary single-family dwelling or the accessory dwelling unit.~~

~~a. **Qualifying as Owner Occupant.** In order to qualify as an owner occupant, a fee owner must physically reside on the property at least nine (9) months in any twelve (12) month period.~~

~~b. **Absences.** If an owner must be absent from the property for a longer period due to good cause, such as job dislocation, sabbatical leave, education, or illness, evidence must be submitted to the Director, and a waiver may be granted for up to three (3) months additional absence from the property.~~

~~c. **Affidavit/Certification.** An owner shall sign an affidavit verifying that one (1) of the dwelling units is the legal residence of said property owner. An additional form of documentation such as a driver's license or voter registration records shall be required to verify property owner occupancy of one (1) of the dwelling units. Falsely certifying owner occupancy or failure to comply with the terms of the owner certification shall result in loss of ADU registration and certificate of occupancy, and a penalty of five hundred dollars ($500.00) as prescribed by SMC 1.15.100.~~

~~d. **Violations.** If the owner occupancy requirement is violated, an owner shall:~~

~~i. Re-occupy the structure;~~

~~ii. Remove the accessory dwelling unit; or~~

~~iii. Submit evidence to the Director as specified in subsection (D)(2)(b) of this section for a waiver of this requirement for up to three (3) months.~~

E. **Building Setbacks.** ADUs shall conform to the setback requirements for a main structure. Except for the conversion of ADUs from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage, all other projects must comply with current zoning regulations.

F. **Size.**

1. **Detached ADU.**

a. Minimum: two hundred twenty (220) square feet (not including bathrooms and closets).

b. Maximum: ~~eight hundred (800)~~one thousand (1000) square feet (including bathrooms and closets).

2. **Attached ADU** ~~– **New.** Attached ADUs created through an addition or designed into a new structure at time of construction.~~

a. Minimum: two hundred twenty (220) square feet (not including bathrooms and closets).

b. Maximum: ~~eight hundred (800)~~ one thousand (1000) square feet (including bathrooms and closets).

~~3. **Attached ADU – Existing.** Attached ADU, created within an existing a single-family residence.~~

~~a. Minimum: two hundred twenty (220) square feet (not including bathrooms and closets).~~

~~b. Maximum: forty-five percent (45%) of the total square footage of the existing dwelling (including bathrooms and closets).~~

G. **Dimensional Standards when Combined with Accessory Structure.** Accessory dwelling units combined with an accessory structure, as defined under Chapter 15.105 SMC, Definitions, shall not exceed the following dimensional standards:

1. **Height.**

~~a.~~ Twenty-four (~~20~~24) feet in height (to the highest point of the structure) ~~if the ADU is one (1) story.~~

~~b. Twenty (20) feet in height, as determined pursuant to SMC 15.110.070, if the ADU is two (2) stories.~~

2. **Size for ADU.** One thousand (1,000) ~~Eight hundred (800)~~ square feet for the ADU.

3. **Size for Accessory Structure.** One thousand two hundred (~~1,000~~1,200) square feet for the accessory structure.

~~H. **Maximum Occupancy.**~~

~~1. ADUs two hundred twenty (220) to four hundred (400) square feet: two (2) persons.~~

~~2. ADUs four hundred one (401) to six hundred (601) square feet: three (3) persons.~~

~~3. ADUs six hundred one (601) square feet and greater: four (4) persons.~~

~~I~~H. **Design.**

1. **Appearance.** An ADU shall be designed to preserve or complement the architectural design, style, and appearance of the primary ~~single-family home~~detached dwelling unit. Specifically, whether attached or detached, the roof pitch, siding materials, color, and window treatment of the ADU shall be the same as, similar to, or an improvement to the appearance of, the primary structure. Where attached garage space is converted to an accessory dwelling unit, the garage door shall be replaced with materials that complement the exterior of the house.

2. **Entrances.** A separate entrance for the ADU is necessary and shall be located on the side or rear of the structure. On a corner lot, no more than one (1) entrance shall be visible from either street.

3. **Exterior Stairs.** Any exterior stairs shall be placed in the rear or side yard and must comply with setback standards set forth in SMC 15.400.330. Exterior stairs shall be subject to the same setback standards applied to uncovered porches and decks which exceed eighteen (18) inches above the finished grade.

~~J~~I. **Parking.**

1. **Minimum.** The parking requirements are based on the location of lots as follows: ~~A minimum of one (1) off-street parking space is required for an accessory dwelling unit, in addition to the number of spaces required for the existing single-family residence.~~

~~a. A second parking space shall be required for units greater than six hundred (600) square feet in area.~~

a. Within One Mile Radius of SeaTac International Airport:

i. One (1) off-street parking space is required for an ADU, in addition to the spaces required for the primary unit.

ii. A second space is required for ADUs over six hundred (600) square feet.

b. Within One-Half Mile Radius of the Major Transit Stops and Beyond One Mile Radius of SeaTac International Airport

i. No off-street parking is required for ADUs.

c. Beyond One-Half Mile Radius of the Major Transit Stops:

i. One (1) off-street parking space is required for an ADU, in addition to the spaces required for the primary unit.

ii. For lots larger than six thousand (6,000) square feet, one (1) off-street parking space is required for an ADU, in addition to the spaces required for the primary unit. A second space is required for ADUs over six hundred (600) square feet.

b. Waiver. A waiver of the requirement for the parking space(s) may be granted by the Director if topography of the site or existing structure location make its provision physically or economically infeasible and it is demonstrated that on-street parking is available.

2. **Location.** The location for the parking space(s) shall be determined through consultation with the Department staff during plan review.

3. **Additional Parking.** If additional parking is necessary, new parking space(s) shall utilize existing curb cuts, when possible.

~~K~~J. **Home Occupations.** Home occupations may be allowed in either the primary residence or the accessory unit, subject to the applicable provisions of the SeaTac Municipal Code. Special home occupation permits (SHOPs) shall not be granted for accessory dwelling units.

15.465.350 Supportive Housing Facilities Standards

A. **Purpose and Applicability.**

1. The purpose of this section is to establish reasonable standards for the safe operation and appropriate siting of supportive housing facilities within the City of SeaTac, so as to protect public health and safety for both facility

residents and the broader community. This section does not include regulations for community residential facilities regulated by SMC 15.465.400, ~~homeless~~outdoor encampments regulated by SMC 15.475.050, and accessory religious use facilities.

As defined in Chapter 15.105 SMC, "supportive housing facilities" includes emergency housing, emergency shelters, permanent supportive housing, and transitional housing in buildings or other permanent structures.

2. Supportive housing facilities ~~that house residents with less complex needs~~ are allowed in all residential districts, provided they are of a similar scale as surrounding development. As the needs of residents increase and/or the size of the facilities increase, such facilities should be located within areas of the City that allow increasing intensity of use and are in proximity of services in accordance with state law.

B. **Performance Standards.**

1. **General Requirements for All Supportive Housing Facilities ("Facilities").**

a. **General.**

i. When a site includes more than one (1) type of supportive housing facility, the more restrictive requirements of this section shall apply.

ii. Specific needs of each facility will be reviewed through the ~~conditional use permit~~site plan review process in SMC ~~15.115.020~~ 15.115.055. The decision maker may relax one (1) or more of the standards in this subsection, only when the applicant submits a description of the standard to be modified and demonstrates how the modification would result in a safe facility with minimal negative impact to the host community under the specific circumstances of the application. In considering whether the modification should be granted, the decision maker shall first consider the effects on the health and safety of facility residents and the neighboring communities. Modifications will not be granted if the adverse impact on residents of the facility and/or neighboring communities will be greater than without such modification. The burden of proof is on the applicant.

iii. All supportive housing facilities must comply with the provisions of the Building and Construction Code under SMC Title 13 and are subject to the provisions of crime prevention through environmental design (CPTED) under SMC Title 17.

b. **Site and Transit.**

~~i. Facilities shall match the bulk and scale of residential uses allowed in the zone where the facility is located. The design, construction, appearance, physical integrity, and maintenance of the facility shall provide an environment that is attractive, sustainable, functional, appropriate for the surrounding community, and conducive to tenants' stability.~~

~~i~~i. If provided, exterior lighting must comply with Chapter 17.20 SMC and SMC 15.510.150 and be directed downward, and glare must be contained within the facility site to limit the impact on neighboring properties.

~~iii. The minimum number of off-street parking spaces required for each facility will be determined by the decision maker through the approval process taking into consideration factors such as the potential number of residents, site constraints, and impact on the surrounding neighborhood.~~

i~~i~~~~v~~. A description of transit, pedestrian, and bicycle access from the subject site to services must be provided at time of application by the sponsor and/or managing agency.

c. **Facility Operations.**

i. The sponsor or managing agency shall comply with all federal, state, and local laws and regulations, including King County Department of Health regulations. The sponsor or managing agency shall be subject to inspections by local agencies and/or departments to ensure such compliance and shall implement all directives resulting therefrom within the specified time period.

ii. Service providers must exercise reasonable and appropriate on-site supervision of facilities and program participants at all times, unless it can be demonstrated through the operations plan that this level of supervision is not warranted for the population being housed.

iii. The sponsor or managing agency must provide an operation plan at the time of the application that adequately addresses the following elements:

(A) Name and contact information for key staff;

(B) Roles and responsibilities of key staff;

(C) Site/facility management, including security policies and an emergency management plan;

(D) Site/facility maintenance;

(E) Occupancy policies, including resident responsibilities and a code of conduct that address, at a minimum, the use or sale of alcohol and illegal drugs, threatening or unsafe behavior, and weapon possession;

(F) Provision for human and social services, including staffing plan, credentials or certification, and outcome measures;

(G) Outreach with surrounding property owners and residents and ongoing good neighbor policy; and

(H) Procedures for maintaining accurate and complete records.

iv. Sponsors or managing agencies shall demonstrate applicable experience providing similar services to people experiencing homelessness.

v. Sponsors or managing agencies shall demonstrate a stable funding source for the facility and any on-site or off-site human and social services offered as part of the operations plan.

vi. Managing agencies and the SeaTac Police Department (SPD) shall establish reasonable requirements for appropriate access and coordination for the subject facility and its residents.

2. **Additional Requirements for Emergency Housing and Emergency Shelters.** In addition to the requirements under subsection (B)(1) of this section, emergency housing and emergency shelters are required to comply with the following:

a. **Facility Standards.**

i. Facilities shall not be located closer than ~~one thousand seven hundred fifty (1,750) feet~~ eight-hundred eighty (880) feet to an elementary-middle school, high school, public park, library, community center, or other emergency housing or emergency shelter facility. For the purposes of this subsection, distance shall be measured in a straight line between the closest property line of the existing facility or school and the closest property line of the proposed facility.

ii. In residential zones, no more than one (1) adult bed per two hundred fifty (250) square feet of floor area is allowed per facility, up to eighty (80) residents. For the purposes of this section the following zones are considered residential zones: ~~U~~RL, ~~U~~RM, URM, URH, URH-MU~~CR~~, NVM, NVH, UVM, UVH, ~~T,~~ MHP.

iii. In all other zones, no more than one (1) adult bed per thirty-five (35) square feet of floor area is allowed per facility, up to eighty (80) residents.

b. **Facility Operations.**

i. In residential zones, and in order to maintain the residential nature of the facility, residents must be screened off-site by providers of housing and services for people experiencing homelessness.

ii. Trash receptacles must be provided in multiple locations throughout the facility and site. A regular trash patrol in the immediate vicinity of the site must be provided.

iii. Residents and staff must comply with all King County Health Department requirements related to food donations.

iv. No children under the age of eighteen (18) are allowed to stay overnight in the facility, unless accompanied by a parent or guardian, or unless the facility is licensed to provide services to this population. If a child under the age of eighteen (18) without a parent or guardian present attempts to stay in a facility not specifically licensed for providing housing to youth, the sponsor and/or managing agency shall immediately contact Child Protective Services and actively endeavor to find alternative housing for the child.

v. No person under court supervision or under sex offender registration requirements can receive services from a provider, unless providing such services is consistent with the laws, regulations, and/or supervisory requirements related to such persons.

c. **Facility Services.**

i. Residents shall have access to the following services on site; if not provided on site, transportation shall be provided:

(A) For all facilities, medical services, including mental and behavioral health counseling.

(B) For emergency housing facilities, access to resources on obtaining permanent housing and access to employment and education assistance.

(C) For emergency shelter facilities, substance abuse assistance.

ii. All functions associated with the facility, including adequate waiting space, must take place within a building or on the site proposed to house the facility.

iii. The number of toilets and other hygiene facilities required for each facility will be determined by the decision maker on a case-by-case basis in consultation with the King County Health Department after a review of factors such as the potential number and composition of residents.

iv. Facilities serving more than five (5) residents shall have dedicated spaces for residents to meet with service providers.

v. The sponsor or managing agency shall coordinate with the homelessness service providers for referrals to their program and with other providers of facilities and services for people experiencing homelessness to encourage access to all appropriate services for their residents.

3. **Additional Requirements for Permanent Supportive and Transitional Housing.** In addition to the requirements under subsection (B)(1) of this section, permanent supportive housing and transitional housing are required to comply with the following:

a. **Facility Standards.**

i. Individual facilities shall not have more than eighty (80) dwelling units and are subject to the density standards of residential uses allowed in the zone where the facility is located.

ii. The multi-family housing design standards of Chapter 15.510 SMC shall apply to all facilities with more than five (5) dwelling units.

b. **Facility Services.**

i. All residents shall have access to appropriate cooking and hygiene facilities.

ii. Facilities serving more than five (5) dwelling units shall have dedicated spaces for residents to meet with service providers.

iii. Residents shall have access to the following services on site or shall be provided transportation to such services by the sponsor or managing agency:

(A) Medical services, including mental and behavioral health counseling.

(B) Employment and education assistance.

15.465.600 ~~Mobile/Manufactured/Modular Homes and Mobile Home Parks~~Manufactured Home Park

A. **~~Mobile Home Park~~ Manufactured Home Park Zone Classification.** ~~The mobile home park zone classification is created in order to allow and encourage mobile home parks within the City boundaries. The zone creates general standards for the siting of mobile homes on individual lots and parks, allows limited recreational vehicle storage and locations, encourages higher density and enhanced aesthetics while still providing moderate and low-income housing alternatives.~~ The purpose of this zone is to provide areas for existing manufactured home parks, locate potential sites for relocation purposes, and/or allow the creation of parks which serve residents while providing sense of ownership and pride.

B. **Definitions.**

Leasable Space

That area within mobile home parks designated on an approved master plan as lots for locating mobile home units with utility hook-ups.

Recreational Vehicle (RV)

A vehicle designed primarily for recreational camping, travel or seasonal use which has its own power or is towed by another vehicle, limited to motor home, travel trailer, camping trailer, park trailer, multi-use vehicle and truck camper.

Utility Hook-Ups

The minimum required utility hook-up apparatus (pursuant to city approval) including, but not limited to, sanitary sewer, water and electrical services.

C. **~~Modular and~~ Manufactured Homes – Standards for Locating on Individual Lots.** ~~Modular and m~~Manufactured homes may be located within the RL, RM, ~~URM,~~ and MHP~~, CS, NVM, NVH~~ zone classifications; provided the following conditions are met:

1. The home shall be installed in accordance with the manufacturer's instructions, in accordance with the requirements of Chapter 296-150F or 296-150M WAC, as applicable, and shall be hooked up to all utility services;

2. The home must meet the required sound insulation standards as set forth by applicable Federal Aviation Administration regulations when located within established noise remedy zones;

3. Minimum size shall be eight hundred sixty-four (864) square feet;

4. The home shall have exterior siding and skirting similar in appearance to siding materials commonly used on conventional site-built building code ~~single-family residences~~detached dwelling units.

D. **~~Mobile/Manufactured~~Manufactured Home Park – Standards for Existing Parks.**

1. Manufactured ~~Mobile/manufactured~~ home parks established prior to the effective date of this code shall continue to be governed by all standards relating to density, setbacks, landscaping and off-street parking in effect at the time they were approved.

2. Placement of new accessory structures and replacement of mobile homes, either standard or nonstandard, in these Manufactured ~~mobile/manufactured~~ home parks shall be governed by the dimensional standards in effect when the parks were approved. If the information is not available to determine the standards, then the average of the prevailing setbacks on the pads to either side of the proposed new or replacement structure shall apply.

3. No spaces or pads in an existing mobile home park shall be used to accommodate RVs except when the spaces or pads were specifically designated (or approved) for RVs by the City pursuant to subsection (G) of this section, Recreational Vehicle Areas, or by King County at the time the park was established.

4. All mobile homes installed in established parks shall meet the minimum standards set forth by the existing HUD standards and applicable Building Code and any amendments in effect.

E. **Manufactured ~~Mobile~~ Home Park – Standards for New Parks.** New mobile home parks shall be developed in the mobile home park zone and subject to the following standards:

1. A mobile home park shall be at least three (3) acres in area.

2. Residential densities in a mobile home park shall be as follows:

a. Five (5) dwellings per acre in a RL zone classification;

b. Seven (7) dwellings per acre in a RM ~~and RH~~ zone classification.

3. A ~~mobile~~manufactured home park shall be exempt from the building footprint and impervious surface limits set forth in SMC 15.400.100, Residential Standards Chart, and 15.400.200, Commercial, Industrial, Park Standards Chart.

4. At least two (2) off-street parking spaces shall be required for each ~~mobile~~manufactured home and located on or adjacent to each mobile home pad.

5. Internal roads and sidewalks shall provide access to each ~~mobile~~manufactured home space and shall be constructed in accordance with the adopted City road standards for residential minor access streets.

6. Access to the park site shall be from a major or arterial roadway.

7. There shall be a minimum of sixteen (16) feet of separation maintained between all ~~mobile~~manufactured homes on the site. Accessory structures shall be located no closer than:

a. Ten (10) feet to ~~mobile~~manufactured homes on adjacent spaces unless constructed of noncombustible materials, in which case the minimum setback shall be five (5) feet;

b. Five (5) feet to accessory structures of ~~mobile~~manufactured homes on adjacent spaces; and

c. Five (5) feet to the ~~mobile~~manufactured home or other accessory structures on the same space. A carport or garage may be attached to the ~~mobile~~manufactured home, and the separation may be waived when such structures are constructed of noncombustible materials.

8. All ~~mobile~~manufactured homes shall be pit set and tied down per manufacturer's standards or as prescribed by a licensed engineer in the State of Washington.

9. A ~~mobile~~manufactured home park may include a storage area for RVs owned by residents of the park; provided the storage area contains no utility hook-ups. No RV within the storage area shall be used as living quarters.

F. **Manufactured ~~Mobile~~ Home Park – Alternative Design Standards.** As an alternative to the building separation and internal streets standards of subsection (E) of this section, ~~Mobile~~Manufactured Home Park – Standards for New Parks:

1. Building separation requirements or setbacks between ~~mobile~~manufactured homes and accessory structures on adjacent spaces may be modified, provided:

a. The common walls meet the fire protection standards set forth in the Building Code and the standards set forth in the Fire Code for duplexes, multi-family and condominium developments, as applicable; and

b. Rental agreements, clauses, by-laws or other legal mechanisms stipulate maintenance responsibilities for structures, fences and yards; and

c. An open space area for children shall be provided at a ratio of ten percent (10%) of the total park area.

2. Private streets may used with a minimum driving surface of twenty-two (22) feet in width, provided:

a. The circulation/street pattern is established in one (1) direction and approved by the Fire Marshal;

b. All required parking is located off-street and as specified in Chapter 15.455 SMC, Parking and Circulation; and

c. Such streets shall not serve over one hundred (100) dwelling units within the park.

G. **Recreational Vehicle Areas.**

1. **Purpose.** To allow the economic use of perimeter areas in ~~mobile~~manufactured home parks; to foster affordable housing options; to create designated areas for recreational vehicles; to allow alternative use of land within ~~mobile~~manufactured home parks, yet protect existing and future ~~mobile~~manufactured home units.

2. **Siting Standards of Recreational Vehicles in Existing Manufactured ~~Mobile/Manufactured~~ Home Parks.**

a. A site plan shall be submitted with the following standards for review and approval by the Director.

b. **Recreational Vehicle Sites.** RVs may be located in a perimeter designated area. The designated area shall be a logically geometric shape, which does not encroach significantly into the area for manufactured ~~mobile/manufactured~~ home units.

It is provided, however, that once the owner of a ~~mobile~~manufactured home park has given notice of intention to close the ~~mobile~~manufactured home park pursuant to any applicable relocation plans, pending final closure of the ~~mobile~~manufactured home park, and in keeping with the provisions of subsections (G)(2)(c), (d) and (e) of this section, the owner may site recreational vehicles in such ~~mobile~~manufactured home spaces as may become vacant during the closure period without regard to the number of such recreational vehicles or their locations within the ~~mobile~~manufactured home park. The closure period, which shall include the period of time from the date of the notice of the intention to close the ~~mobile~~manufactured home park to the final closure of the ~~mobile~~manufactured home park, shall not exceed one (1) year.

c. Recreational vehicles shall hook up to the utility hook-ups (under permits) and maintain the minimum standards on those utilities.

d. Recreational vehicles shall not remain on the leased space longer than one hundred eighty (180) days a year. The recreational vehicle must be physically detached from the utility hook-ups and out of the park for at least twenty-four (24) hours before hooking up again.

e. The recreational vehicles shall meet all applicable health and building standards.

f. The recreational vehicle section shall be screened from both the road and the manufactured ~~mobile/manufactured~~ home park with Type IV landscaping at a width of five (5) feet.

H. **Manufactured ~~Mobile~~ Home Park Relocation Standards.**

1. The owner of a ~~mobile~~manufactured home park that is relocating must comply with the applicable requirements of Chapters 59.20 and 59.21 RCW.

2. The owner of a ~~mobile~~manufactured home park that is relocating must notify the City prior to giving notice to the tenants in accordance with RCW 59.20.080(1)(e).

Chapter 15.475
TEMPORARY USES

Sections:

15.475.005 Purpose
15.475.010 Authority and Application
15.475.020 Temporary Uses
15.475.030 Seasonal Uses
15.475.040 Temporary Use Permits
15.475.050 ~~Homeless~~Outdoor Encampment – Criteria/Requirements for Approval – CHANGES PROPOSED
15.475.060 Emergency Animal Shelter/Animal Control Offices
15.475.070 Temporary Off-Site Construction Staging and Parking for Construction Workers
15.475.080 Temporary Emergency Evacuation Storage Sites
15.475.090 Conditions
15.475.100 Coordination with Other City Codes

15.475.050 ~~Homeless~~Outdoor Encampment – Criteria/Requirements for Approval

The Director may issue a temporary and revocable permit for an ~~homeless~~outdoor encampment subject to the following criteria and requirements:

A. **Procedure for Approval.**

1. The sponsoring agency shall notify the City of the proposed ~~homeless~~outdoor encampment a minimum of thirty (30) days in advance of the proposed date of establishment for the ~~homeless~~outdoor encampment and at least fourteen (14) days before submittal of the temporary use permit application. The advance notification shall contain the following information:

   a. The date the ~~homeless~~outdoor encampment will encamp.

   b. The length of encampment.

   c. The maximum number of residents proposed.

   d. The host location.

2. The sponsoring agency shall conduct at least one (1) public informational meeting within, or as close to, the neighborhood where the proposed ~~homeless~~outdoor encampment will be located, a minimum of two (2) weeks prior to the submittal of the temporary use permit application. The time and location of the meeting shall be agreed upon between the City and sponsoring agency. All property owners within one thousand (1,000) feet of the proposed ~~homeless~~outdoor encampment shall be notified fourteen (14) days in advance of the meeting by the sponsoring agency.

B. **Site Criteria.**

1. If the sponsoring agency is not the host agency of the site, the sponsoring agency shall submit a written agreement from the host agency allowing the ~~homeless~~outdoor encampment.

2. The property must be sufficient in size to accommodate the tents and necessary on-site facilities, including, but not limited to, the following:

   a. Sanitary portable toilets in the number required to meet capacity guidelines;

   b. Hand-washing stations by the toilets and by the food areas;

   c. Refuse receptacles; and

   d. Food tent and security tent.

3. The host and sponsoring agencies shall provide an adequate water source to the ~~homeless~~outdoor encampment, as approved by the local water district and the City.

4. No ~~homeless~~outdoor encampment shall be located within a sensitive (critical) area or its buffer as defined under Chapter 15.700 SMC, Critical Areas.

5. No permanent structures will be constructed for the ~~homeless~~outdoor encampment.

6. No more than one hundred (100) residents shall be allowed. The City may further limit the number of residents as site conditions dictate.

7. Adequate on-site parking shall be provided for the ~~homeless~~outdoor encampment. No off-site parking will be allowed. The number of vehicles used by ~~homeless~~outdoor encampment residents shall be provided. If the ~~homeless~~outdoor encampment is located on a site with another use, it shall be shown that the ~~homeless~~outdoor encampment parking will not create a shortage of on-site parking for the other use(s) on the property.

8. The ~~homeless~~outdoor encampment shall be within a quarter (1/4) mile of a bus stop with seven (7) days per week service, whenever possible. If not located within a quarter (1/4) mile of a bus stop, the sponsoring agency must demonstrate the ability for residents to obtain access to the nearest public transportation stop (such as carpools or shuttle buses).

9. The ~~homeless~~outdoor encampment shall be adequately buffered and screened from adjacent right-of-way and residential properties. Screening shall be a minimum height of six (6) feet and may include, but is not limited to, a combination of fencing, landscaping, or the placement of the ~~homeless~~outdoor encampment behind buildings. The type of screening shall be approved by the City.

10. All sanitary portable toilets shall be screened from adjacent properties and rights-of-way. The type of screening shall be approved by the City and may include, but is not limited to, a combination of fencing and/or landscaping.

C. Security.

1. An operations and security plan for the ~~homeless~~outdoor encampment shall be submitted to the City.

2. The host agency shall provide to all residents of the ~~homeless~~outdoor encampment a “code of conduct” for living at the ~~homeless~~outdoor encampment. A copy of the “code of conduct” shall be submitted to the City at the time of application.

3. All ~~homeless~~outdoor encampment residents must sign an agreement to abide by the code of conduct and failure to do so shall result in the noncompliant resident’s immediate and permanent expulsion from the property.

4. The sponsoring agency shall keep a log of all people who stay overnight in the encampment, including names and birth dates, and dates of stay. Logs shall be kept for a minimum of six (6) months.

5. The sponsoring agency shall take all reasonable and legal steps to obtain verifiable ID, such as a driver’s license, government-issued identification card, military identification or passport from prospective and existing encampment residents.

6. The sponsoring agency will use identification to obtain sex offender and warrant checks from the King County Sheriff’s Office or relevant local police department.

a. If said warrant and sex offender checks reveal either (i) an existing or outstanding warrant from any jurisdiction in the United States for the arrest of the individual who is the subject of the check; or (ii) the subject of the check is a sex offender, required to register with the County Sheriff or their county of residence pursuant to RCW 9A.44.130, then sponsoring agency will reject the subject of the check for

residency to ~~homeless~~outdoor encampment or eject the subject of the check if that person is already a ~~homeless~~outdoor encampment resident.

b. The sponsoring agency shall immediately contact the SeaTac Police Department if the reason for rejection or ejection of an individual from the ~~homeless~~outdoor encampment is an active warrant or if, in the opinion of the on-duty executive committee member or the on-duty security staff, the rejected/ejected person is a potential threat to the community.

7. The sponsoring agency shall self-police and self-manage its residents and flatly prohibit alcohol, drugs, weapons (except the lawful possession of firearms), fighting, abuse of any kind, and littering or disturbing neighbors while located on the property. Nothing in this subsection is intended to require a sponsoring agency to allow the lawful possession of firearms.

8. The sponsoring agency will appoint an executive committee member to serve "on-duty" at all times to serve as a point of contact for City of SeaTac Police and will orient the Police as to how the security tent operates. The names of the on-duty executive committee members will be posted daily in the security tent. The City shall provide contact numbers of non-emergency personnel which shall be posted at the security tent.

D. **Timing.**

1. ~~The duration of the homeless encampment shall not exceed ninety (90) days.~~ The duration of an outdoor ~~homeless~~ encampment shall not exceed four consecutive months and is limited to a total of six (6) months within any calendar year.

2. ~~No additional homeless encampments may be allowed in any twelve (12) month period beginning on the date the homeless encampment locates on a parcel of property.~~ Simultaneous and adjacent hosting of outdoor encampments by religious organizations may be limited only if they are located within eight- hundred eighty (880) feet of another outdoor encampment concurrently hosted by a religious organization.

~~3. No more than one (1) homeless encampment may be located in the City at any time.~~

E. **Health and Safety.**

1. All temporary structures within the ~~homeless~~outdoor encampment shall conform to all building codes.

2. The ~~homeless~~outdoor encampment shall conform to the following fire requirements:

a. Material used as roof covering and walls shall be of flame retardant material.

b. There shall be no open fires for cooking or heating.

c. No heating appliances within the individual tents are allowed.

d. No cooking appliances other than microwave appliances are allowed.

e. An adequate number and appropriate rating of fire extinguishers shall be provided as approved by the Fire Department.

f. Adequate access for fire and emergency medical apparatus shall be provided. This shall be determined by the Fire Department.

g. Adequate separation between tents and other structures shall be maintained as determined by the Fire Department.

h. Electrical service shall be in accordance with recognized and accepted practice; electrical cords are not to be strung together and any cords used must be approved for exterior use.

3. The sponsoring and host agencies shall permit inspections by SeaTac staff and the King County Health Department at reasonable times without prior notice for compliance with the conditions of this permit.

F. **Termination.** If the sponsoring agency fails to take action against a resident who violates the terms and conditions of this permit, it may result in immediate termination of the permit. If the City learns of uncontrolled violence or acts of undisciplined violence by residents of the encampment and the sponsoring agency has not adequately addressed the situation, the temporary use permit may be immediately terminated.

Chapter 15.470

Subsidiary Uses

Sections:

15.470.005 Purpose
15.470.010 Authority and Application
15.470.100 General – CHANGES PROPOSED
15.470.200 Use Charts for Subsidiary Uses – CHANGES PROPOSED

15.470.100 General

Subsidiary uses shall comply with the following criteria:

A. **Operations.** The operations of the subsidiary use shall not conflict with the operations of the primary use on the property.

B. **Parking.** The subsidiary use shall not result in any additional off-street parking other than what is required for the primary use on the property.

C. **Exceeding Permitted Number of Persons.** If the subsidiary use expands to exceed the allowed number or persons for a permitted subsidiary use listed under SMC 15.470.200, Use Chart for Subsidiary Uses, the subsidiary use shall apply for ~~the~~ a Conditional Use Permit (CUP) as indicated in the chart.

D. **Two (2) or More Subsidiary Uses on School Property.** If two (2) or more subsidiary uses are proposed on school property, the following shall apply:

1. The subsidiary uses shall operate during different hours of the day with at least one (1) hour separation in the hours of operation between each separate subsidiary use.

~~2. If the total membership/congregation of the subsidiary uses exceeds eighty (80) persons within the same day, a Major Conditional Use Permit shall be required.~~

E. **Two (2) or More Subsidiary Uses in Religious Use Facility.** If two (2) or more subsidiary uses are proposed in a religious use facility, the following shall apply:

1. The subsidiary uses shall operate during different hours of the day with at least one (1) hour separation in the hours of operation between each separate subsidiary use.

~~2. If the total membership/congregation of the subsidiary uses exceeds sixty (60) persons within the same day, a Major Conditional Use Permit shall be required.~~

F. **Lease Agreement.** A lease agreement between the subsidiary use and the primary use shall be submitted to and approved by the Director. At minimum, the lease agreement shall include the regulations of this chapter.

15.470.200 Use Charts for Subsidiary Uses

A. **Subsidiary Uses in School- or City-Owned Property in Residential and Park Zones.**

LAND USE	NUMBER OF PERSONS ALLOWED	PERMITTED	~~MINOR~~ CUP	~~MAJOR CUP~~	ADDITIONAL REGULATIONS
School- or City-Owned Property in Residential or Park Zones					
Religious Use Facility	**1 to 40**	**X**			See SMC 15.470.100(D) for requirements and criteria if two (2) or more subsidiary uses are
	41 ~~to 80~~ or more		**X**		
	~~81 or more~~			~~**X**~~	

LAND USE	NUMBER OF PERSONS ALLOWED	PERMITTED	~~MINOR~~ CUP	~~MAJOR CUP~~	ADDITIONAL REGULATIONS
Specialized Instruction School	**1 to 40**	**X**			proposed on school property
	41 ~~to 80~~ or more		**X**		
	~~81 or more~~	–	–	**~~X~~**	
Sports Club	**1 to 40**	**X**			
	41 ~~to 80~~ or more		**X**		
	~~81 or more~~			**~~X~~**	
Day Care II	**Not applicable**		**X**		
Preschool	**1 to 60**	**X**			
	61 ~~to 130~~ or more		**X**		
	~~131 or more~~	–	–	**~~X~~**	
Nonprofit Organizations	**1 to 40**	**X**			
	41 ~~to 80~~ or more		**X**		
	~~81 or more~~	–	–	**~~X~~**	

B. **Subsidiary Uses in Religious Use Facilities in Residential Zones.**

LAND USE	NUMBER OF PERSONS ALLOWED	PERMITTED	~~MINOR~~ CUP	~~MAJOR CUP~~	ADDITIONAL REGULATIONS
Religious Use Facilities in Residential Zones					
Specialized Instruction School	**1 to 30**	**X**			See SMC 15.470.100(E) for requirements and criteria if two (2) or more subsidiary uses are proposed in a religious use facility
	31 ~~to 60~~ or more		**X**		
	~~61 or more~~	–	–	**~~X~~**	
Day Care II	**Not applicable**		**X (In ~~UL~~ RL zone only)**		
Preschool	**1 to 30**	**X**			
	31 ~~to 60~~ or more		X	**~~X~~**	
Nonprofit Organizations	**1 to 30**	**X**			
	31 ~~to 60~~ or more		**X**		
	~~61 or more~~	–	–	**~~X~~**	

Chapter 15.480

Wireless Communication Facilities

Sections:

Article I. General

15.480.005 Purpose
15.480.010 Authority and Application
15.480.015 Exemptions
15.480.020 Definitions – CHANGES PROPOSED
15.480.025 General Provisions

Article II. Macro Wireless Facilities

15.480.030 Review and Approval Process for Macro Facilities – CHANGES PROPOSED
15.480.040 Siting Hierarchy
15.480.050 Attached Concealed Macro Facilities – Specific Development Standards
15.480.060 Collocated Macro Facilities – Specific Development Standards, if Not an Eligible Facilities Request
15.480.070 Macro Facility Mitigation – Specific Development Standards
15.480.080 New Concealed Freestanding Macro Facilities – Specific Development Standards
15.480.090 General Development Standards for All Macro Facilities
15.480.100 Submittal Requirements for All Macro Facilities

Article III. Small Wireless Facilities

15.480.110 Applications for Small Wireless Facilities
15.480.120 Review Process and Criteria
15.480.130 Standard Permit Conditions
15.480.140 Modification to Small Wireless Facilities
15.480.150 Design and Concealment Standards for Small Wireless Facilities
15.480.160 New Poles in the Rights-of-Way for Small Wireless Facilities
15.480.170 Appeals – Small Wireless Facilities

Article IV. Eligible Facilities Request

15.480.180 Definitions
15.480.190 Application
15.480.200 Initial Review of an Eligible Facilities Request
15.480.210 Time Frame for Review
15.480.220 Tolling of the Time Frame for Review
15.480.230 Determination that the Application Is Not an Eligible Facilities Request
15.480.240 Failure to Act

15.480.020 Definitions

In addition to the land use definitions in Chapter 15.105 SMC, the following definitions apply to this chapter; for any term defined in this section that is also defined in SMC Title 15, the definition in this section shall control. Words not defined herein shall be given the meaning set forth in the Code of Federal Regulations. Words not otherwise defined shall have their common and ordinary meaning.

* * *

Zones, High Intensity

Zones that typically involve commercial or industrial rather than residential uses. Such zones are limited to Community Business (CB and CB-C), Industrial (I), Regional Business Mix (RBX)~~, Office/Commercial Medium (O/CM),~~ Aviation Commercial (AVC) and Aviation Operations (AVO).

Zones, Low Intensity

Zones that typically include or are adjacent to residential uses, including the ~~Urban Low (UL), Urban Medium (UM), Urban High (UH), Townhouse (T), Office/Commercial Mixed Use (O/C/MU), Neighborhood Business (NB),~~ Residential Low (RL), Residential Medium (RM), Urban Residential Medium (URM), Residential High (RH), Urban Residential High (URH), Neighborhood Village Medium (NVM, Neighborhood Village High (NVH), Urban Village Medium (UVM), Neighborhood Village High (NVH), Commercial Low (CL), Mobile Home Park (MHP), and Park (P) Zones.

15.480.030 Review and Approval Process for Macro Facilities

A. **Preapplication Meeting.** Applicants are encouraged to schedule a preapplication meeting with the City prior to applying for a macro facilities permit.

B. **Permits Required.** As part of the submittal of the appropriate application below, applicants shall submit the items included on the appropriate macro facilities checklist as outlined in SMC 15.480.100.

1. **Building/Electrical Permits.** A building and/or electrical permit is required for all macro facilities.

2. ~~**Minor**~~ **Conditional Use Permits (~~Minor~~ CUP).** A ~~minor~~ conditional use permit is required for the following as outlined in subsections (C) and (D) of this section: new freestanding concealed macro facility structures in low intensity zones, provided such facility is allowed per subsection (D) of this section.

3. **Variance.** A variance from the standards regarding height, setbacks, aesthetics (including concealment), equipment enclosures and the dimensions of macro facility freestanding poles specified in Article II of this chapter may be granted only pursuant to the criteria set forth in SMC 15.115.010(~~D~~C). A variance from the standards regarding landscaping and fencing specified in this chapter may be granted, subject to the criteria and process set forth in SMC 15.115.010(B).

4. **Other Permits.** In addition to the permits listed above and in the table in subsection (C) of this section, other permits may be required, including but not limited to grading and right-of-way permits. Additionally, any provider locating within the City right-of-way will be required to have a valid franchise agreement on file with the City. Facilities locating on City property will require a lease agreement.

5. **Independent Review.** The City may have an independent radio frequency engineer or other qualified consultant review all materials submitted to the City. Macro facility review by the independent radio frequency engineer is subject to the following:

a. The reasonable cost for independent review is at the expense of the applicant.

b. The reviewer may request from the applicant information in addition to that listed in the submittal requirements if the reviewer finds that such information is necessary for a complete review of the application.

c. The approving authority may require changes to the applicant's application or submittals based on the results of the independent review.

d. The independent review may address any or all of the following:

i. The accuracy and completeness of the application and accompanying documentation.

ii. The applicability of analysis techniques and methodologies.

iii. The validity of conclusions reached.

iv. Whether the proposed macro facility complies with the applicable approval criteria set forth in this chapter and any other applicable City codes.

v. Whether the proposed macro facility complies with applicable State and Federal guidelines.

vi. Other items deemed by the City to be relevant to determining whether a proposed macro facility complies with the provisions of this chapter and any other applicable City codes.

C. The following table summarizes the types of macro facilities that are permitted in each zone subject to the siting hierarchy in SMC 15.480.040 and the type of permits required:

	Concealed Attached Macro Facility	**Collocation on Existing Freestanding Macro Facility**	**New Concealed Freestanding Macro Facility**	**Mitigation of Existing Macro Facility**
Low Intensity Zones[1]				
~~UL~~ RL	Building/Electrical	Building/Electrical	~~Minor~~ CUP and Building/Electrical	Building/Electrical
~~UM~~ RM/URM	Building/Electrical	Building/Electrical	~~Minor~~ CUP and Building/Electrical	Building/Electrical
~~UH~~ RH, URH	Building/Electrical	Building/Electrical	~~Minor~~ CUP and Building/Electrical	Building/Electrical
MHP	Building/Electrical	Building/Electrical	~~Minor~~ CUP and Building/Electrical	Building/Electrical
~~T~~	~~Building/Electrical~~	~~Building/Electrical~~	~~Minor CUP and Building/Electrical~~	~~Building/Electrical~~
P	Building/Electrical	Building/Electrical	~~Minor~~ CUP and Building/Electrical	Building/Electrical
~~O/C/MU~~ NVH, NVM, UVH, UVM	Building/Electrical	Building/Electrical	~~Minor~~ CUP and Building/Electrical	Building/Electrical
~~NB~~CL	Building/Electrical	Building/Electrical	~~Minor~~ CUP and Building/Electrical	Building/Electrical
High Intensity Zones				
I	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical
RBX	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical
CB	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical
CB-C	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical
~~O/CM~~	~~Building/Electrical~~	~~Building/Electrical~~	~~Building/Electrical~~	~~Building/Electrical~~

[1] See subsection (D) of this section for restrictions on residentially zoned property that is vacant or contains a residential use.

D. In residential zones, new concealed freestanding macro facility structures shall only be permitted on lots whose principal use is not a detached dwelling unit ~~single-family residential~~, including, but not limited to: schools, churches, water towers, fire stations, parks, and other public property. The following table summarizes the types of macro facility and macro facility equipment that can be located on residentially zoned properties containing various uses:

Use within a Residential Zone	Concealed Attached Macro Facility	Concealed Freestanding Macro Facility	Equipment Enclosure
~~Single-Family Residence~~ Detached Dwelling Unit	No	No	Conditional*
Multi-Family Residences	Yes	No	Yes
Vacant	No	Conditional**	Conditional**
Water tower, church, school, park, or other nonresidential use	Yes	Conditional	Yes/Conditional***

* For concealed equipment associated with a macro facility in a right-of-way, where no other option for placement of the equipment is feasible or appropriate, the ~~minor~~ CUP process may consider whether an equipment enclosure is compatible with the existing and adjacent uses and the character of the area based on concealed equipment design, proximity to other residential uses, and existence of mature landscaping and/or topography. If approved, equipment shall be limited to one (1) three hundred sixty (360) foot enclosure on a ~~single-family~~ lot with a detached dwelling unit.

** On vacant residential property, the ~~minor~~ CUP process may consider whether the concealed facility's design, proximity to other residential uses, and existence of mature landscaping and/or topography would allow for a freestanding macro facility that is compatible with adjacent uses and the character of the area.

*** Based on the process for the macro facility.