Chapter 15.300

City Center Overlay District

Sections:

15.300.005 Purpose
15.300.010 Authority and Application – CHANGES PROPOSED
15.300.050 Use Chart – CHANGES PROPOSED
15.300.055 City Center Overlay District Use Chart – CHANGES PROPOSED
15.300.100 Circulation
15.300.110 Vehicular Circulation Requirements
15.300.120 Pedestrian Circulation Requirements
15.300.200 Site Planning and Building Orientation
15.300.210 Building Placement/Setbacks – CHANGES PROPOSED
15.300.220 Development Abutting Two (2) or More Street Frontages
15.300.230 Relation to Adjacent Development
15.300.240 Projects on or Near the Edge of a ~~U~~RL or URM Residential Zone – CHANGES PROPOSED
15.300.250 The Layout and Width of Streetfront Pedestrian Zone
15.300.260 Driveway Entrances
15.300.270 Location of Drive-Through Stacking Lanes
15.300.280 Exterior Lighting
15.300.300 Open Space and Amenities
15.300.310 Minimum Open Space Area Required
15.300.320 Front Yard Open Space
15.300.325 Incorporating Bow Lake as a Focal Point
15.300.330 Alternative Methods for Meeting Open Space Requirement
15.300.340 Open Space Design Standards
15.300.400 Parking Standards
15.300.410 Off-Street Parking Requirements and Reductions
15.300.420 Off-Street Loading Requirements
15.300.430 Bicycle Parking
15.300.440 General Parking Design and Construction Standards
15.300.450 Surface Parking
15.300.460 Structured Parking
15.300.500 Landscaping Standards
15.300.600 Building Design
15.300.610 Street Level Design
15.300.620 Pedestrian Building Entries
15.300.630 Building Facades
15.300.640 Rooflines and Equipment
15.300.700 Mixed Use and Multi-Family Development Standards
15.300.710 Mixed Use Development Standards
15.300.720 Definition of Mixed Use
15.300.730 Ground Floor Uses in Mixed Use Projects
15.300.740 Multi-Family Development Standards – CHANGES PROPOSED
15.300.800 Additional Standards
15.300.810 Fences
15.300.820 Signs
15.300.900 Development Incentives
15.300.950 *Repealed*

15.300.010 Authority and Application

A. The provisions of this chapter shall apply to the City Center Overlay District as delineated in the City Center Overlay District Map at the end of this section. Within the City Center Overlay District, this chapter shall supersede existing regulations elsewhere in SMC Title 15 when in conflict with this chapter.

B. The provisions of this chapter shall apply to all development meeting one (1) or more of the following thresholds:

1. All new construction requiring building permits; and/or

2. **Major Redevelopment.** Additions or alterations to a building or site, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage (GSF) of the existing building(s) or site.

Only the portions of the building or site being altered or added to shall be required to integrate City Center Overlay District standards into the design of the alteration or addition. Project applicants proposing additions or alterations to a building or site conforming to the above criteria for major redevelopment shall arrange a pre-design meeting with planning staff prior to permit application to establish those design standards applicable to the proposed addition or alteration.

C. **Departures.** In order to provide flexibility and creativity of project designs, departures from these overlay district standards may be permitted (except to maximum parking requirements in SMC 15.300.410, Off-Street Parking Requirements and Reductions, and SMC 15.300.950, Parking Bonus Incentive Program for Structured Public/Private Parking), subject to the approval of the Director.

1. If the strict interpretation or application of these special standards would be inconsistent with related provisions of the Zoning Code or would be contrary to the overall purpose or intent of City goals and objectives for the City Center Overlay District or Comprehensive Plan; or

2. If it can be shown that the overall project design and feasibility can be improved.

D. **Development Agreements.** In order to provide flexibility, to permit creativity of design, style, and technique, and to provide for phased development and interim uses, development agreements may be entered into by and between the City and property owners or developers, pursuant to RCW 36.70B.170 through 36.70B.200; provided, that the terms of any such development agreement shall be consistent with the purpose and intent of this chapter. Special conditions or exemptions established for a particular site or project through a development agreement shall include criteria or date for the termination of any such agreement.

~~E. **Single-Family Exemption.** Single-family homes are exempt from the provisions of this chapter. In addition, the following zoning designation and related land uses are exempt from the provisions of this chapter: Urban Low (UL).~~

~~F~~E. **High Capacity Transit Facilities.** Standards for high capacity transit facilities, as identified in Chapter 15.530 SMC, High Capacity Transit Facilities Design Standards, shall apply to all applicable development within the City Center Overlay District.

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Permitted Use Tables Update – City Center Overlay Use Chart

15.300.050 Use Chart

A. Use Chart Guide.

1. **About the Use Chart**. The following chart lists all of the permitted and conditional land uses allowed in each zone.

2. **How to Use the Use Chart**. The land uses are listed vertically along the left hand side and the zones are listed horizontally across the top. Each square in the chart shows the following possibilities for the use and the zone:

P: The use is permitted.

C: The use is allowed subject to a conditional use permit.

If the square is blank, the use is not permitted in that zone.

3. **Additional Standards According to Use**. Additional standards that apply to a particular use and zone are noted by number and described in the column on the far right of the chart. If the standard is not preceded by a number, the standard applies to all zones. (Ord. 15-1018 § 1)

4. For detached dwelling units that are legally established, pre-existing uses, the standards of Chapter 15.120 Nonconformance and Reuse of Facilities apply. For properties zoned Aviation Operations (AVO) and Aviation Commercial (AVC), the standards and permitted uses of Chapter 15.210 Uses and Standards for the AVO and AVC Airport Zones apply.

15.300.055 City Center Overlay District Use Chart

ZONES:	
URM – Urban Residential Medium	**~~O/CM – Office/Commercial Medium~~ UVH – Urban Village High**
MHP – Manufactured Home Park	**~~O/C/MU – Office/Commercial/Mixed Use~~UVM – Urban Village Medium**
URH – Urban Residential High	**~~T – Townhouse~~**
URH-~~UCR~~MU – Urban Residential High~~-Urban Center Residential~~-Mixed Use	**~~P – Park~~**
~~NB – Neighborhood Business~~	
CB-C – Community Business in the Urban Center	
P – Permitted Use; C – Conditional Use Permit required	

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Heavy outline = zones within the same LU designation

LAND USE	MHP	URM	URH	~~UH-UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
ANIMALS											
Kennel/Cattery					~~P~~	P(1)				–	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Stables										~~P~~	
Veterinary Clinic			P(1)	P(1)	~~P~~	P	P(1)	~~C~~P(1)		–	(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
BUSINESS SERVICES											
Airport Support Facility											
Commercial/Industrial Accessory Uses					~~P~~	C	C				
Conference/Convention Center					~~P~~	P	~~P~~				
Construction/Trade					–	C	C				
Distribution Center/Warehouse					~~C~~		~~C(1)~~				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Rental, Large											
Equipment Rental, Small					~~C~~	C	P(1)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

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LAND USE	MHP	URM	URH	~~UH~~ ~~UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
Equipment Repair, Large											
Equipment Repair, Small					~~P~~	P(1)	P(2)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Helipad/Airport and Facilities											
Professional Office			P(1)	P(1)	~~P~~	P	P	P			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Storage, Self-Service											
Truck Terminal											
CIVIC AND INSTITUTIONAL											
Cemetery		C	C		~~C~~	C				~~C~~	
City Hall				P(1)	~~P~~	P					(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Court		C	C			P	P				
Fire Facility		P	P	P	~~P~~	P	P	P		~~P~~	
Funeral Home/Crematory					~~P~~	P(1)	~~P(2)~~			~~C~~	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as

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LAND USE	MHP	URM	URH	~~UH~~ ~~UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
											described in SMC 15.300.720, Definition of Mixed Use.
Police Facility		P	P	P	~~P~~	P	P	P		~~P~~	
Public Agency Office			P	P	~~P~~	P	P	P		~~P~~	
Public Agency Yard					-	C	C	C		~~C(1)~~	~~(1) A public agency yard located on property within the park zone may be used as a combined maintenance facility for park and nonpark purposes; provided, that the facility shall be no more expansive than that which is reasonably expected to be needed for park maintenance when park facilities are fully developed.~~
Public Archives					~~C~~	P	P	P		~~C(1)~~	~~(1) A public archives facility located on property within the park zone is limited to existing structures.~~
Social Service Office			C	P	~~P~~	P	P	P			
EDUCATIONAL											
College/University		C	C	C	–	P	P	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Elementary/Middle School		C	C	C	–						
High School		C	C	C	~~P~~	C					
Specialized Instruction School		P(1)	P(1)	P	~~P~~	P	P(2)	P(2)			(1) Limited to 3 students per day. (2) Permitted as a part of a mixed use development, as

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LAND USE	MHP	URM	URH	~~UH~~ ~~UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
											described in SMC 15.300.720, Definition of Mixed Use.
Vocational/Technical School					~~C~~	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
HEALTH AND HUMAN SERVICES											
Day Care I		P(1)	P(1)	P(1)	~~P(1)~~		P(1,2)	P(1,2)	~~P(1)~~	–	See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200, Family Day Care Facilities apply. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Day Care II		P	P(1)	P	~~P~~	P	P(1)	P(1)	–	–	See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Emergency Housing	P(1)	P(1)	P(1)~~/C(2)~~	P(1)~~/C(2)~~	~~P(1)/C(2)~~	P(1)~~/C(2)~~	P(1)~~/C(2)~~	P(1)~~/C(2)~~	~~P(1)~~	–	~~(1) Allowed only as part of permitted religious use facility accessory not to exceed 20% of total building square footage, providing operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that~~

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LAND USE	MHP	URM	URH	~~UH~~ ~~UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
											~~health and safety standards are met.~~ (1~~2~~) See SMC 15.465.350, Supportive Housing Facilities Standards.
Emergency Shelters	P(1)	P(1)	P(1)~~/C(2)~~	P(1)~~/C(2)~~	~~P(1)/C(2)~~	P(1)/~~C(2)~~	P(1)~~/C(2)~~	P(1)~~/C(2)~~-	~~P(1)~~	–	~~(1) Allowed only as part of permitted religious use facility accessory not to exceed 20% of total building square footage, providing operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met.~~ (1~~2~~) See SMC 15.465.350, Supportive Housing Facilities Standards.
Hospital					~~P~~	P	C		–	–	
~~Medical Dental Lab~~			~~C~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	–	–	
Medical Office/Outpatient Clinic			P	P	~~P~~	P	P	P	–	–	
~~Miscellaneous Health~~				~~C~~	~~P~~	~~P~~	~~C~~	~~C~~	–	–	
Opiate Substitution Treatment Facility					–	C			–	–	Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).
Permanent Supportive Housing (1)~~(3)~~	P(1,2)	~~C~~P(1,2)	~~C~~P(1,2)	~~C~~P(1,2)	~~C(2)~~	~~C~~P(1,2)	~~C~~P(1,2)	~~C~~P(1,2)	~~C(2)~~	–	(1) Small-scale permanent supportive housing facilities are defined as a community residential facility I. See Residential, Retirement and Assisted Living section of this use chart.

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LAND USE	MHP	URM	URH	~~UH~~ ~~UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
											(2) See SMC 15.465.350, Supportive Housing Facilities Standards. ~~(3) Permanent supportive housing facilities require a minor conditional use permit. See SMC 15.115.020.~~
Reentry Center					–						
Secure Community Transition Facility					–	C	~~C~~		–	–	Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).
Transitional Housing (1) ~~(3)~~	P(1,2)	~~C~~P(1,2)	~~C~~P(1,2)	~~C~~P(1,2)	~~C(2)~~	~~C~~P(1,2)	~~C~~P(1,2)	~~C~~P(1,2)	~~C(2)~~	–	(1) Small-scale transitional housing facilities are defined as a community residential facility I. See Residential, Retirement and Assisted Living section of this use chart. (2) See SMC 15.465.350, Supportive Housing Facilities Standards. ~~(3) Transitional housing facilities require a minor conditional use permit. See SMC 15.115.020.~~
MANUFACTURING											
Aerospace Equipment					–						
Apparel/Textile Products					–						
Biomedical Product Facility					–						
Chemical/Petroleum Products					–						
Commercial/Industrial Machinery					–						

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LAND USE	MHP	URM	URH	~~UH~~ ~~UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
Computer/Office Equipment					–						
Electronic Assembly					–						
Fabricated Metal Products					–						
Food Processing					–						
Furniture/Fixtures					–						
Laboratories, Research, Development and Testing					~~C~~	C	~~C~~				
Manufacturing, Light Misc.					–						
Winery/Brewery/Distillery					–	P	P	C			Micro-winery/brewery/distillery with retail section.
Paper Products					–						
Primary Metal Industry					–						
Printing/Publishing					–	C					
Recycling Processing					–						
Rubber/Plastic/Leather/Mineral Products					–						
Textile Mill					–						
Wood Products					–						
MOTOR VEHICLES											
Auto/Boat Dealer					–	P(1)	~~C(1)~~		–	–	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Auto Service Center					~~P~~	P			–	–	
Auto Supply Store					~~P~~	P(1)	C(1)	C(1)	–	–	(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Auto Wrecking					–				–	–	

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LAND USE	MHP	URM	URH	~~UH~~ ~~UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
Commercial Marine Supply					~~C~~	P			~~–~~	~~–~~	
Electric Vehicle Infrastructure		P(1)	P(2)	P(2)	~~P~~	P	P	P	~~P(1)~~	~~P(1)~~	(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station					~~C~~	P			~~–~~	~~–~~	
Mobile Refueling Operations		P(1)	P(1)	P(1)	~~P(1)~~	P	P	P(1)	~~P(1)~~	~~P(1)~~	See Chapter 15.450 SMC, Mobile Refueling Operations. (1) Permitted only to refuel heavy equipment at a construction site.
Public/Private Parking					~~C(1,2)~~	P(1,2)	~~C(1,2)~~		~~–~~	~~–~~	(1) Public/private parking lots (including park-and-fly and other commercial parking) are only permitted within a structure. See SMC 15.300.450(A) for provisions regarding public/private surface parking lot as an interim use. See SMC 15.300.460 for parking structure design and development standards. (2) Public/private parking lot structures are permitted up to one thousand two hundred (1,200) spaces. (See SMC 15.300.460(A), Parking Structures with Public/Private Parking Uses.) Additional spaces may be added only via

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LAND USE	MHP	URM	URH	~~UH~~ ~~UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
											the incentive method defined in SMC 15.300.460(A)(2).
Tire Retreading					~~–~~				~~–~~	~~–~~	~~–~~
Towing Operation					~~–~~				~~–~~	~~–~~	~~–~~
Vehicle Rental/Sale					~~–~~	P(1)	~~C(1)~~		~~–~~	~~–~~	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Vehicle Repair, Large					~~–~~				~~–~~	~~–~~	~~–~~
Vehicle Repair, Small					~~C~~	P			~~–~~	~~–~~	
RECREATIONAL AND CULTURE											
Amusement Park					~~–~~	C	~~C~~		~~–~~	~~C(1)~~	~~(1) Site must be adjacent to an improved arterial.~~
Community Center		C	P	P	~~P~~	P	P	P	~~–~~	~~P~~	(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Drive-In Theater					~~–~~				~~–~~	~~–~~	
Golf Course					~~–~~				~~–~~	~~P~~	
Health Club			C(1)	P	~~P~~	P	P	P	~~–~~	~~–~~	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Library		P	C	P	~~P~~	P	P	P	~~C~~	~~–~~	
Museum		C	C	P	~~P~~	P	P		~~–~~	~~–~~	
Nonprofit Organization		P(1)/C(2)	P	P	~~P~~	P	P	P	~~–~~	~~P(1)/C(2)~~	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a ~~minor~~ conditional use, subject to

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LAND USE	MHP	URM	URH	~~UH~~ ~~UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
											criteria under SMC 15.115.020(~~E~~C), Conditional Use Permit (CUP).
Park	P	P	P	P	~~P~~	P	P	P	~~P~~	~~P~~	
Recreational Center		P	P	P	~~P~~	P	P	P	–	~~P~~	
Religious Use Facility		P(1)/C(2)	P	P	~~P~~	P	P	P	–	~~P(1)/C(2)~~	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a ~~minor~~ conditional use, subject to criteria under SMC 15.115.020(~~E~~C), Conditional Use Permit (CUP).
Religious Use Facility Accessory		C(1)	C(1)	P(1)	~~P~~	P	P	P	–	~~P(2)/C(3)~~	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (3) Permitted as a ~~minor~~ conditional use, subject to criteria under SMC 15.115.020(~~E~~C), Conditional Use Permit (CUP).
Stadium/Arena					–	C	~~C~~		–	~~C~~	
RESIDENTIAL											
College Dormitory					~~C~~	P	P	P(1)	–	–	(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.

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LAND USE	MHP	URM	URH	~~UH-UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
~~Duplex~~		~~P~~	~~P~~		~~C(1)~~	~~P~~		~~P~~	~~P(1)~~	–	~~See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.~~ ~~(1) Duplexes are only permitted as part of a townhouse development.~~ ~~(2) Townhouse and duplex development allowed only in UH-1800 zone.~~
~~Dwelling Unit, Caretaker/Manager~~			~~P~~	~~P~~	–	~~P~~			–	–	
Dwelling Unit, Detached		P(1,2~~,3,~~ 4)	~~P(4)~~		–				–	–	(1) Accessory dwelling units permitted. See SMC 15.465.100, Accessory Dwelling Units (ADUs) for standards. ~~(2) Efficiency unit permitted within primary dwelling, not exceeding 25% of gross square feet of dwelling.~~ ~~(3) See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks, for additional development standards.~~ (42) Small lot single-family development allowed subject to design standards specified in Chapter 15.500 SMC, Small Lot Single-Family Design Standards

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LAND USE	MHP	URM	URH	~~UH-UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
Manufactured Home ~~(HUD)~~	P	P			–				–	–	See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks, for additional development standards.
~~Mobile Home (nonHUD)~~		–	–	–	–	–	–	–	–	–	–
~~Mobile~~Manufactured Home Park	P	C(1)	C(1)	C(1)	–		~~P~~		–	–	(1) A park outside established or proposed ~~mobile~~manufactured home park zone is permitted after approval through the CUP process.
Multi-Family		~~P~~	P	P	~~C~~	P(1)	P	P	–	–	(1) For designated parcels fronting International Blvd., S. 176th St., or S. 188th St. (see Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730.
~~Townhouse~~		~~P~~	~~P(1)~~		~~C~~	~~P~~		~~P~~	~~P~~	–	~~(1) Townhouse and duplex development allowed only in UH-1800 zone.~~
RESIDENTIAL, MIDDLE HOUSING											
Cottage Housing		P									
Courtyard Apartments		P									
Duplex		P									See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.
Fiveplex		P									

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LAND USE	MHP	URM	URH	~~UH~~ ~~UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
Fourplex		P									
Sixplex		P									
Stacked Flat		P									
Triplex		P									
Townhouse		P									See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING											
Community Residential Facility I (~~1~~)	P	P	P	P	~~P~~	P	P	P			~~(1) Community residential facility I is permitted in UL zones.~~ See SMC 15.465.400, Community Residential Facilities Standards.
Community Residential Facility II			P	P	~~C~~	P	P	P(1)			See SMC 15.465.400, Community Residential Facilities Standards. (1) Permitted only as part of a mixed use development, as described in SMC 15.300.730, Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC 15.300.720, Definition of Mixed Use.
Convalescent Center/Nursing Home		~~P~~	P	P	~~P~~		P				
Retirement Apartments		~~P~~	P	P	~~C~~	P(1)	P	P			(1) For designated parcels fronting International Blvd., S. 176th St., or S. 188th St. (see

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LAND USE	MHP	URM	URH	~~UH-UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
											Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730.
RESIDENTIAL, ACCESSORY											
Home Occupation	P	P	P	P	–	P	P	P	~~P~~	–	See SMC 15.465.500, Home Occupations.
Shed/Garage		P(1)	P(1)	P(1)	–				~~P~~	–	(1) Limited to 1,000 gross square feet and a 20 foot height limit (highest point).
RETAIL AND COMMERCIAL											
Agricultural Crop Sales (Farm Only)					~~P~~	P			–	–	
Arcade (Games/Food)			P(1)	P(1)	~~P~~	P	P(1)	P(1)	–	~~P~~	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Beauty Salon/Personal Grooming Service			P(1)	P(2)	~~P~~	P	C(2)	P(2)	–	–	(1) Small, resident-oriented uses only. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Coffee Shop/Retail Food Shop			P(1)	P(2)	~~P~~	P	P(2)	P(2)	–	–	(1) Small, resident-oriented uses only. (2) Permitted as a part of a mixed use development, as

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LAND USE	MHP	URM	URH	~~UH~~ ~~UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
											described in SMC 15.300.720, Definition of Mixed Use.
Concession Sales	P	P	P	P	~~P~~	P	P	P	~~P~~	~~P~~	
Dry Cleaner			P(1,2)	P(2)	~~P~~	P	P(2)	P(2)	–	–	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Espresso Stand			P(1)	P	~~P~~	P	P	P(2)	–	–	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Financial Institution				P(1)	~~P~~	P	P	P	–	–	(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Forest Products					~~P(1)~~	P(1)	P(1)	–	–	–	(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations.
Laundromat			P(1)	P	~~P~~	P	P	P(2)	–	–	(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as

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LAND USE	MHP	URM	URH	~~UH~~ ~~UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
											described in SMC 15.300.720, Definition of Mixed Use.
Mobile Food Vending					~~P~~	P	P	P	–	~~P~~	See SMC 15.415.300, Mobile Food Vending.
Restaurant			C(1,2)	P(2,3)	–	P	P(2,3)	P(2,3)	–	–	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) No drive-through facilities allowed. (3) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Retail, Big Box				P(1)	–	C(1)	C(1)	P(2)	–	–	(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Retail, General			P(1)	P(2)	~~P~~	P	P(2)		–	–	(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Restaurant, Fast Food					–	P			–	–	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.

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LAND USE	MHP	URM	URH	~~UH~~ ~~UCR~~ URH-MU	~~NB~~	CB-C	~~O/CM~~ UVH	~~O/C/MU~~ UVM	~~T~~	~~P~~	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
Sexually Oriented Business					–	C			–	–	See SMC 15.415.200, Sexually Oriented Business.
Tavern				P(1)	~~P(2)~~	P	P(2)	C	–		(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use. (2) Small, resident-oriented uses only.
Theater, Movie					~~P~~	P	P		–	~~P(1)~~	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Theater/Entertainment Club					–				–	–	
RETAIL AND COMMERCIAL, LODGING											
Bed and Breakfast		P	P	P	~~P~~		P	P			See SMC 15.465.300, Bed and Breakfast Standards.
Hotel/Motel and Associated Uses			C(1)		~~P~~	P	~~P~~	~~C~~			(1) Only allowed on UH zoned properties south of S. 184th Street.
Short-Term Rental		P	P	P	~~P~~	P	P	P	~~P~~		See SMC 15.465.320, Short-Term Rentals.
UTILITIES											
Utility Substation			C	C	~~C~~	C	C	C	–	–	
Utility Use		C	C	C	~~C~~	C	C	C	–	–	
Wireless Communications Facilities		C/P	C/P	C/P	~~C/P~~	C/P	C/P	C/P	~~C/P~~	~~C/P~~	See Chapter 15.480 SMC, Wireless Communication Facilities, for specific use and development standards.

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15.300.210 Building Placement/Setbacks

A. **Maximum Front Yard Setback.** For City Center Overlay District properties zoned ~~UH-UCR~~URH-MU, CB-C, and ~~O/CM~~UV the maximum front yard setbacks shall be as follows, except as provided under SMC 15.300.460(B), Parking Structure Placement and/or Setbacks:

1. Twenty (20) feet adjacent to International Boulevard, for at least fifty percent (50%) of the building's front facade;

2. Ten (10) feet adjacent to all other City Center Overlay District public and/or private streets, as specified in the City Center Plan (see City Center Plan, Figures 5.1 – 5.1b), for at least fifty percent (50%) of the building's front facade.

B. **Building Orientation.** The front facade of the primary building(s) on site shall be oriented toward the front property line, with the main pedestrian entrance(s) located on this front facade. Additional building entrances may be oriented toward the rear or side of the building for access to and from parking lots.

C. **Minimum Building Frontage.** At least fifty percent (50%) of the building's front facade shall be located within the maximum front yard setback, as specified in subsections (A)(1) and (2) of this section. The remaining portions of the front facade may be stepped back a maximum of twenty (20) feet more than the established maximum setback, as approved by the Director, for the purpose of accommodating public open space, porte-cocheres, or recessed building entries.

D. **Building Placement/Setbacks and Open Space.** Building placement and setback shall be arranged to accommodate the front yard open space requirement as specified in SMC 15.300.320, Front Yard Open Space.

E. **Setbacks and Landscaping Standards for CB-C Zone.** For projects in the CB-C zone, where the side and rear setbacks in the dimensional standards chart in SMC 15.400.100 conflict with the required landscaping in Chapter 15.445 SMC, Landscaping and Tree Retention, the side and rear yard setbacks in the landscaping standards in SMC 15.400.100 shall supersede. This shall not apply where side and rear property lines abut a residential zone.

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15.300.240 Projects on or Near the Edge of a ~~U~~RL or URM Residential Zone

Careful siting and design treatment is necessary to achieve a compatible transition between two (2) zones of differing height, bulk and scale requirements. In order to mitigate potential impacts of CB-C and URH zone development on neighboring residential districts, the following standards shall apply:

A. **Adjacent to ~~U~~RL Zone.** Properties abutting a ~~U~~RL zone shall incorporate the following:

1. A maximum building height of thirty-five (35) feet, relative to the base elevation of the adjacent ~~U~~RL zoned parcel(s) where that base elevation is higher than the base elevation of the proposed project, shall apply to all portions of a structure within sixty (60) feet of a ~~U~~RL zone, including access roadway widths; provided, that the overall height of any structure shall not exceed the maximum structure height specified in the dimensional standards charts in SMC 15.400.100; and

2. A minimum side and/or rear yard building setback of twenty (20) feet shall apply if the side or rear property boundaries are adjacent to a ~~U~~RL zone. Side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.210.

3. Parking shall not be permitted within the side and/or rear yard building setback adjacent to a ~~U~~RL zone.

B. **Adjacent to URM Zone.** Properties abutting a URM zone shall maintain a minimum side and/or rear yard building setback of twenty (20) feet, if the side or rear yard property boundaries are adjacent to a URM zone. Side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.210.

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15.300.740 Multi-Family Development Standards
Purpose: Design multiple-family units that are of high quality, good architectural design, are compatible with adjacent development, especially ~~single-family~~residential low-density neighborhoods, and that provide linked open space.

A. Multi-family and residential mixed use development within the City Center Overlay District shall meet the requirements of Chapter 15.510 SMC, Multi-Family Housing Design Standards.

15.300.810 Fences
A. Fences over four (4) feet in height or other features that form continuous visual barriers or block views to the windows of a ground level retail/commercial or service use are prohibited within the front yard setback zone.

B. **~~Single~~Detached- and Multi-Family Dwellings.** ~~Single-family~~Detached and multi-family dwelling units, excluding residential mixed use structures within the City Center, may have fences to a height of six (6) feet when fronting on a major arterial/highway, but must have adequate setback in order to maintain sight distance requirements established in SMC 15.400.350.

Chapter 15.305

South 154th Street Station Area Overlay District

Sections:

15.305.005 Purpose
15.305.010 Authority and Application – CHANGES PROPOSED
15.305.050 Definitions and Use Chart Guide – CHANGES PROPOSED
15.305.055 South 154th Street Station Area Overlay District Use Chart – CHANGES PROPOSED
15.305.057 Pedestrian-Oriented Uses, Streets and Requirements
15.305.100 Circulation
15.305.110 Vehicular Circulation Requirements
15.305.200 Site Planning and Building Orientation
15.305.210 Building Placement Setback and Pedestrian Zone Width
15.305.220 Development Abutting Two (2) or More Street Frontages
15.305.230 Projects on or Near the Edge of a~~n Urban Low Density~~ Residential Low (~~U~~RL) or Urban Residential Medium ~~Density Residential~~ (URM) Zone – CHANGES PROPOSED
15.305.240 Driveway Design
15.305.250 Service Element Location and Design
15.305.260 Exterior Lighting Principles
15.305.300 Open Space and Amenities
15.305.310 Minimum Open Space Required
15.305.320 Location and Design of Open Space
15.305.330 Open Space Maintenance
15.305.400 Parking Standards
15.305.410 Off-Street Parking Requirements and Reductions
15.305.420 Off-Street Loading Requirements
15.305.430 Bicycle Parking
15.305.440 General Parking Design and Construction Standards
15.305.450 Surface Parking
15.305.460 Structured Parking
15.305.500 Landscaping Standards
15.305.600 Building Design
15.305.605 Minimum Building Height
15.305.610 Street Level Design
15.305.620 Pedestrian Building Entries
15.305.630 Building Facades
15.305.640 Rooflines and Equipment
15.305.700 Mixed Use Development Standards
15.305.710 Definition of Mixed Use
15.305.720 Multi-Family Development Standards
15.305.800 Additional Standards
15.305.810 Fences
15.305.820 Signs
15.305.900 Development Incentives

15.305.010 Authority and Application

A. The provisions of this chapter shall apply to the South 154th Street Station Area Overlay District as delineated in the official zoning map. Within the South 154th Street Station Area Overlay District, this chapter shall supersede existing regulations elsewhere in SMC Title 15 when in conflict with this chapter.

B. The provisions of this chapter shall apply to all development or public right-of-way meeting one (1) or more of the following thresholds:

1. All new construction requiring building permits; and/or

2. **Major Redevelopment.** Additions or alterations to a building or site, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage (GSF) of the existing building(s) or site.

Only the portions of the building or site being altered or added to shall be required to integrate South 154th Street Station Area Overlay District standards into the design of the alteration or addition. Project applicants proposing additions or alterations to a building or site conforming to the above criteria for major redevelopment shall arrange a pre-design meeting with Planning staff prior to permit application to establish those design standards applicable to the proposed addition or alteration.

C. **Departures.** Departures from these South 154th Street Station Area Overlay District standards may be allowed, to promote well designed developments which may not strictly comply with the established standards. Proposed departures from these special standards are subject to the approval of the Director.

1. A departure shall not be granted for height, setbacks, building lot coverage, maximum and minimum parking requirements, minimum lot area, density, lot width or land uses.

D. **Departure Criteria.** The applicant must show that the proposed development requesting a departure(s) meets all of the following criteria:

1. How the requested departure meets the intent of the applicable design standard.

2. How the requested departure will not have a detrimental effect on adjacent and nearby properties.

3. How the requested departure offers a significant improvement over what otherwise could have been built under the minimum design standards.

4. How the proposed departure is part of an overall, thoughtful and comprehensive approach to the design of the project as whole.

~~E. **Single-Family Exemption.** Existing single-family homes are exempt from the provisions of this chapter.~~

~~F~~E. **High Capacity Transit.** Standards for high capacity transit facilities, as identified in Chapter 15.530 SMC, shall apply to all applicable development within the South 154th Street Station Area Overlay District.

* * *

Permitted Use Tables Update – South 154th Street Station Area Overlay Use Chart

15.305.050 Definitions and Use Chart Guide

A. Use Chart Guide.

1. **About the Use Chart**. The following chart lists all of the permitted and conditional land uses allowed in each zone.

2. **How to Use the Use Chart**. The land uses are listed vertically along the left hand side and the zones are listed horizontally across the top. Each square in the chart shows the following possibilities for the use and the zone:

   P: The use is permitted.

   C: The use is allowed subject to a conditional use permit.

   If the square is blank, the use is not permitted in that zone.

3. **Additional Standards According to Use**. Additional standards that apply to a particular use and zone are noted by number and described in the column on the far right of the chart. If the standard is not preceded by a number, the standard applies to all zones.

4. For detached dwelling units that are legally established, pre-existing uses, the standards of Chapter 15.120 Nonconformance and Reuse of Facilities apply. For properties zoned Aviation Operations (AVO) and Aviation Commercial (AVC), the standards and permitted uses of Chapter 15.210 Uses and Standards for the AVO and AVC Airport Zones apply.

15.305.055 South 154th Street Area Overly District Use Chart

ZONES:	
URM – Urban Residential Medium	**CB-C – Community Business in the Urban Center**
URH – Urban Residential High	**~~T – Townhouse~~**
URH-MU~~UCR~~ – Urban Residential High-~~Urban Center Residential~~Mixed Use	
P – Permitted Use; C – Conditional Use Permit required	

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	CB-C	~~T~~	ADDITIONAL STANDARDS See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
ANIMALS						
Kennel/Cattery				P(1)		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Stables						
Veterinary Clinic		P(1)	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
BUSINESS SERVICES						
Airport Support Facility						
Cargo Containers						
Commercial/Industrial Accessory Uses						
Conference/Convention Center			~~P(1)~~	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Construction/Landscaping Yard						
Distribution Center/Warehouse						
Equipment Rental, Large						
Equipment Rental, Small				C		
Equipment Repair, Large						
Equipment Repair, Small				P		
Helipad/Airport and Facilities						
Professional Office		P(1)	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Storage, Self-Service						
Truck Terminal						
CIVIC AND INSTITUTIONAL						
Cemetery						
Fire Facility	P	P	P	P		
Funeral Home/Crematory						
Police Facility	P	P	P	P		
Public Agency Office		P	P	P		

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	CB-C	~~T~~	ADDITIONAL STANDARDS See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
Public Agency Yard						
Social Service Office				P		
EDUCATIONAL						
College/University	C	C	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Elementary/Middle School	C	C	C			
High School	C	C	C	C		
Specialized Instruction School		P(1)	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Vocational/Technical School			P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
HEALTH AND HUMAN SERVICES						
Crisis Diversion Facility (CDF)						
Crisis Diversion Interim Facility (CDIF)						
Day Care I	P(1)	P(1)	P(1)		~~P(1)~~	See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Day Care II	P(1)	P(1)	P(1)	P		See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Emergency Housing	P(1)	P(1)~~/C(2)~~	P(1)~~/C(2)~~	P(1)~~/C(2)~~	~~P(1)~~	~~(1) Allowed only as part of permitted religious use facility accessory not to exceed 20% of total building square footage, providing operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met.~~ (12) See SMC 15.465.350, Supportive Housing Facilities Standards.

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	CB-C	~~T~~	ADDITIONAL STANDARDS See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
Emergency Shelters	P(1)	P(1)~~/C(2)~~	P(1)~~/C(2)~~	P(1)~~/C(2)~~	~~P(1)~~	~~(1) Allowed only as part of permitted religious use facility accessory not to exceed 20% of total building square footage, providing operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met.~~ (1~~2~~) See SMC 15.465.350, Supportive Housing Facilities Standards.
Hospital				P		
~~Medical Dental Lab~~				~~P~~		
Medical Office/Outpatient Clinic			P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Opiate Substitution Treatment Facility				C		Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).
Permanent Supportive Housing (1)~~ (3)~~	P~~C~~(2)	P~~C~~(2)	P~~C~~(2)	P~~C~~(2)	~~C(2)~~	(1) Small-scale permanent supportive housing facilities are defined as a CRF I. See Residential, Retirement and Assisted Living section of this use chart. (2) See SMC 15.465.350, Supportive Housing Facilities Standards. ~~(3) Permanent supportive housing facilities require a minor conditional use permit. See SMC 15.115.020.~~
Reentry Center						
Transitional Housing (1)~~ (3)~~	P~~C~~(2)	P~~C~~(2)	P~~C~~(2)	P~~C~~(2)	~~C(2)~~	(1) Small-scale transitional housing facilities are defined as a CRF I. See Residential, Retirement and Assisted Living section of this use chart. (2) See SMC 15.465.350, Supportive Housing Facilities Standards. ~~(3) Transitional housing facilities require a minor conditional use permit. See SMC 15.115.020.~~
MANUFACTURING						
Assembly and Packaging						
Food Processing						
Laboratories, Research, Development and Testing				C		

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	CB-C	~~T~~	ADDITIONAL STANDARDS See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
Manufacturing and Fabrication, Light						
Manufacturing and Fabrication, Medium						
Micro-Winery/Brewery/Distillery				P(1)		(1) Permitted in conjunction with the following retail uses: restaurant, tavern, retail sales or tasting room. Retail uses to be oriented to the public street and located at the ground floor.
Recycling Processing						
MOTOR VEHICLES						
Auto Service Center						
Auto Supply Store						
Electric Vehicle Infrastructure	P(1)	P(1)	P(2)	P	~~P(1)~~	(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station						
Public/Private Parking						
Tire Retreading						
Towing Operation						
Vehicle Rental/Sales						
Vehicle Rental/Sales, Large						
Vehicle Repair, Large						
Vehicle Repair, Small						
RECREATIONAL AND CULTURE						
Amusement Park						
Community Center	C	P	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Drive-In Theater						
Golf Course						

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	CB-C	~~T~~	ADDITIONAL STANDARDS See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
Health Club		C	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Library	P	P(1)	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Museum	C	C	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Park	P	P	P	P	~~P~~	
Religious Use Facility	C/P(1,2)	P	P(3)	P		(1) Allowed as a ~~minor~~ CUP subject to criteria under SMC 15.115.020(~~E~~C). (2) Allowed as a permitted use subject to the criteria in Chapter 15.470 SMC. (3) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Religious Use Facility Accessory	C/P(1,2,3)	C(1)	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Allowed as a ~~minor~~ CUP subject to criteria under SMC 15.115.020(~~E~~C). (3) Allowed as a permitted use subject to the criteria in Chapter 15.470 SMC.
Stadium/Arena						
RESIDENTIAL						
College Dormitory				P		
~~Duplex~~	~~P(1)~~	P	P		~~P(1)~~	~~(1) Duplexes allowed in townhouse zone only as part of townhouse development. See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.~~
~~Dwelling Unit, Caretaker/Manager~~						
Dwelling Unit, Detached	P					
~~Manufactured/Modular Home~~						
~~Mobile Home Park~~						

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	CB-C	~~T~~	ADDITIONAL STANDARDS See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
Multi-Family	~~P~~	P	P	P(1)		(1) Multi-family projects within the CB-C zone shall comply with the pedestrian-oriented use requirements in SMC 15.305.057.
~~Townhouse~~	~~P~~	~~P~~	~~P~~		~~P~~	
RESIDENTIAL, MIDDLE HOUSING						
Cottage Housing						
Courtyard Apartments						
Duplex						
Fiveplex	P					
Fourplex	P					
Sixplex	P					
Stacked Flat	P					
Triplex	P					
Townhouse	P					
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING						
Assisted Living		P	P			
Community Residential Facility I	P(1)	P(1)	P(1)	P(1)	~~P(1,2)~~	(1) See SMC 15.465.400 for community residential facilities standards. ~~(2) Permitted only as part of a mixed use development, as described in SMC 15.305.700 and 15.305.710.~~
Community Residential Facility II			P	P	~~P(1)~~	~~(1) Permitted only as part of a mixed use development, as described in SMC 15.305.700 and 15.305.710.~~
Convalescent Center/Nursing Home	P	P	P			
Retirement Apartments		P	P	P		
RESIDENTIAL, ACCESSORY						
Home Occupation	P	P	P	P	~~P~~	See SMC 15.465.500, Home Occupations.
Shed/Garage	P	P	P	P	~~P~~	See Chapter 15.405 SMC, Accessory and Tent Structures.
RETAIL AND COMMERCIAL						

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	CB-C	~~T~~	ADDITIONAL STANDARDS See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
Agricultural Crop Sales (Farm Only)						
Arcade (Games/Food)		P(1)	P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Beauty Salon/Personal Grooming Service		P(1)	~~P~~C(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Coffee Shop/Retail Food Shop		P(1,2)	P(1,2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Concession Sales	P	P	P	P		
Dry Cleaner		P(1)	P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Espresso Stand		P(1,2)	P(1,2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Financial Institution		P(1,2)	P(1,2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Laundromat	P	P(1)	P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Mobile Food Vending		P	P	P		See SMC 15.415.300, Mobile Food Vending.
Produce Stand						
Restaurant		~~P~~C(1,2)	P(1,2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Restaurant, Fast Food		P(1,2)	P(1,2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Retail, Big Box			P(1)			(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Retail, General		P(1)	P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Sexually Oriented Business				C		

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	CB-C	~~T~~	ADDITIONAL STANDARDS See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
Tavern		P(1)	P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Theater/Entertainment Club						
Theater, Movie			P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
RETAIL AND COMMERCIAL, LODGING						
Bed and Breakfast	P(1)	P(1)	P(1)	P(1,2)	~~P(1)~~	(1) See SMC 15.465.300, Bed and Breakfast Standards. (2) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Hotel/Motel and Associated Uses			P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Short-Term Rental	P	P	P	P	~~P~~	See SMC 15.465.320, Short-Term Rentals.
UTILITIES						
Utility Substation	C	C	C	C		
Utility Use	C	C	C	C		
Wireless Communications Facilities	C/P	C/P	C/P	P	~~C/P~~	See Chapter 15.480 SMC, Wireless Communication Facilities, for specific use and development standards.

15.305.230 Projects on or Near the Edge of a~~n Urban Low Density~~ Residential Low (~~U~~RL) or ~~Medium Density Residential~~Urban Residential Medium (URM) Zone

Careful siting, building design and building massing shall be used to achieve an integrated neighborhood character in Urban Residential High and Urban Residential Medium ~~Density Residential~~ projects that transition to ~~Urban Low Density~~ Residential Low.

A. **Urban Residential Medium ~~Density Residential~~ (URM) or Urban Residential High ~~Density Residential~~ (URH) adjacent to ~~Urban~~ Residential Low ~~Density Residential~~ (~~U~~RL).** Properties abutting ~~U~~RL zones shall incorporate a minimum of two (2) the following techniques:

1. Increasing the building setback from the zone boundary at ground level;

2. Reducing the bulk of the building's upper floors;

3. Reducing the height of the structure;

4. Use of a Type 1, ten (10) foot landscape buffer;

5. Modulation of bays;

6. URM to ~~U~~RL: stepping down the height of structures from forty (40) feet to thirty-five (35) feet at the zone boundary;

7. URH to ~~U~~RL: stepping down the height of structures from fifty-five (55) feet to forty-five (45) feet at the zone boundary;

8. Minimizing use of blank walls.

Chapter 15.310

Angle Lake Station Area Overlay District

Sections:

15.310.005 Purpose
15.310.010 Authority and Application – CHANGES PROPOSED
15.310.050 Use Chart – CHANGES PROPOSED
15.310.055 Angle Lake Station Area Overlay District Use Chart – CHANGES PROPOSED
15.310.100 Circulation
15.310.110 Vehicle Circulation Requirements
15.310.120 Pedestrian Circulation Requirements
15.310.200 Site Planning and Building Orientation – CHANGES PROPOSED
15.310.210 Building Placement/Setbacks
15.310.220 Development Abutting Two (2) or More Street Frontages
15.310.240 Projects Abutting a Residential Low Density or Urban Residential Medium Density Comprehensive Plan Designation – CHANGES PROPOSED
15.310.250 Layout and Width of Streetfront Pedestrian Zone
15.310.260 Driveway Design
15.310.270 Location of Drive-Through Stacking Lanes
15.310.280 Exterior Lighting
15.310.300 Open Space and Amenities
15.310.310 Minimum Open Space Area Required
15.310.320 Location and Design of Open Space
15.310.400 Parking Standards
15.310.410 Off-Street Parking Requirements and Reductions
15.310.420 Off-Street Loading Requirements
15.310.430 Bicycle Parking Requirements
15.310.440 General Parking Design and Construction Standards
15.310.450 Surface Parking
15.310.460 Structured Parking
15.310.500 Landscaping Standards
15.310.600 Building Design
15.310.605 Minimum Building Height
15.310.610 Street Level Design
15.310.620 Pedestrian Building Entries
15.310.630 Building Facades
15.310.640 Rooflines and Equipment
15.310.700 Mixed Use and Multi-Family Development Standards
15.310.710 Mixed Use Development Standards
15.310.720 Definition of Mixed Use
15.310.730 Ground Floor Uses in Mixed Use Projects
15.310.740 Multi-Family Development Standards
15.310.800 Additional Standards
15.310.810 Fences
15.310.850 Signs
15.310.900 *Repealed*

15.310.010 Authority and Application

A. The provisions of this chapter shall apply to the Angle Lake Station Area Overlay District as delineated on the Official Zoning Map. Within the Angle Lake Station Area Overlay District, this chapter shall supersede existing regulations elsewhere in SMC Title 15 when in conflict with this chapter.

B. The provisions of this chapter shall apply to all development meeting one (1) or more of the following thresholds:

1. All new construction requiring building permits; and/or

2. **Major Redevelopment.** Additions or alterations to a building or site, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage (GSF) of the existing building(s) or site.

Only the portions of the building or site being altered or added to shall be required to integrate Angle Lake Station Area Overlay District standards into the design of the alteration or addition. Project applicants proposing additions or alterations to a building or site conforming to the above criteria for major redevelopment shall arrange a pre-design meeting with planning staff prior to permit application to establish those design standards applicable to the proposed addition or alteration.

C. **Departures.** Minor departures from these overlay district standards may be permitted to promote well designed developments which may not strictly comply with the established standards, in order to provide flexibility and creativity of project designs. This process differs from the variance procedure in that rather than being based upon unusual circumstances or physical hardship, it is based upon the quality of the proposed design. A departure shall not be granted for a request that should be made through the variance process in Chapter 15.115 SMC, Land Use Actions and Procedures.

Departures to the maximum and minimum parking requirements and the minimum amount of open space required in SMC 15.310.310, Minimum Open Space Area Required, are not permitted.

The applicant shall submit a Departure Request Application, along with all information listed on that form, including a written response to the criteria in subsections (C)(1) through (3) of this section. A departure is subject to the approval of the Director.

Any request for departure must satisfy the following:

1. The request results in a superior design and satisfies the policies of the Angle Lake Station Area Plan;

2. The strict application of the overlay district standards would be contrary to the Angle Lake Station Area Plan or Comprehensive Plan; or

3. The departure will not have any substantial detrimental effect on nearby properties, the City or neighborhood.

D. **Development Agreements.** In order to provide flexibility, to permit creativity of design, style, and technique, and to provide for phased development and interim uses, Development Agreements may be entered into by and between the City and property owners or developers, pursuant to RCW 36.70B.170 through 36.70B.200; provided, that the terms of any such development agreement shall be consistent with the purpose and intent of this chapter. Special conditions or exemptions established for a particular site or project through a development agreement shall include criteria or date for the termination of any such agreement.

~~E. **Exemptions From This Chapter.** Single-family homes are exempt from the provisions of this chapter. In addition, the following zoning designation and related land uses are exempt from the provisions of this chapter: Urban Low (UL).~~

~~F~~E. **High Capacity Transit Facilities.** Standards for high capacity transit facilities, as identified in Chapter 15.530 SMC, High Capacity Transit Facilities Design Standards, shall apply to all applicable development within the Angle Lake Station Area Overlay District.

* * *

Permitted Use Tables Update – Angle Lake Station Area Overlay Use Chart

15.310.050 Use Chart

A. Use Chart Guide.

1. About the Use Chart. The following chart lists all of the permitted and conditional land uses allowed in each zone.
2. How to Use the Use Chart. The land uses are listed vertically along the left hand side and the zones are listed horizontally across the top. Each square in the chart shows the following possibilities for the use and the zone:

P: The use is permitted.

C: The use is allowed subject to a conditional use permit.

If the square is blank, the use is not permitted in that zone. For single-family residential uses that are legally established, pre-existing uses, the standards of Chapter 15.120 Nonconformance and Reuse of Facilities apply. For properties zoned Aviation Operations (AVO) and Aviation Commercial (AVC) zones, the standards of Chapter 15.210 Uses and Standards for the AVO and AVC Airport Zones apply.

B. Additional Standards According to Use. Additional standards that apply to a particular use and zone are noted by number and described in the column on the far right of the chart. If the standard is not preceded by a number, the standard applies to all zones.

15.310.055 Angle Lake Station Area Overlay Use Chart

ZONES:	
URM – Urban Residential Medium	**UVH – Urban Village High**
URH – Urban Residential High	**CB-C – Community Business in the Urban Center**
~~UH-UCR~~URH-MU – Urban Residential High ~~-Urban Center Residential~~Mixed Use	**RBX – Regional Business Mix**
	I – Industrial
	P – Park
P – Permitted Use; C – Conditional Use Permit required	

LAND USE	**URM**	**URH**	**~~UH-UCR~~ URH-MU**	**UVH**	**RBX**	**CB-C**	**I**	**P**	**ADDITIONAL STANDARDS** See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
ANIMALS									

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	UVH	RBX	CB-C	I	P	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
Butterfly/Moth Breeding									
Kennel/Cattery						P(1)(2)	P(1)		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Not permitted within the District Center.
Stables									
Veterinary Clinic			P(1)	P(1)	P	P	P		(1) Permitted as a part of a mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
BUSINESS SERVICES									
Airport Support Facility									
Cargo Containers									
Commercial/Industrial Accessory Uses									
Conference/Convention Center					P	P	P		
Construction/Landscaping Yard									
Distribution Center/Warehouse					C(1)				(1) Not permitted within the District Center. See map in SMC 15.310.010.
Equipment Rental, Large									
Equipment Rental, Small				P(1)	P(1)	P(1)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010.
Equipment Repair, Large									
Equipment Repair, Small				P(1)	P(1)	P(1)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010.
Helipad/Airport and Facilities									
Professional Office		P(1)	P(1)	P(1)	P	P	P		(1) Permitted as part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Storage, Self-Service					P(1)(2)				(1) Permitted in a structure with the appearance of an office building. (2) Not permitted within the District Center. See map in SMC 15.310.010.
Truck Terminal									
CIVIC AND INSTITUTIONAL									
Cemetery									

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	UVH	RBX	CB-C	I	P	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
Fire Facility	P	P	P	P(1)	P(1)	P(1)	P	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Funeral Home/Crematory					P(1)			C	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Police Facility	P	P	P	P	P	P	P	P	
Public Agency Office		P	P	P	P	P	P		
Public Agency Yard									
EDUCATIONAL									
College/University	C	~~P~~C	P	P	P	P	P		
Elementary/Middle School	C	C	C						
High School	C	C	C			C(1)	C		(1) Not permitted within the District Center. See map in SMC 15.310.010.
Specialized Instruction School		P(1)	P(1)	P(1)	P	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Vocational/Technical School				P	P	P	P		
HEALTH AND HUMAN SERVICES									
Crisis Diversion Facility (CDF)									
Crisis Diversion Interim Facility (CDIF)									
Day Care I	P(1)	P(1)	P(1)	P(1)	P	P	P		See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200, Family Day Care Facilities, apply.
Day Care II	P	P	P	P	P	P	P		See Chapter 15.420 SMC, Day Care Facilities.
Emergency Housing	P~~(1)~~	P(1)~~/C(2)~~	P(1)~~/C(2)~~	P(1)	P(1)~~/C(2)~~	P(1)~~/C(2)~~			~~(1) Allowed only as part of permitted religious use facility accessory not to exceed 20% of total building square footage, providing operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met.~~ (1~~2~~) See SMC 15.465.350, Supportive Housing Facilities Standards.

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	UVH	RBX	CB-C	I	P	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
Emergency Shelters	P(1)	P(1)~~/C(2)~~	P(1)~~/C(2)~~	P(1)	P(1)~~/C(2)~~	P(1)~~/C(2)~~			~~(1) Allowed only as part of permitted religious use facility accessory not to exceed 20% of total building square footage, providing operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met.~~ (1~~2~~) See SMC 15.465.350, Supportive Housing Facilities Standards.
Hospital									
~~Medical Dental Lab~~					~~P(1)~~	~~P(1)~~	~~P~~		~~(1) Not permitted within the District Center. See map in SMC 15.310.010.~~
Medical Office/Outpatient Clinic		P	P	P	P	P	P		
Opiate Substitution Treatment Facility						C(1)	C		Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities). (1) Not permitted within the District Center. See map in SMC 15.310.010.
Permanent Supportive Housing (1)~~(3)~~	P~~C~~(2)	P~~C~~(2)	P~~C~~(2)	P(2)	P~~C~~(2)	P~~C~~(2)			(1) Small-scale permanent supportive housing facilities are defined as a community residential facility I. See Residential, Retirement and Assisted Living section of this use chart. (2) See SMC 15.465.350, Supportive Housing Facilities Standards. ~~(3) Permanent supportive housing facilities require a minor conditional use permit. See SMC 15.115.020.~~
Reentry Center									
Secure Community Transition Facility						C(1)	C		Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities). (1) Not permitted within the District Center. See map in SMC 15.310.010.
Transitional Housing (1)~~(3)~~	P~~C~~(2)	P~~C~~(2)	P~~C~~(2)	P(2)	P~~C~~(2)	P~~C~~(2)			(1) Small-scale transitional housing facilities are defined as a community residential facility I. See Residential, Retirement and Assisted Living section of this use chart. (2) See SMC 15.465.350, Supportive Housing Facilities Standards.

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	UVH	RBX	CB-C	I	P	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
									~~(3) Transitional housing facilities require a minor conditional use permit. See SMC 15.115.020.~~
MANUFACTURING									
Assembly and Packaging					P(1)				(1) Not permitted within the District Center. See map in SMC 15.310.010.
Food Processing					P(1)	P(1)(2)	P(2)		(1) Not permitted within the District Center. See map in SMC 15.310.010. (2) Food processing with retail section or restaurant to be oriented to the public street.
Laboratories, Research, Development and Testing					P(1)	P(1)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010.
Manufacturing and Fabrication, Light					P(1)				(1) Not permitted within the District Center. See map in SMC 15.310.010.
Manufacturing and Fabrication, Medium									
Micro-Winery/Brewery/Distillery				P(1)	P(1)	P(1)	P(1)		(1) Permitted in conjunction with the following retail uses: restaurant, tavern, retail sales or tasting room. Retail uses to be oriented to the public street and located at the ground floor.
Recycling Processing									
MOTOR VEHICLES									
Auto Service Center									
Auto Wrecking									
Electric Vehicle Infrastructure	P(1)	P(2)	P(2)	P	P	P	P		(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station					P(1)	P(1)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010.
Public/Private Parking					P(1)	P(1)	P		Permitted as structured parking only. No surface lots permitted. (1) Not permitted within the District Center. See map in SMC 15.310.010.
Tire Retreading									
Towing Operation									

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	UVH	RBX	CB-C	I	P	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
Vehicle Rental/Sale									
Vehicle Rental/Sale, Large							P		
Vehicle Repair, Large							P		
Vehicle Repair, Small					P				
RECREATIONAL AND CULTURE									
Amusement Park									
Community Center	C	P	P	P	P	P	P		
Drive-In Theater									
Golf Course									
Health Club		P	P	P	P	P	P		
Library	P	P	P	P	P	P	P		
Museum	C	C	P	P	P	P	P		
Park	P	P	P	P	P	P	P		
Recreational Center	P	P	P	P	P	P	P		
Religious Use Facility	P(1)/C(2)	P	P	P/C(3)	P/C(3)	P/C(3)	P		(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470, Subsidiary Uses. (2) Permitted as a ~~minor~~ conditional use, subject to criteria under SMC 15.115.020(~~E~~C), Conditional Use Permit (CUP). (3) Conditional use within the District Center. See map in S~~C~~MC 15.310.010.
Religious Use Facility Accessory	C(1)	C(1)	P(1)	P/C(2)	P/C(2)	P/C(2)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Conditional use within the District Center. See map in S~~C~~MC 15.310.010.
Stadium/Arena									
RESIDENTIAL									
College Dormitory		P	P(1)	P	P	P	P		(1) Permitted as a part of a mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
~~Duplex~~	~~P(1)~~	~~P(1)(2)~~	P	P					See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	UVH	RBX	CB-C	I	P	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
									(1) Duplexes are only permitted as part of a townhouse development. (2) Townhouse and duplex development allowed only in UH-1800 zone.
~~Dwelling Unit, Caretaker/Manager~~		~~P~~	~~P~~			~~P~~	~~P~~		
Dwelling Unit, Detached	P								
Manufactured/Modular Home									
~~Mobile Home~~									
~~Mobile~~ Manufactured Home Park									
Multi-Family	P	P	P	P(1)	P(1)	P(1)	P		(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.
~~Townhouse~~	~~P~~	~~P(1)~~	~~P~~	~~P~~					~~(1) Townhouse and duplex development allowed only in UH-1800 zone.~~
RESIDENTIAL, MIDDLE HOUSING									
Cottage Housing	P			P					
Courtyard Apartments	P			P					
Duplex	P(1)								See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards. (1) Duplexes are only permitted as part of a townhouse development.
Fiveplex	P								
Fourplex	P								
Sixplex	P								
Stacked Flat									
Triplex	P								
Townhouse	P								See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	UVH	RBX	CB-C	I	P	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING									
Assisted Living Facility		P	P	P	P	P			
Community Residential Facility I	P	P	P	P		P(1)			See SMC 15.465.400, Community Residential Facilities Standards. (1) Not permitted within the District Center. See map in SMC 15.310.010. (2) Community residential facility I is permitted in UL zones.
Community Residential Facility II		P	P	P	P	P	P		See SMC 15.465.400, Community Residential Facilities Standards.
Continuing Care Retirement Community		P	P	P	P	P	P		
Convalescent Center/Nursing Home	P	P	P	P(1)	P(1)	P(1)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010.
Retirement Apartments	P	P	P	P(1)	P(1)	P(1)	P		(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.
RESIDENTIAL, ACCESSORY									
Home Occupation	P	P	P	P		P	P		See SMC 15.465.500, Home Occupations.
Shed/Garage	P(1)	P(1)	P(1)						(1) Limited to 1,000 gross square feet and a 20-foot height limit (highest point).
RETAIL AND COMMERCIAL									
Agricultural Crop Sales (Farm Only)									
Arcade (Games/Food)		P(1)	P(1)	P(1)	P	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Beauty Salon/Personal Grooming Service		P(1)	P(1)	P(1)	P	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	UVH	RBX	CB-C	I	P	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
Coffee Shop/Retail Food Shop		P(1,2)	P(1,2)	P(2)	P(2)	P(2)			(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Concession Sales				P	P	P	P		
Dry Cleaner		P(1)	P(1)	P	P	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Entertainment Club				P	P	P	P		
Espresso Stand		P(1,2)	P(1,2)	P(2)	P(2)	P(2)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Financial Institution		P(1)	P(1)	P(2)	P(2)	P(2)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Laundromat		P(1)	P(1)	P	P	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Mobile Food Vending				P	P	P	P		See SMC 15.415.300, Mobile Food Vending.
Produce Stand									
Restaurant		P(1,2)	P(1,2)	P(2,3)	P(3)	P(3)	P		(1) No drive-through facilities allowed. (2) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (3) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Restaurant, Fast Food				P(1)	P(1)	P(1)	P		(1) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Retail, Big Box			C(2)		P(1)				(1) Not permitted within the District Center.

LAND USE	URM	URH	~~UH-UCR~~ URH-MU	UVH	RBX	CB-C	I	P	ADDITIONAL STANDARDS See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
									(2) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Retail, General		P(1)	P(1)	P(1)	P	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Sexually Oriented Business						C(1)	C		See SMC 15.415.200, Sexually Oriented Business. (1) Not permitted within the District Center. See map in SMC 15.310.010.
Tavern			P(1)	P(2)	P	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) Small, resident-oriented uses only.
Theater/Entertainment Club					P	P	P		
Theater, Movie				P	P	P(1)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010.
RETAIL AND COMMERCIAL, LODGING									
Bed and Breakfast	P	P	P						See SMC 15.465.300, Bed and Breakfast Standards.
Hotel/Motel and Associated Uses					P	P	P		Hotel/motel lobby and restaurant to be located at, and oriented to, the public street and located at the ground floor.
Short-Term Rental	P	P	P	P	P	P			See SMC 15.465.320, Short-Term Rentals.
UTILITIES									
Utility Substation	C	C	C	C	C	C	C		
Utility Use	C	C	C	C		C	C		
Wireless Communications Facilities	C/P	C/P	C/P	C/P	C/P	C/P	C/P		See Chapter 15.480 SMC, Wireless Communication Facilities, for specific use and development standards.

15.310.200 Site Planning and Building Orientation

Purpose: Design structures to have an external orientation to the streetscape and the pedestrian environment with unifying open space and pedestrian pathways. Design emphasis should be given to the pedestrians, rather than automobiles, through placement of parking in a less prominent location (such as structured parking, or to the rear of the building, rather than in front); pedestrian-level retail space; treatment of blank walls and facades and incorporation of prominent architectural features. Site layout should emphasize coordination of open spaces and pedestrian access with adjacent development or public places. Lighting and landscaping should allow for safety and visibility of public and semi-public areas.

Figure: SUMMARY TABLE, SITE PLANNING AND BUILDING REQUIREMENTS

Angle Lake Station Area Overlay District: Site Planning and Building Orientation	**Applies To:** **All Development.**
Note: This is a summary of site planning and building requirements within the Angle Lake Station Area Overlay District. See code references for supplemental details.	

DESIGN STANDARDS (see SMC 15.310.200)	
Setbacks	International Boulevard: – 5' – 20' for at least 50% of building front facade – 5' – 40' remaining building facade Other streets: – 5' – 10' for at least 50% of building front facade – 5' – 20' remaining building facade
Setbacks within District Center	International Boulevard: – 5' – 20' for at least 50% of building front facade – 5' – 40' remaining building facade Other streets: 5' – 10'
Projections within the Setback	Weather protection may extend
Through Lots Fronting International Boulevard	Orient front building facade to International Boulevard
Front Yard/Orientation	District Center – per Figure: Front Yard in District Center
Minimum Building Frontage	AL District: 50% of front yard street frontage to be occupied by front building facade
	AL District Center: 65% of front yard street frontage to be occupied by front building facade
Where Side Yard Setbacks and Landscaping Setbacks Conflict	Landscaping setbacks supersede side yard setbacks
Corner Lots	Building facades orient to both streets
Commercial Projects Abutting RL, RM, and URM Comprehensive Plan Designations	Maximum building heights and setbacks specified
Sidewalk Widths	• International Boulevard: 8' paved sidewalk clear-through zone + 4' landscape zone

DESIGN STANDARDS (see SMC 15.310.200)	
	• Other streets: 4' paved sidewalk clear-through zone + 4' landscape zone
Driveway Entrances SMC 15.455.420	Arterial: 1 driveway per 150' of street frontage Nonarterial: 1 driveway per 100' of street frontage

15.310.240 Projects Abutting a Residential Low Density, ~~or~~ Residential Medium Density, or Urban Residential Medium Density Comprehensive Plan Designation

Careful siting and design treatment is necessary to achieve a compatible transition between Comprehensive Plan designations of differing height, bulk and scale requirements. In order to mitigate potential impacts, the following standards shall apply:

A. **Adjacent to Residential Low Density Comprehensive Plan Designation.** Properties abutting a Residential Low Comprehensive Plan designation shall incorporate the following:

1. A maximum building height of thirty-five (35) feet, relative to the base elevation of the adjacent Residential Low Comprehensive Plan designation parcel(s) where that base elevation is higher than the base elevation of the proposed project, shall apply to all portions of a structure within sixty (60) feet of an RL Comprehensive Plan designated parcel, including access roadway widths; provided, that the overall height of any structure shall not exceed the maximum structure height specified in the dimensional standards charts in SMC 15.400.100; and

2. A minimum side and/or rear yard building setback of twenty (20) feet shall apply if the side or rear property boundaries are adjacent to an RL Comprehensive Plan designation. Side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.210.

3. Parking shall not be permitted within the side and/or rear yard building setback adjacent to a RL Comprehensive Plan designation parcel.

B. **Adjacent to RM or URM Comprehensive Plan Designation.** Properties abutting a RM or URM Comprehensive Plan designation shall maintain a minimum side and/or rear yard building setback of twenty (20) feet, if the side or rear yard property boundaries are adjacent to a RM or URM Comprehensive Plan designation. Side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.210.

Chapter 15.315

OVERLAY ZONES (OZ)

Sections:

15.315.005 Purpose
15.315.010 Authority and Application
~~15.315.100 High-Density Single-Family Overlay Zone~~ – **REPEALED**
~~15.315.200 Pedestrian-Oriented Commercial Development Overlay Zone~~ – **REPEALED**
15.315.300 Equestrian Overlay Zone

~~15.315.100 High-Density Single-Family Overlay Zone~~

~~A. **Purpose.** The purpose of the high-density single-family overlay zone is to provide areas of higher density in small pockets of the single-family zone classifications. This will help to encourage infill and allow the development of past platted properties that may have restricted development potential due to the shape or topography of the site.~~

~~B. **Development Standards.** The following development standards shall apply to residential development locating in the high-density single-family overlay zone:~~

~~1. The lot size shall not be decreased below five thousand (5,000) square feet, not including road easements in the lot calculations; and~~

~~2. Zero lot lines shall be encouraged, and joint open space areas shall be provided with appropriate maintenance covenants for all property owners; and~~

~~3. The development must meet required site-specific SEPA conditions to mitigate project impacts on transportation, utilities, drainage, police and fire protection, schools, parks and environmentally sensitive areas; and~~

~~4. Each overlay zone area shall be linked in some form to a high-capacity transit mode; and~~

~~5. Screening landscaping shall be provided on the boundaries of the sites equal to or greater than the minimum requirements for multi-family dwellings as determined by the Director; and~~

~~6. At least ten percent (10%) of all residential units shall be affordable to low-income households. "Low-income" is an income level below eighty percent (80%) of the median household income for King County, adjusted for household size; and~~

~~7. Housing required by this section shall be affirmatively marketed to racial minorities and handicapped persons; and~~

~~8. A covenant locking in the rent levels for low-income levels for a fifteen (15) year period shall be recorded against the property; and~~

~~9. The project will need to be reviewed through the rezone process (See Chapter 15.115 SMC, Land Use Actions and Procedures); and~~

~~10. All areas in high density single-family overlay zones shall be served with public water and public sewer. No use of on-site sewage disposal systems shall be permitted. The developer of a high density single-family overlay zone shall be responsible for the construction of all on-site and off-site improvements and additions to water and sewer facilities required to support the high density single-family overlay zone.~~

~~15.315.200 Pedestrian-Oriented Commercial Development Overlay Zone~~

~~A. **Purpose.** The purpose of this overlay zone is to provide for high-density, pedestrian-oriented retail/employment uses. Pedestrian-oriented commercial use overlays shall only be established in areas zoned CB-~~

~~and RBX, high-density commercial areas. Permitted uses shall be those permitted in the underlying zone, excluding the following:~~

~~1. Retail and service uses with outside storage (e.g., lumber yards, miscellaneous equipment rental or machinery sales);~~

~~2. Trucking and courier service;~~

~~3. Manufacturing/industrial uses as set forth in Chapter 15.205 SMC, Land Use Chart.~~

~~B. **Development Standards.** The following development standards shall apply to uses located in pedestrian-oriented commercial overlay zones, which should have some form of high-capacity transit available now or in the near future:~~

~~1. Every use shall be subject to pedestrian-oriented use limitations and street facade development standards (e.g., placement and orientation of buildings with respect to streets and sidewalks, arcades or marquees) identified and adopted through the area zoning that implements the City's Comprehensive Plan;~~

~~2. Lot coverage shall range from seventy percent (70%) to eighty-five percent (85%), including the residential component of mixed use developments, but not including uncovered parking lots;~~

~~3. Building setback and height requirements may be waived, except for areas within fifty (50) feet of the perimeter of any overlay zone or abutting a UM or lower density residential zone;~~

~~4. The landscaping requirements shall be determined in an overlay zone landscape plan. The overlay zone landscaping plan shall include features addressing street trees, pedestrian vehicle separation, and other design amenities (e.g., landscaped plaza, public parks, or functional open space);~~

~~5. Sidewalk width requirements shall be increased from a range of twelve (12) to sixteen (16) feet on streets designated as major pedestrian corridors. The sidewalks exceeding the amount required in the adopted City Road Standards may occur on private property adjoining the public street right-of-way; and~~

~~6. Off-street parking requirements of SMC 15.455.110, Required Off-Street Parking Spaces, are modified as follows for all nonresidential uses: no less than one (1) space for each one thousand (1,000) square feet of floor area and no greater than one (1) space for every five hundred (500) square feet of floor area shall be provided. Parking for mixed use developments shall be provided in the following manner:~~

~~a. No more than twenty-five percent (25%) of parking shall be on-site surface parking. Such parking shall be placed in the interior of the site, or at the rear of the building it serves; and~~

~~b. At least seventy-five percent (75%) of the required parking shall be enclosed under the structure, or located at an off-site satellite site pursuant to SMC 15.455.150, Location of Parking.~~