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ORDINANCE NO. 15-1010

AN ORDINANCE of the City Council of the City of SeaTac,
Washington adopting the Angle Lake District Station Area Plan.

WHEREAS, Sound Transit is currently extending light rail service to South 200th Street at 28th Avenue South, where the Angle Lake Link Light Rail Station will open in 2016; and

WHEREAS, one of the six goals established by the City Council is to “Plan and construct infrastructure improvements in the South 200th Street Light Rail Station Area that increase the viability of commercial development while also engaging in strategic urban planning efforts to determine the highest and best land uses in this area, incorporating input from SeaTac residents and adjacent businesses, as well as the development community;” and

WHEREAS, one of the six goals established by the City Council is to “Foster a positive business environment and aggressively pursue economic development opportunities to attract and retain businesses and jobs while maintaining reasonable laws and regulations;” and

WHEREAS, one of the six goals established by the City Council is to “Develop and implement programs and projects that help position SeaTac as a healthy community, thereby enhancing quality of life;” and

WHEREAS, transit-oriented development near the Angle Lake Station would create significant community and economic opportunities which would benefit the City and its residents and help provide for the creation of a mix of possible transportation improvements, housing, commercial and employment uses, retail facilities, and public and private service facilities; and

WHEREAS, the City of SeaTac is a signatory of the Growing Transit Communities Compact which supports transit-oriented development as a land use pattern with many social, economic, and environmental benefits, including more sustainable and efficient use of urban

land, support for regional and local economies, reduced combined housing and transportation costs per household, and improved access and mobility for residents; and

WHEREAS, the Growing Transit Communities Compact recommends adoption of specific actions and tools by regional and local governments, by both public and private stakeholders, in order to create, grow, and enhance equitable transit communities throughout the region; and

WHEREAS, the Angle Lake District Station Area Plan identifies actions and tools for public and private stakeholders to promote the creation, growth and enhancement of an equitable transit community in the area within $\frac{1}{2}$ mile of the Angle Lake Station, while focusing on optimizing transit-oriented development opportunities within the Angle Lake District boundary, which extends from $\frac{1}{4}$ to $\frac{1}{2}$ mile of the Angle Lake Station on either side of International Boulevard; and

WHEREAS, the Angle Lake District Station Area Plan envisions a culturally diverse, connected, transit-oriented community which offers easy access to jobs, services and open space and supports a healthy lifestyle, consistent with City Council goals; and

WHEREAS, the City's public outreach program included three public events, information in the City's quarterly newsletter, a questionnaire distributed to residents through the City's website and through one-on-one surveying, interviews with and a questionnaire distributed to property owners located within the proposed District, community presentations and activities with local high school students; and

WHEREAS, the environmental impacts of the Plan have been assessed, a Determination of Nonsignificance, File No. SEP15-0003, was issued April 24, 2015, and no appeals were filed; and

WHEREAS, after a duly-noticed public hearing on May 5, 2015, continued to May 19, 2015, and June 2, 2015, to consider the proposed Angle Lake District Station Area Plan, the Planning Commission recommended to the City Council adoption of the proposed Plan; and

WHEREAS, a draft of the Plan was filed with the State Department of Commerce not less than sixty days prior to final action (pursuant to RCW 36.70A.106 and WAC 365-195-620), and no comments were received; and

WHEREAS, all of the foregoing recitals are deemed by the City Council to be findings of fact;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The Angle Lake District Station Area Plan is hereby adopted as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Section 2. The City Clerk is directed to transmit a complete and accurate copy of this Ordinance, as adopted, to the Department of Commerce within ten days after final adoption, pursuant to RCW 36.70A.106 and WAC 365-195-620. The City Clerk is also directed to transmit a complete and accurate copy of this Ordinance to the Puget Sound Regional Council (PSRC), pursuant to RCW 36.70A.100 and RCW 36.70A.210.

Section 3. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

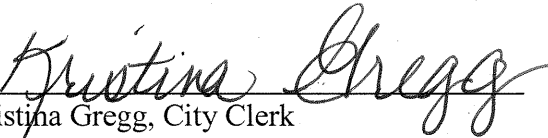
Section 4. This Ordinance shall be in full force and effect on August 1, 2015.

ADOPTED this 14th day of July, 2015, and signed in authentication thereof on this 14th day of July, 2015.

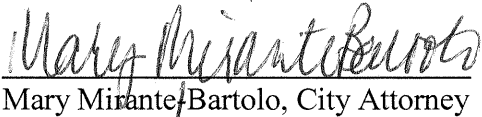
CITY OF SEATAC


Mia Gregerson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante Bartolo, City Attorney

[Effective Date: 8/1/15]

ORDINANCE NO. 15-1011

AN ORDINANCE of the City Council of the City of SeaTac, Washington amending Section 2.45.365 of the SeaTac Municipal Code related to tobacco products in City parks.

WHEREAS, tobacco use is currently prohibited in some, but not all, City parks; and

WHEREAS, the City Council desires to prohibit tobacco use in all City parks;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. Section 2.45.365 of the SeaTac Municipal Code is hereby amended to read as follows:

2.45.365 Tobacco products in City parks prohibited.

A. It is a civil infraction, with a monetary penalty of twenty-five dollars (\$25.00), including statutory assessments, for any person to smoke, light, or use cigars, cigarettes, tobacco products, or other smoking material in a park area.

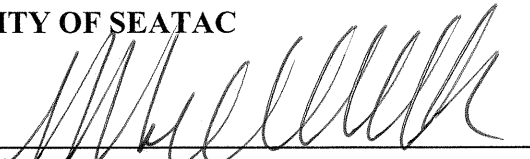
B. The City Manager is authorized to post signs in park areas that advise members of the public that smoking in park areas is prohibited.

~~C. The provisions of this section do not apply to the following City parks: Grandview Park, Des Moines Creek Park, Boy Scout Park, and Bow Lake Park.~~

Section 2. This Ordinance shall be in full force and effect thirty (30) days after passage and publication as required by law.

ADOPTED this 28th day of July, 2015, and signed in authentication thereof on this 28th day of July, 2015.

CITY OF SEATAC


Mia Gregerson, Mayor

ATTEST:

Kristina Gregg
Kristina Gregg, City Clerk

Approved as to Form:

Mary E. Mirante Bartolo
Mary E. Mirante Bartolo, City Attorney

[Effective Date: 9/2/15]

[Tobacco in City Parks]

ORDINANCE NO. 15-1012

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Title 14 of the SeaTac Municipal Code by amending Sections 14.16.226, 14.17.020, 14.17.030, 14.18.010, 14.18.020, 14.18.050, 14.19.010, 14.28.050, 14.28.060, and 14.28.110, and repealing Sections 14.16.200, 14.16.206, and 14.19.030, related to Subdivisions.

WHEREAS, in 2002, Washington State law was amended to allow cities and counties planning under the Growth Management Act to increase the number of lots within a short plat to as many as nine (9) lots; and

WHEREAS, in 2014, the City of SeaTac amended its SEPA regulations to exempt from environmental review the construction of nine detached single family residential units; and

WHEREAS, earlier this year, staff was contacted by the King County Master Builders Association, requesting the City consider increasing the number of lots allowed within a short plat to the maximum of nine allowed by State law; and

WHEREAS, after reviewing this matter with the City Planning Commission, the Commission requested staff to draft the necessary amendment language to affect an increase to a maximum of nine lots; and

WHEREAS, as part of this process, staff also recommended some minor changes to bonding requirements for short plats; and

WHEREAS, the proposed amendments were transmitted to the State Department of Commerce for agency review and no comments were received; and

WHEREAS, a Determination of Nonsignificance was issued by the SEPA Responsible Official on July 23, 2015 and no comments were received; and

WHEREAS, the City Planning Commission conducted a duly noticed public hearing on

August 4, 2015 and voted to recommend approval of the proposed amendments;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,
WASHINGTON DO ORDAIN as follows:**

Section 1. Section 14.16.200 of the SeaTac Municipal Code is hereby repealed:

14.16.200 Side-by-Side Short Subdivisions

~~Two (2) parcels of property adjacent to each other, either in single or separate ownership, whose owner/s or authorized representative/s apply to short plat the properties within ninety (90) days of each application, into five (5) to eight (8) lots (including the original parcels).~~

Section 2. Section 14.16.206 of the SeaTac Municipal Code is hereby repealed:

14.16.206 Stacked Short Subdivision

~~Two (2) parcels of property where the narrower portion of the properties are adjacent to each other, either in single or separate ownership, whose owner/s or authorized representative/s apply to short plat the properties within ninety (90) days of each application, into five (5) to eight (8) lots (including the original parcels).~~

Section 3. Section 14.16.226 of the SeaTac Municipal Code is hereby amended as follows:

14.16.226 Subdivision, Short

A division or redivision of land into ~~four (4)~~ nine (9) or fewer lots, tracts, parcels, or sites for the purpose of development, sale, lease, or transfer of ownership.

Section 4. Section 14.17.020 of the SeaTac Municipal Code is hereby amended as follows:

14.17.020 General Provisions

~~A. No land shall be subdivided in such a manner that less rigorous development review procedures are used to circumvent more rigorous procedures.~~

~~1. The City shall consider the cumulative effect of separate subdivision applications and of land development proposals against their projected effect had they been approved as one (1) application. The Director may upgrade a proposed short subdivision to long subdivision, where the Director determines that the cumulative effects justify use of the more rigorous procedure. The Director shall use the following criteria to determine whether short subdivisions should be upgraded to a long subdivision:~~

~~a. Where three (3) or more side-by-side short plats are proposed to be developed within one (1) year of each other; and/or~~

~~b. Where more than sixteen (16) lots would have access to the private access easement for the short plat/s; and/or~~

~~c. Where two (2) or more adjacent short plats being proposed at the same time, with access on a least two (2) public rights of way, can provide a new through street connecting to the existing public rights of way, on a City block where no through streets are currently provided within six hundred sixty (660) linear feet.~~

~~2. No more than two (2) adjacent lots may be developed as side-by-side short plats, not to exceed eight (8) lots.~~

~~B. Up to three (3) contiguous lots may be aggregated and redivided by short subdivision, provided:~~

~~1. All of the lots are in common ownership; and~~

~~2. All resulting lots comply with the provisions of this title and the SeaTac Municipal Code; and~~

~~CA.~~ Applicants for short subdivisions, long subdivisions, and binding site plans shall provide each responsible agency reasonable access to the subject property. The applicant shall provide such access so that the City may determine the status and characteristics of the land which relate to the application. Such access shall be provided beginning on the date the Director, or designee, determines the application to be complete, and terminating on the date that the City issues its final decision. The applicant's signature upon the application shall be considered written consent to such access.

~~DB.~~ In cases where an environmental impact statement (EIS) is required under the provisions of the State Environmental Policy Act (Chapter 43.21C RCW), the Department shall not initiate review of any subdivision until the Final EIS is completed.

~~EC.~~ Any subdivision within the Angle Lake shoreline jurisdiction, as defined by the City's Shoreline Master Program, shall be considered new shoreline development and shall be required to satisfy all applicable requirements of the Shoreline Master Program, the Shoreline Management Act as well as the State Environmental Policy Act.

~~FD.~~ All applicable conditions established under a shoreline substantial development permit shall be recorded on the face of the final plat. Shoreline approval shall be annotated on the plat, and no further shoreline review will be required for uses on the property; provided, that those uses remain consistent with the original proposal and conditions, and that no further division of the property is proposed.

Section 5. Section 14.17.030 of the SeaTac Municipal Code is hereby amended as follows:

14.17.030 Lot Configuration and Access

A. The type of development contemplated, the topography of the site, its solar exposure, and its natural features shall be jointly considered within the configuration of any short subdivision, long subdivision or binding site plan. Where possible, the size, shape and orientation of lots shall reflect these considerations.

B. To the maximum extent possible, lots shall be configured to assure the minimum prescribed frontage on a public street, except as provided in (D), below.

C. Where local topography or other preexisting conditions prevent direct frontage, a private road may connect a lot to a public street. The applicant shall bear the burden of demonstrating that no reasonable configuration would allow direct access to a public street.

D. Lots shall be configured to prevent direct lot access to highways or arterial streets. ~~In exceptional cases~~ If no other alternative exists, lot access may be provided by frontage on a minor arterial or collector arterials. The applicant shall bear the burden of demonstrating the necessity for direct access to a minor arterial or collector arterial.

E. Where an applicant proposes to create ~~five (5)~~ ten (10) or more lots, ~~or has sufficient contiguous land under current zoning to create, five (5) ten (10) or more lots,~~ all lots shall be configured to provide for public streets to facilitate further division. ~~This shall not apply where an applicant proposes two (2) side-by-side short plats of five (5) to eight (8) lots, and where no additional lots would have access to the private road servicing the short plats.~~

F. Where an applicant proposes to create three (3) or more lots, or has sufficient land under current zoning to create three (3) or more lots, all lots shall be configured so that no more than two (2) panhandle lots are located adjacent to each other.

G. Lots shall be configured consistent with the natural topography of the site, shall assure drainage away from existing/proposed buildings, and prevent any increase of runoff toward adjacent properties.

Section 6. Section 14.18.010 of the SeaTac Municipal Code is hereby amended as follows:

14.18.010 Purpose

This chapter establishes specific review procedures and approval criteria for the short subdivision of land into ~~four (4)~~ nine (9) or fewer lots. This chapter shall at a minimum implement the requirements of state law.

Section 7. Section 14.18.020 of the SeaTac Municipal Code is hereby amended as follows:

14.18.020 General Limitations

The following general limitations shall apply to all short subdivision applications:

A. Only a separate lot, as defined by SMC 14.16.126, or a combination of two (2) or more contiguous separate lots may be short subdivided.

B. A maximum of ~~four (4)~~ nine (9) lots may be created by any single application;

C. A maximum of ~~eight (8)~~ nine (9) lots may be created from two (2) or more contiguous ~~parcels~~ lots;

D. Except as provided in SMC 14.15.020(C), if the lot to be subdivided was created through a prior short subdivision, at least five (5) years must have passed since the recording of such prior short subdivision, except that when the short plat contains fewer than ~~four (4)~~ nine (9) lots, a short plat alteration may be requested to create additional lots up to a maximum of ~~four (4)~~ nine (9) lots within the original short plat boundaries. A short plat alteration shall contain the same information as required in a short plat application.

Section 8. Section 14.18.050 of the SeaTac Municipal Code is hereby amended as follows:

14.18.050 Short Subdivision Review

A. Short subdivisions involving ~~four (4)~~ nine (9) or less resulting lots shall be subject to administrative review with notice, as established within SMC Title 16A and hereafter amended.

Section 9. Section 14.19.010 of the SeaTac Municipal Code is hereby amended as follows:

14.19.010 Private Road Width and Construction Standards

In short subdivisions where more than two (2) lots will have access from a private access easement ~~or where two (2) short subdivisions are developed side by side~~, the private access easement shall conform to, and be constructed to, the following standards:

A. The private access road shall be constructed to the standards in Chapter 11.05 SMC, Road Standards.

B. At the request of the applicant, the width of the private access easement and the paved width of the roadway may be decreased subject to the approval of both Directors under the following circumstances:

1. Where an existing house constricts the access easement.
2. The access easement may be reduced to save trees of eight (8) inches in caliper or greater, as measured four (4) feet from their base, on the properties.
3. Unique conditions on the property as determined by the Directors.
4. Approval of the request does not adversely impact the health, safety, and welfare of the residents within the short subdivision and the operations of the public road, nor conflicts with any other adopted code.

Section 10. Section 14.19.030 of the SeaTac Municipal Code is hereby repealed:

~~14.19.030 Private Road Construction—Stacked Short Subdivisions~~

~~Private access easements serving two (2) short subdivisions stacked one (1) after the other, fronting on only one (1) public right-of-way, shall be constructed to the following standards.~~

~~A.—The private access road shall be constructed to the standards in Chapter 11.05 SMC, Road Standards.~~

~~B.—At the request of the applicant, the width of the private access easement and the paved width of the roadway may be decreased subject to the approval of both Directors under the following circumstances:~~

- ~~1.—Where an existing house constricts the access easement.~~
- ~~2.—Where the required width of the access easement would create a building footprint of less than twenty (20) feet in width, not including required building setback requirements, the width of the access easement may be reduced to provide the twenty (20) foot building footprint.~~
- ~~3.—The access easement may be reduced to save trees of eight (8) inches in caliper or greater, as measured four (4) feet from their base, on the properties.~~
- ~~4.—Unique conditions on the property as determined by the Directors.~~
- ~~5.—Approval of the request does not adversely impact the health, safety, and welfare of the residents within the short subdivision or the operations of the public road.~~

Section 11. Section 14.28.050 of the SeaTac Municipal Code is hereby amended as follows:

14.28.050 Bond to Defer Improvements or Conditions

A. Where preliminary approval for a deferral is granted, the applicant shall furnish a performance bond or financial guarantee to the City in an amount no less than one hundred ~~five~~ ~~percent (150%)~~ twenty percent (120%) of the estimated value of the required improvements or conditions. The Directors shall only provide the applicant with final approval of the deferral following the City's receipt of bond. Only a final deferral agreement shall be binding upon the City.

B. The bond shall specify the exact work to be performed or conditions to be met, and shall provide that no change, extension of time, alteration or addition shall otherwise affect the obligation on bond.

C. The bond shall specify the City's right to enter onto any subject property and install any necessary improvements should the City take action against the bond.

D. The applicant shall provide the bond or financial guarantee prior to final approval of the applicable short subdivision.

E. The City shall only release such a bond or financial guarantee once the Directors determine that all required improvements have been made and all conditions have been satisfied.

F. The bond or financial guarantee shall be further conditioned on the full restoration of the site in the event that grading, clearing or any other site preparation or work is begun and abandoned.

G. When determining the value of conditions and improvements, the Directors shall consider all funds necessary for the City to construct improvements or satisfy conditions in place of the applicant. In addition, the respective Directors shall consider all resources necessary to rectify any reasonably foreseeable impact on the public health, safety or general welfare that may arise from the applicant's failure to comply with this title. Such costs may include, but are not limited to, materials, general labor, legal and consulting expenses, and public health costs.

Section 12. Section 14.28.060 of the SeaTac Municipal Code is hereby amended as follows:

14.28.060 Deferral Period

A. The bond shall specify that all work shall be completed and conditions met within a period of time set by the City. When no such period is determined, all work shall be completed and conditions met no later than one (1) year of the date on which the original deferral was granted. All off-site and on-site improvements shall be substantially completed prior to issuance of a certificate of occupancy for any building permit permitted within the short plat.

B. Not later than 30 days to the end of the established period as determined under subsection (A) of this section, or thirty (30) days to the end of the one (1) year, the applicant may apply to the City for extension of the deferral. The applicant shall bear the burden for demonstrating cause for the extension.

C. Should the Directors determine that the applicant has demonstrated sufficient cause, the deferral may be extended for an additional period of up to ~~one (1) year~~ two (2) years.

D. No improvement or condition shall be deferred for a period in excess of three (3) years from the date on which the original deferral was granted. Where any improvement is not constructed or any condition is not met within three (3) years, the City shall either take action against the bond or financial guarantee or vacate the short subdivision.

E. Upon review and a written substantiation of need, the bond may be decreased ~~or increased~~ as necessary to ensure the completion or satisfaction of any remaining improvements or conditions. In every case, the bond shall remain at an amount no ~~less~~ more than one hundred ~~fifty~~ twenty percent (~~150%~~ 120%) of the estimated value of any remaining improvements or conditions.

Section 13. Section 14.28.110 of the SeaTac Municipal Code is hereby amended as follows:

14.28.110 Maintenance Bond

As a condition of plat approval, the Director of the Department of Public Works shall have the authority to require the posting of a bond to the City warranting the operation, maintenance and repairs of all required on-site and off-site improvements. Any such condition shall apply for the period of two (2) years following final long subdivision plat approval and one (1) year for final short plat approval. ~~In any and all cases, whether bonding or deferring improvements, building permits may not be issued until improvements are complete, inspected, and permits finalized.~~

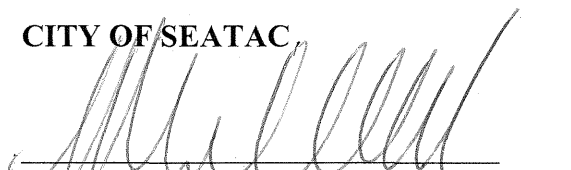
Section 14. The City Clerk is directed to forward a copy of this Ordinance to the Washington State Department of Commerce within ten (10) days after adoption, and to the King County Assessor.

Section 15. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.


Section 16. This Ordinance shall be effective five (5) days after passage and publication as required by law.

ADOPTED this 22nd day of September, 2015, and signed in authentication thereof on this 22nd day of September, 2015.


CITY OF SEATAC


Mia Gregerson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante Bartolo, City Attorney

[Effective Date: 10/3/15]

ORDINANCE NO. 15-1013

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Sections 7.15.010, 7.15.020, 7.25.090, and 7.25.110 of the SeaTac Municipal Code, regarding property maintenance standards and junk vehicles.

WHEREAS, the City Council has adopted a goal of increased emphasis on code compliance in order to enhance the quality of life throughout the city; and

WHEREAS, the Council reviewed and accepted a code compliance work program earlier this year, which includes an initiative to present suggested amendments to the Municipal Code; and

WHEREAS, City staff from multiple departments worked cooperatively to develop amendments to the existing property maintenance and junk vehicle regulations, in order to strengthen these chapters; and

WHEREAS, the proposed amendments were exempt from both State agency and environmental review; and

WHEREAS, the City Planning Commission has reviewed and endorsed the proposed amendments; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN as follows:

Section 1. Chapter 7.15.010 of the SeaTac Municipal Code is hereby amended to read as follows:

7.15.010 Definitions.

The definitions set forth in Chapter 15.10 SMC, as presently existing or as may subsequently be amended, shall apply to this chapter and, in addition, the following definitions shall apply:

- A. "Junk" means discarded, broken or disabled material including, but not limited to, furniture, appliances, discarded lumber, toys, or other items that are not in functioning condition.

- B. "Owner" means any person owning property, as shown on the real property records of King County or on the last assessment roll for taxes, and shall also mean any lessee, tenant, occupant or other person having control or possession of the property.
- C. "Property" means land and any buildings or structures located thereon.
- D. "Trash" means waste food products and other household garbage.
- E. "Abate" means to repair, replace, remove destroy or otherwise remedy a condition which constitutes a violation of this chapter by such means and in such a manner and to such an extent as determined is necessary in the interest of the public health, safety and welfare of the community.
- F. "Attractive Nuisance" means any object or condition which can reasonably constitute a hazard or danger and which is accessible to unauthorized persons.
- G. "Screening" for the purpose of this chapter, shall include, but not be limited to, solid wood fencing, chain link fencing with slats, and /or solid landscaping capable of concealing storage from sight by standing individuals at or near property lines; however such screening must be at least six feet in height.
- H. Public Nuisance means an unlawful act, or permitting an action or condition to occur or exist which:
 - 1. Unreasonably annoys, injures, or endangers the comfort, repose, health, or safety of others; or
 - 2. Is unreasonable to the senses; or
 - 3. Unlawfully interferes with, obstructs or tends to obstruct, or renders dangerous for passage, any stream, public park, square, highway, or public right-of-way; or
 - 4. Unlawfully interferes with, damages, or pollutes designated habitat areas, critical areas, open spaces, restoration sites, streams, creeks, lakes, wetlands, wetland buffers, or tributaries, and similar thereto; or
 - 5. In any way renders other persons insecure in life or the use of property; or
 - 6. Creates or permits the existence or continuance of any specific nuisance identified in this chapter.

Section 2. Section 7.15.020 of the SeaTac Municipal Code is hereby amended to read as follows:

7.15.020 Duty to maintain property.

No person owning, leasing, renting, occupying, being in possession or having charge of any property in the City, including vacant lots, shall maintain or allow to be maintained on such property, except as may be permitted by any other City ordinance, any of the following conditions visible from any public street or alley, or from any other private property:

- A. Storing outside a completely enclosed building items that constitute a threat to the public health, safety or welfare, including but not limited to, the following: scrap rope, batteries, paper, tires, used lumber or salvaged wood, iron, steel, household goods or hardware, machinery or

appliances or parts of such, vehicular component parts, junk, trash, discarded items or salvage materials;

B. Any accumulation of material including, but not limited to, bottles, cans, glass, plastic, ashes, scrap metal, broken stone or cement, rags, boxes, crates, packing cases, tools, equipment, and packing material;

C. Household items, furniture and appliances intended for indoor use that are stored or used outdoors. For the purposes of this section, decks, carports and open garages are considered outdoors;

D. Shopping or baggage carts;

E. Indoor personal items stored outdoors for more than twenty-four (24) hours including, but not limited to, clothing, bedding, toys, cooking and eating utensils, newspapers and magazines;

F. Building, plumbing, electrical and mechanical materials unless neatly stacked and screened from adjoining properties and public right-of-ways and intended to be used for improvements to the premises on which it is stored, within six months;

G. Firewood unless neatly stacked, cut in lengths of four (4) feet or less, and intended to be used on the premises on which it is stored;

H. Dead, decayed, diseased or hazardous trees, which are dangerous to public health, safety and welfare;

I. ~~Berry vines which exceed an average height of three (3) feet, except on vacant lots provided the berry vines do not encroach on adjacent properties; Overgrown, uncultivated, unkempt, or potentially hazardous vegetation of any type including but not limited to, shrubs, brush, weeds, blackberry vines and grasses over one foot in height or length, including vegetation which may harbor rodents or transient activity, or encroach onto adjoining public or private properties. Where erosion control issues or indigenous species are present, an exception or modification may be made to these requirements. Where a single parcel or contiguous ownership is undeveloped and over one acre in area, elimination of the fire hazard presented by vegetation may be accomplished by removing the vegetation from the area within 20 feet of abutting, improved properties or public right-of-ways. Regulated wetlands, other environmentally sensitive areas and managed stormwater facilities are exempt from these requirements;~~

J. ~~Any accumulation of weeds or grass which exceeds twelve (12) inches in height; Inappropriate disposal or accumulation of vegetation waste, including, but not limited to, grass clippings, cut brush, cut trees and branches, cut weeds, and/or cut wood, except as kept in a compost pile not to exceed two cubic yards;~~

K. Regardless if visible from adjacent property or public right-of-ways, any attractive nuisances dangerous to ~~children~~ unauthorized persons, including but not limited to, equipment, machinery, unused refrigerators and freezers, excavations or naturally occurring holes, wells, privies, vaults, cesspools, pits, or shafts or any other similar condition which constitute a concealed danger;

L. All unused, abandoned or discarded refrigerators, freezers, large appliances or similar containers which are left in any place exposed or accessible to children, whether such is outside any building or dwelling or within any unoccupied or abandoned building, dwelling or other structure;

M. Any poisonous or hazardous liquids or materials, so as to allow access to it by any animal or person;

N. All places used, maintained, or appearing as dumps, junk yards, or automobile or machinery disassembly yards or buildings, not licensed and/or located in an improper use zone, or which are operating outside of specific conditions set forth for the operation of such business;

O. The existence of any screening which is in a falling, decayed, dilapidated, or unsafe condition or any screening which is not maintained in accordance with the provisions of the SeaTac Municipal Code;

P. Any, abandoned, or deteriorated building or structure, or any building or structure constructed with inappropriate materials or improperly fastened together or anchored against the forces of nature;

Q. Any building or structure where construction was commenced and the building or structure was left unfinished or any building or structure that has been constructed or modified without permits. This shall include any unauthorized work or non-compliant work taking place on private property or in the public right-of-way, with or without a permit, or which is otherwise in violation of City ordinance;

R. Animal waste, manure or excreta in sufficient quantity which is not securely protected from flies and the elements and which is likely to become putrid, offensive, and injurious to the health, safety and welfare of the general public;

S. Animal parts or wastes which are improperly handled, contained, or removed from the premises, including bones, meats, hides, skins, or any part of any dead animal, fish, or fowl;

T. The parking or storage of vehicles on single-family residential parcels in violation of the parking standards. It shall be required that all Land Use codes relative to residential parking also be adhered to;

U. Graffiti as defined, which is visible from any adjoining properties or public right-of-ways;

V. Vegetation and overgrowth including but not limited to tree limbs, branches, hedges, vines and shrubs that encroach the public right-of-way must be maintained to create a clear unobstructed passage to a height of 8 feet above sidewalks and pedestrian walkways and 14 feet above streets and vehicular traffic areas;

W. The discharge of sewage, human excrement, or other wastes in any location or manner, except through approved public or private systems constructed and maintained for conveyance of such;

X. The storage or placement of any solid waste or recyclable containers within the public right-of-way for more than 72 consecutive hours.

Section 3. Section 7.25.090 of the SeaTac Municipal Code is hereby amended to read as follows:

7.25.090 Definitions.

The definitions set forth in ~~Ordinance No. 90-1019, codified in~~ Chapter 15.10 SMC, as presently existing or as may subsequently be amended, shall apply to this chapter and, in addition, the following definitions shall apply:

A. Owner. "Owner" means any person owning property, as shown on the real property records of King County or on the last assessment role for taxes, and shall also mean any lessee, tenant or other person having control or possession of the property.

B. Property. "Property" means land and any buildings or structures located thereon.

~~C. Recreational Vehicle. "Recreational vehicle" means a camping trailer, travel trailer, motor home, truck camper, and any similar vehicular type units primarily designed as temporary living quarters for recreational, camping or travel use, with or without motive power, being of such size and weight as to be operable over highways without requirement of a special highway movement permit.~~

C. Screening. "Screening" means, for the purposes of this chapter, solid wood fencing; chain link fencing with slats; and/or landscaping, a minimum of six (6) feet in height, capable of concealing storage from sight by standing individuals at or near property lines.

D. Apparently inoperable vehicle. "Apparently inoperable vehicle" means a vehicle that does not appear to comply with requirements for safe and legal operation on public streets with regards to licensing, brakes, lights, tires, safety glass or other safety equipment.

Section 4. Section 7.25.110 of the SeaTac Municipal Code is hereby amended to read as follows:

7.25.110 Exceptions.

The prohibitions of SMC 7.25.100, shall not apply to the following:

A. A vehicle, recreational vehicle, boat, trailer, or component thereof which is completely enclosed within a building in lawful manner where it is not visible from the street or other public or private property; or

B. A vehicle, recreational vehicle, boat, trailer, or component thereof which is stored or parked in a lawful manner on private property in connection with the business of a licensed dismantler or licensed vehicle dealer, and is fenced according to applicable State law; or

C. A vehicle, recreational vehicle, boat, trailer, or an apparently inoperable vehicle that does not meet the definition of junk vehicle, may be stored on single family residential lots. Provided that, storage will be limited to the rear yard area and screening shall be provided between the inoperable vehicles and the adjoining properties or right-of-ways. For the purposes of this section, stored vehicles will be counted as the total number of vehicles allowed for parking on a single family lot. Vehicles must be stored on one of the approved surfaces listed in Title 15, Zoning Code.

Section 5. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

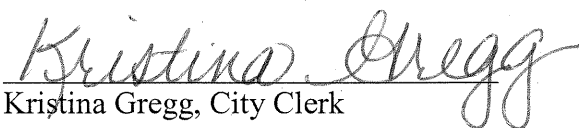
Section 6. This Ordinance shall be effective thirty (30) days after passage and publication as required by law.

ADOPTED this 22nd day of September, 2015, and signed in authentication thereof on this 22nd day of September, 2015.


CITY OF SEATAC


Mia Gregerson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante Bartolo, City Attorney

Effective Date: 10/28/15

ORDINANCE NO. 15-1014

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Chapter 11.10 of the SeaTac Municipal Code by amending Sections 11.10.050, 11.10.060, 11.10.080, 11.10.090, 11.10.100, 11.10.120, 11.10.130, 11.10.150, 11.10.170, 11.10.190, 11.10.200, 11.10.220, 11.10.230, 11.10.240, 11.10.250, 11.10.260, 11.10.270, 11.10.280 and 11.10.290 related to Right-of-Way Use.

WHEREAS, the City Council has adopted a goal to improve services, infrastructure and processes throughout the City; and

WHEREAS, each department has developed a “Road Map” to guide their part in achieving each goal; and

WHEREAS, the proposed amendments to the City’s Right-of-Way Use Code, address “Foster a positive business environment and aggressively pursue economic development opportunities to attract and retain businesses and jobs while maintaining reasonable laws and regulations” goal, through identification and preparation of code amendments in order to support a consistent, user friendly and streamlined development process; and

WHEREAS, during the recent discussions regarding Interlocal Agreement (ILA), the Port of Seattle/International Airport stated a preference that we consider treating large-scale material hauling projects in a consistent manner across the City, rather than having a unique set of standards limited to Airport projects; and

WHEREAS, the proposed revisions have been developed and reviewed by the Community and Economic Development Department and Public Works Department staff.

WHEREAS, the proposed amendments to SMC Chapter 11.10, Right-of-Way Use Code will:

1) Incorporate routine housekeeping measures following the 2011 reorganization (definitions, references, department names, typos, etc). These revisions were not fully captured during the original code revisions implementing the reorganization.

2) Clarify the extension of a ROW Use permit's duration to match the corresponding Building Permit duration. Besides the basic logic of matching permit duration, this will reduce the conflict in tracking and monitoring of permits.

3) Incorporate and simplify provisions for large-scale material hauling permits (Class E Right-of-Way Permits) from Exhibit D of the Interlocal Agreement (ILA) with the Port of Seattle. These proposed standards would be city-wide, and would apply to material haul quantities at and above 50,000 cubic yards. Approval of this provision would eliminate the need for continuing Exhibit D in an updated ILA.

4) Modify right-of-way restoration requirements to memorialize a long-standing operational policy that prohibits the cutting and excavating of City roadways that were reconstructed or rehabilitated within five (5) years of the proposed work, and would include a clear process for exception to this time limitation;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The following Sections of Chapter 11.10 of the SeaTac Municipal Code are hereby amended to read as follows:

11.10.050 Definitions.

As used in this chapter, unless the context or subject matter clearly requires otherwise, the words or phrases defined in this section shall have the indicated meanings.

A. "Citation and notice" means a written document initiating a criminal proceeding issued by an authorized peace officer in accordance with the Criminal Rules for Courts of Limited Jurisdiction.

B. “Department” means the Department of ~~Public Works~~ Community and Economic Development.

C. “Directive memorandum” means a letter from the City to a right-of-way use permittee, notifying the recipient of specific nonconforming or unsafe conditions and specifying the date by which corrective action must be taken.

D. “Director” means the Director of the Department of ~~Public Works~~ Community and Economic Development.

E. “Franchised utilities” means utilities that have City approval to use City rights-of-way for the purpose of providing their services within the City, whether by written franchise or otherwise.

F. “Hazardous waste” includes any and all such materials as defined by RCW 43.200.015 (radioactive wastes) and RCW 70.105.010(5), (6) and (15) (other hazardous wastes).

G. “Nonprofit” means for charitable purposes and not for monetary gain.

H. “Notice of violation” means a document mailed to a permittee or unauthorized user and posted at the site of a nonconforming or unsafe condition.

I. “One-way Trip” means a construction activity related truck trip, whether loaded or empty, engaged in a qualifying material haul that passes a single point in a single direction on a haul route segment. Each passage of the single point in a single direction constitutes a single one-way trip.

~~I.~~ J. “Permit” means a document issued by the City granting permission to engage in an activity not allowed without a permit.

~~J.~~ K. “Private use” means use of the public right-of-way, other than as a thoroughfare for ordinary transit of vehicles, pedestrians, or equestrians, for the benefit of a particular person or entity.

L. “Qualifying Material” means construction materials to include but not limited to, soil, concrete, gravel, building materials and asphalt.

~~K.~~ M. “Right-of-way” means all public streets, alleys, and property granted or reserved for, or dedicated to, public use for streets and alleys, together with public property granted or reserved for, or dedicated to, public use for walkways, sidewalks, trails, shoulders, drainage facilities, bike ways and horse trails, whether improved or unimproved, including the air rights, subsurface rights, and easements related thereto.

~~L.~~ N. “Security device” means any and all types of bonds, deeds of trust, security agreements, or other similar instruments.

~~M.O.~~ “Stop work notice” means a notice posted at the site of an activity that requires all work to be stopped until the City approves continuation of work.

~~N.P.~~ “Underground location service” means the underground utilities location center that will locate all underground utilities prior to an excavation.

~~O.Q.~~ “Unsafe condition” means any condition which the Director reasonably determines is a hazard to health, or endangers the safe use of the right-of-way by the public, or does or may impair or impede the operation or functioning of any portion of the right-of-way, or which may cause damage thereto.

11.10.060 Powers of the Director.

The Director, under the ~~supervision~~ authority of the City Manager, shall have the following powers:

- A. Prepare and adopt procedures as needed to implement this chapter and to carry out the responsibilities of the Department. Such procedures do not require approval of the City Council to be initially implemented, however, the Council may ~~by resolution~~ take Council action directing that procedures, guidelines, fees, or other aspects of the permitting system be amended or modified to the satisfaction of the Council;
- B. Administer and coordinate the enforcement of this chapter and all procedures adopted under this chapter relating to the use of rights-of-way;
- C. Advise the City Council, City Manager, and other City departments on matters relating to applications for use of rights-of-way;
- D. Carry out such other responsibilities as required by this chapter or other codes, ordinances, resolutions, or procedures of the City;
- E. Request the assistance of other City departments to administer and enforce this chapter, as necessary;
- F. Assign the responsibility for interpretation and application of specified procedures to such designees as may be deemed appropriate.

11.10.080 Right-of-way use permits.

The following classes of right-of-way use permits are hereby established.

A. Class A and B – Short-Term ~~Nonprofit~~.

- 1. Class A and B permits may be issued for use of a right-of-way for 72 or less continuous hours for ~~nonprofit~~ the purposes which do not involve the physical disturbance of the right-of-way. ~~2. This~~ These class-classes of use may involve disruption of pedestrian and vehicular

traffic or access to private property and may require inspections, cleanup, and police surveillance. For periods longer than 72 hours, these uses will be considered Class D, long-term and permanent. ~~If any of these uses are for profit they are considered Class B.~~

~~3.~~ 2. Class A permits include but are not limited to the following ~~when for nonprofit purposes:~~

- a. Assemblies;
- b. ~~Bike~~ Bicycle races;
- c. Block parties;
- d. Parades;
- e. Parking;
- f. Processions;
- g. Nonmotorized vehicle races;
- h. Street dances;
- i. Street runs and walks.

~~B. Class B – Short Term Profit.~~

~~1. Class B permits may be issued for use of right of way for 72 or less hours for purposes which do not involve the physical disturbance of the right of way.~~

~~2. This class of use may involve disruption of pedestrian and vehicular traffic or access to private property and may require inspections, cleanup, and police surveillance. For periods longer than 72 hours these uses will be considered Class D, long term and permanent.~~

~~3. Class B permits include but are not limited to the following when they are for profit purposes:~~

- a. Fairs;
- b. House or other large structure moves other than those which require a Class E permit;
- c. Temporary sale of goods;
- d. Temporary street closures.

~~C.~~ B. Class C – Disturbance of City Right-of-Way.

1. Class C permits may be issued for use of a right-of-way, for a period not in excess of 180 days, for activities that may alter the appearance of or disturb the surface or subsurface of the right-of-way on a temporary or permanent basis. For those projects associated with a building permit, Class C permit duration may be extended by the Director or designee to a maximum of two years in order to match building permit duration.

2. Class C permits include but are not limited to:

- a. Boring;
- b. Culverts;
- c. Curb cuts;
- d. Paving;
- e. Drainage facilities;
- f. Driveways;
- g. Fences;
- h. Landscaping;
- i. Painting;
- j. Sidewalks;
- k. Street trenching;
- ~~l. Utility installation/repair/replacement.~~

~~D.~~ C. Class D – Long-Term and Permanent.

1. Class D permits may be issued for use of a right-of-way, for a period not in excess of 180 days, for activities for extended periods of time but which will not physically disturb the right-of-way.

2. The use of a right-of-way for structures, facilities, and uses that involve capital expenditures and long-term commitments of use require this type of permit.

3. Class D permits include but are not limited to:

- a. Air rights and aerial facilities;
- b. Bus shelters and stops;

- c. Access to construction sites and haul roads;
- d. Loading zones;
- e. Newspaper sale, distribution, and storage facilities;
- f. Recycling facilities;
- g. Sales structures;
- h. Sidewalk cafes;
- i. Special and unique structures, such as: awnings, benches, clocks, decorations, flagpoles, fountains, kiosks, marquees, private banners, public mailboxes, and street furniture;
- j. Underground rights;
- k. Utility facilities;
- l. Waste facilities;

E. D. Class E – Potential Disturbance of City Right-of-Way.

1. Class E permits may be issued for use of a right-of-way, for a period not in excess of 180 days or as specified on the permit by the Director or designee, for those activities that have the potential of altering the appearance of or disturbing the surface or subsurface of the right-of-way on a temporary or permanent basis.

2. Class E permits include but are not limited to:

- a. Frequent use hauling involving an average of six ~~loaded~~ vehicles per hour during any eight-hour period in one (1) day, for two (2) or more consecutive days;
- b. Any hazardous waste hauling.

3. Class E permits may be issued to a general contractor to authorize construction excavation and fill hauling activities by the said general contractor and by subcontractors.

4. Access Routes and Hours:

All hauls in excess of 50,000 CY or hauling more than 100 working days will be required to use the following routes. The following roadways are limited for use as haul routes and the maximum number of one-way trips per hour are identified by time of day.

<u>Roadway segments and hours</u>	<u>Maximum one-way trips</u>
<u>a. South 188th Street, West of Tunnel</u>	
<u>6:00 A.M. – 8:00 A.M.</u>	<u>45</u>
<u>8:00 A.M. – 3:30 P.M.</u>	<u>45</u>
<u>3:30 P.M. – 5:30 P.M.</u>	<u>45 westbound</u>
	<u>18 eastbound with no lane closure allowed</u>
<u>5:30 P.M. – 6:00 A.M.</u>	<u>45</u>
<u>b. South 188th Street, between SR99 and Tunnel</u>	
<u>6:00 A.M. – 8:00 A.M.</u>	<u>18</u>
<u>8:00 A.M. – 3:30 P.M.</u>	<u>30</u>
<u>3:30 P.M. – 5:30 P.M.</u>	<u>18 with no lane- closure allowed</u>
<u>5:30 P.M. – 6:00 A.M.</u>	<u>30</u>
<u>c. South 188th Street, east of SR99</u>	
<u>6:00 A.M. – 8:00 A.M.</u>	<u>6</u>
<u>8:00 A.M. – 3:30 P.M.</u>	<u>12</u>
<u>3:30 P.M. – 5:30 P.M.</u>	<u>6 with no lane- closure allowed</u>
<u>5:30 P.M. – 6:00 A.M.</u>	<u>6</u>
<u>d. International Blvd.(SR99), south of South 188th Street</u>	
<u>6:00 A.M. – 8:00 A.M.</u>	<u>6</u>
<u>8:00 A.M. – 3:30 P.M.</u>	<u>12</u>
<u>3:30 P.M. – 5:30 P.M.</u>	<u>6 with no lane-closure allowed</u>
<u>5:30 P.M. – 6:00 A.M.</u>	<u>12</u>
<u>e. International Blvd.(SR99), north of South 188th Street</u>	
<u>6:00 A.M. – 8:00 A.M.</u>	<u>6</u>
<u>8:00 A.M. – 3:30 P.M.</u>	<u>6</u>
<u>3:30 P.M. – 5:30 P.M.</u>	<u>6 with no lane closure allowed</u>
<u>5:30 P.M. – 6:00 A.M.</u>	<u>12</u>

5. Work hour limitations:

Any hauling operation within the following hours will require a Noise Variance application submittal and approval from the Department prior to implementation:

<u>10:00 PM to 7:00 AM</u>	<u>Monday to Friday</u>
<u>10:00 PM to 9:00 AM</u>	<u>Saturday and Sunday</u>

11.10.090 Application and processing of permits.

A. To obtain a right-of-way use permit the applicant shall file an application with the Department.

B. Every application shall include the location of the proposed right-of-way use, a description of the use, the planned duration of the use, applicant contact information, and all other information which may be required as specified in the procedures adopted under this chapter, and shall be accompanied by payment of the required fees.

C. All Class E applications shall also include numbers and sizes of hauling trucks (single or double beds).

~~C.D.~~ The Director or designee shall examine each application submitted for review and approval to determine if it complies with the applicable provisions of this chapter and procedures adopted under this chapter. Other departments that have authority over the proposed use or activity may be requested to review and approve or disapprove the application. The Director or designee may inspect the right-of-way proposed for use to determine any facts which may aid in determining whether a permit should be granted. If the Director or designee finds that the application conforms to the requirements of this chapter and procedures adopted under this chapter that the proposed use of such right-of-way will not unduly interfere with the rights and safety of the public, and if the application has not been disapproved by a department with authority, the Director or designee shall approve the permit, and may impose such conditions thereon as are reasonably necessary to protect the public health, welfare, and safety and to mitigate any impacts resulting from the use.

~~D.E.~~ All applications for permits will be submitted at least ~~30~~ 15 days before the planned need for the permit, or such greater period as may be reasonably required by the Director or designee. If unforeseen conditions require expedited processing the City will attempt to cooperate, but additional fees to cover additional costs to the City may be charged.

~~E.F.~~ Upon submittal of a completed application, the Department shall collect from the applicant an application fee in the amount set forth in the adopted fee schedule.

11.10.100 Permit fees and charges.

The fee for each permit shall be set forth in a the City's fee schedule ~~to be adopted by motion or resolution of the City Council. Such fee schedule may include a sliding scale for indigent applicants.~~

A. Application Fee. A nonrefundable application fee shall be charged for each right-of-way use permit application that is accepted for processing, counter service, and recordkeeping.

B. Processing of Application Fee. A fee for the processing of applications may be charged. The amount of the fee shall be determined based upon the time and costs required to review, inspect, research, and coordinate the applicant's data for each permit application. The processing fee may be different depending upon the class of right-of-way use permit involved.

C. Daily Use Fee. Permits may include a fee for each day (or part thereof) for use of the right-of-way. The fee will compensate the City for monitoring and inspecting the site or activity. The daily use fee may be different depending upon the class of right-of-way use permit involved. A minimum of one daily use fee per day will be charged for all Class E permit applications. This fee is in addition to Reimbursement of Actual Expenses (SMC 11.10.100 (D)) and/or Repair and Replacement Charges (SMC 11.10.100 (E)).

D. Reimbursement of Actual Expenses. When a permit is issued, the City ~~may~~ will impose a charge based on the actual cost to compensate for its time and expenses. These costs may include street crews, signal crews, and police, if required to assist in the activity. A refundable deposit or other security device may also be required. Costs of damage to City property, or expense of assistance by City employees, may be deducted from the deposit, charged against the security device, or billed to the permittee directly.

E. Repair and Replacement Charges. If the City should incur any costs in repairing or replacing any property as the result of the permittee's actions, the costs of repair and replacement shall be charged to the permittee. These charges will be for the actual costs to the City. All hauls in excess of 50,000 CY or hauling for more than 100 working days will require a walk through and inspection by Department staff of the haul route prior to approval and issuance of the permit. A final walk through upon completion of the hauling operation is also required. A comparison of pre- and post-haul route conditions will be performed to determine the extent of damage to City streets and right-of-way. The Permittee (Contractor and/or the Owner) will be responsible for all costs associated with clean up, repair and reconstruction to bring the City streets and right-of-way to the pre-haul conditions or better.

F. Utilities. Utilities shall be charged at an hourly rate for City inspections and other services pursuant to the adopted fee schedule.

G. Waiver of Fees. Franchised utilities which must apply for permits because of City-initiated construction projects may be granted a waiver by the Director of normal permit fees. This provision shall only apply to work that would not normally have been done by the utility.

11.10.120 Permit exception.

The following exceptions shall be authorized.

A. A right-of-way use permit shall not be required of franchised utilities or City contractors when responding to emergencies that require work in the right-of-way, such as water or sewer main breaks, gas leaks, downed power lines, or similar emergencies; provided, that the Department shall be notified by the responding utility or City contractor verbally or in writing, as soon as practicable following onset of an emergency. Nothing in this chapter shall relieve a responding utility or City contractor from the requirement to obtain a right-of-way use permit after beginning emergency work in the right-of-way.

B. ~~Permits~~ A right-of-way use permit shall not be required for routine maintenance and construction work performed by City utilities and City maintenance crews, or contractors awarded contracts to perform public works projects.

C. Permits under this chapter shall not be required for persons using the right-of-way as pedestrians or while operating ~~motor~~ vehicles for routine purposes such as travel, commuting, or other personal business.

11.10.130 Revocation of permits.

A. The Director or designee may revoke or suspend any permit issued under this chapter whenever:

1. The work does not proceed in accordance with the plans as approved, or conditions of approval, or is not in compliance with the requirements of this chapter or procedures, or other City ordinances, or State laws;
2. The City has been denied access to investigate and inspect how the right-of-way is being used;
3. The permittee has misrepresented a material fact in applying for a permit;
4. The progress of the approved activity indicates that it is, or will be, inadequate to protect the public and adjoining property or the street or utilities in the street, or if any excavation or fill endangers, or appears reasonably likely to endanger, the public, the adjoining property or street, or utilities in the street.
5. Upon suspension or revocation of a permit, all use of the right-of-way shall cease, except as authorized by the Director or Designee.
6. Continued activity following revocation or suspension under this section shall subject each and every violator to the maximum penalties provided by this chapter.

11.10.140 Renewal of permits.

Each permit shall be of a duration as specified on the permit, ~~but not to exceed 180 days~~. A permit may be renewed, if requested by the permittee before expiration of the permit; provided, however, that the use or activity is progressing in a satisfactory manner as reasonably determined by the Director or designee.

11.10.150 Performance deposits, security devices, and insurance.

A. If the Director or designee determines that there is a potential for injury, damage, or expense to the City as a result of damage to persons or property arising from an applicant's proposed use of any right-of-way, the applicant shall be required to make a cash deposit, or to provide a security device or insurance in a form acceptable to the Director or designee for the

activities described in the subject permit. The amount of the deposit, security device, or insurance shall be determined by the Director or designee.

B. The requirements for performance deposits, security devices, and insurance are based on considerations of permittee's prior performance, permittee's ability to pay, nature of the proposed use, costs of the activity, length of use, public safety, potential damage to right-of-way, and potential liability or expense to the City.

11.10.170 Guarantee.

When there is a need to ensure conformance with the City's development standards, City or State construction standards, or other requirements, the applicant shall be required to provide a guarantee of workmanship and materials for the period of one (1) year. Such guarantee may be in the form of a cash deposit or a security device in a form and amount approved by the Director or designee. Notwithstanding the foregoing, utilities shall guarantee workmanship and materials until the next regularly scheduled overlay of the street.

11.10.190 Correction and discontinuance of unsafe, nonconforming, or unauthorized conditions.

A. Whenever the Director or designee determines that any condition on any right-of-way is in violation of, or any right-of-way is being used contrary to any provision of, this chapter or procedures adopted under this chapter or other applicable codes or standards, or without a right-of-way use permit, the Director or designee may order the correction or discontinuance of such condition or any activity causing such condition.

B. The Director or designee is authorized to order correction or discontinuance of any such condition or activities following the methods specified in procedures adopted pursuant to this chapter.

C. The Director or designee shall also have all powers and remedies which may be available under State law, this chapter, and procedures adopted under this chapter for securing the correction or discontinuance of any condition specified in this section.

D. The Director or designee is authorized to use any or all of the following methods in ordering correction or discontinuance of any such conditions, or activities as the Director or designee determines appropriate:

1. Service of oral or written directives to the permittee or other responsible person requesting immediate correction or discontinuance of the specified condition;
2. Service of a written notice of violation, ordering correction or discontinuance of a specific condition or activity within five days of notice, or such other reasonable period as the Director or designee may determine;

3. Revocation of previously granted permits where the permittee or other responsible person has failed or refused to comply with requirements imposed or notices served;
4. Issuance of an order to immediately stop work until authorization is received from the City to proceed with such work;
5. Service of summons and complaint or service of a citation and notice to appear by a law enforcement officer upon the permittee or other responsible person who is in violation of this chapter or other City ordinances.

E. Any object which shall occupy any right-of-way without a permit is a nuisance. The Department may attach a notice to any such object stating that if it is not removed from the right-of-way within 24 hours of the date and time stated on the notice, the object may be taken into custody and stored at the owner's expense. The notice shall provide an address and phone number where additional information may be obtained. If the object is a hazard to public safety, it may be removed summarily by the City. Notice of such removal shall be thereafter given to the owner, if known. This section shall not apply to motor vehicles.

F. All expenses incurred by the City in abating any violation or condition shall constitute a civil debt owing to the City jointly and severally by such persons who have been given notice or who own the object or who placed it in the right-of-way, which debt shall be collectible in the same manner as any other civil debt.

G. The City shall also have all powers and remedies which may be available under law or ordinance, this chapter, and procedures adopted under this chapter for securing the correction or discontinuance of any conditions specified by the City.

11.10.200 Warning and safety devices.

A. Warning lights, safety devices, signs, and barricades shall be provided on all rights-of-way when at any time there might be an obstruction or hazard to vehicular or pedestrian traffic. All obstructions on rights-of-way shall have sufficient barricades and signs posted in such manner as to indicate plainly the danger involved. Warning and safety devices may be removed when the work for which the right-of-way use permit has been granted is complete and the right-of-way restored to the conditions directed by the Department.

B. As a condition of the issuance of any right-of-way use permit, the Director or designee may require an applicant to submit a traffic detour plan showing the proposed detour routing and location and type of warning lights, safety devices, signs, and barricades intended to protect vehicular or pedestrian traffic at the site for which the right-of-way use permit is requested. If a traffic plan is required, ~~no right-of-way use permit shall be issued~~ work under the permit shall commence until the traffic plan is approved.

C. Unless otherwise specified in adopted right-of-way use procedures, the current editions of the following standards manuals shall apply to the selection, location, and installation of required warning and safety devices; provided, that the Director or designee may impose

additional requirements if site conditions warrant such enhanced protection of pedestrian or vehicular traffic:

1. Manual of Uniform Traffic Control Devices for Streets and Highways;
2. Development Standards of the Department of Public Works;
3. ~~Part VIII, "Regulations for Use of Public Streets and Projections over Public Property," Uniform Building Code.~~ Chapter 33, Safeguards during construction, International Building Code.

D. Any right-of-way use permit that requires a partial lane or street closure may require a certified flagperson, properly attired, or an off-duty police officer for the purpose of traffic control during the construction.

E. All decisions of the Director or designee shall be final in all matters pertaining to the number, type, locations, installation, and maintenance of warning and safety devices in the public right-of-way during any actual work or activity for which a duly authorized right-of-way use permit has been issued.

F. Any failure of a permit holder to comply with the oral or written directives of the Director or designee related to the number, type, location, installation, or maintenance of warning and safety devices in the public right-of-way shall be cause for correction or discontinuance as provided in this chapter.

11.10.220 Preservation of monuments.

The permittee shall not disturb any survey monuments or markers found on the line of excavation work until ordered to do so by the ~~Public Works~~ Director or designee. All street monuments, property corners, bench marks, and other monuments disturbed during the progress of the work shall be replaced by a licensed surveyor, at the expense of the permittee, to the satisfaction of the Director or designee.

11.10.230 Protection from pollution and noise.

The permittee shall comply with all State laws, City ordinances, and the procedures adopted hereunder by the Director to protect from air and water pollution and to protect from excessive noise. The permittee shall provide for the flow of all watercourses, sewers, or drains intercepted during the excavation work and shall replace the same in as good condition as the permittee found them, or shall make such provisions for them as the ~~Public Works~~ Director or designee may direct. The permittee shall not obstruct the gutter of any street, but shall use all proper measures to provide for the free passage of surface water. The permittee shall make provision to take care of all surplus water, muck, silt, clickings, or other runoff pumped from excavations or resulting from sluicing or other operations, and shall be responsible for any damage resulting from permittee's failure to so provide.

11.10.240 Excavated Material.

All excavated material which is piled adjacent to any excavation shall be maintained in such manner so as not to endanger those working in the excavation or pedestrians or users of the right-of-way. When the confines of the area being excavated are too small to permit the piling of excavated material beside the excavation, the Director or designee shall have the authority to require the permittee to haul the excavated material to a storage site and then rehaul it to the excavation at the time of backfilling. It is the responsibility of the permittee to secure the necessary permission and make all necessary arrangements for any required storage and disposal of excavated material.

11.10.250 Backfilling.

Backfilling in a right-of-way opened or excavated pursuant to a permit issued under the provisions of this chapter shall be compacted to a degree equivalent to that of the undisturbed ground in which the excavation was begun, unless the Director or designee determines a greater degree of compaction is necessary to produce a satisfactory result. All backfilling shall be accomplished according to City standards and specifications. All backfills shall be inspected and approved by the Director or designee prior to any overlaying or patching.

11.10.260 Right-of-way restoration.

A. Cutting and/or excavation of a City roadway, alley, or access drive pavement is not permitted within the first five (5) years of construction or rehabilitation of the subject roadway, alley, or access drive pavement. A waiver to permit cutting and/or excavation of pavement within this 5-year moratorium may be granted subject to approval by the Director of Public Works or designee. Approval of a waiver allows for the pavement be cut/excavated subject to the following restoration conditions:

1. The cut/excavation is to be repaired as specified in the City of SeaTac Public Works Engineering Division current adopted standard pavement restoration detail.
2. In addition to item 1, the existing pavement on either side of the cut/excavation repair shall be planed/milled down a minimum of two (2) inches throughout the full width of the pavement and for a minimum longitudinal distance of 15 feet in each direction, along roadway centerline. This area, which includes the cut/excavated repair area, shall then be overlaid with asphalt/concrete to transition to the adjacent existing pavement.
3. If the roadway, alley or access drive is constructed of concrete panels, the restoration shall include replacement of each panel disturbed by the work, to the nearest existing joint.

~~A.~~ B. Permanent restoration of the right-of-way shall be made by the permittee in strict accordance with the standards and specifications of the City. Permanent restoration may include overlays of portions of the right-of- way which have been disrupted by excavation work.

B. C. The permittee shall guarantee conformance with the City's development standards and specifications as provided at SMC 11.10.170. Acceptance of any excavation work or right-of-way restoration shall not prevent the City from asserting a claim against the permittee and permittee's surety under the security device required by this chapter for incomplete or defective work, if such is discovered within the period of guarantee and maintenance. The presence of the Director, or designee, during the performance of any excavation work shall not relieve the permittee of any responsibility under this chapter.

11.10.270 Coordination of right-of-way construction.

The permittee, at the time of receiving a Class C right-of-way use permit, shall notify all other public and private utilities known to be using or proposing to use the same right-of-way of the applicant's proposed construction and the proposed timing of such construction. A utility so notified may, within seven (7) days of such notification, request of the Director or designee a delay in the commencement of any proposed construction for the purpose of coordinating other right-of-way construction with that proposed by the permittee. The Director or designee may delay the commencement date of the permittee's right-of-way construction for up to ninety (90) days, except in emergencies, if the Director or designee finds that such delay will reduce inconvenience to City right-of-way uses and if the Director or designee finds that from construction activities such delay will not create undue economic hardship on the applicant.

11.10.280 Billings and collections.

The ~~Department~~ Director, jointly with the Finance Director, may establish administrative rules and procedures pertaining to the billing and collection of fees and charges adopted pursuant to this chapter. However, all fees shall be paid not later than thirty (30) days following receipt of a billing statement from the City.

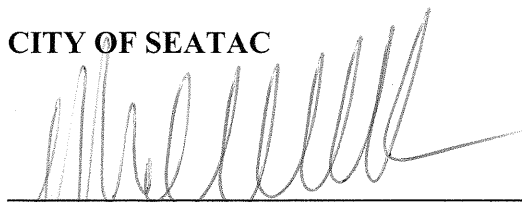
11.10.290 Appeals.

A decision of the Director made in accordance with this chapter shall be considered a final administrative decision. A person aggrieved by such decision of the Director may appeal such decision to the Hearing Examiner in accordance with the Hearing Examiner Code by filing a written notice of appeal, together with the required filing fee, within ten (10) days of such decision.

Section 2. This Ordinance shall be in full force and effect thirty (30) days after passage and publication as required by law.

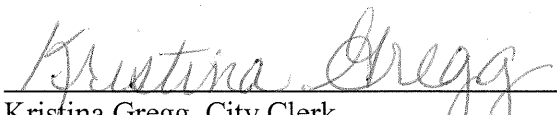
ADOPTED this 24th day of November, 2015, and signed in authentication thereof on this 24th day of November, 2015.

CITY OF SEATAC




Mia Gregerson, Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to Form:



Mary E. Mirante Bartolo, City Attorney

[Effective Date: 12/30/15]

ORDINANCE NO. 15-1015

AN ORDINANCE of the City Council of the City of SeaTac, Washington, readopting Section 15.41 to the SeaTac Municipal Code, regarding interim development regulations for properties located within the Angle Lake District Station Area, and entering findings of fact supporting adoption of interim regulations.

WHEREAS, Sound Transit is currently extending light rail service to South 200th St. at 28th Ave. South, where a light rail station is being constructed; and

WHEREAS, light rail service to the new Angle Lake Station is anticipated to begin in late 2016; and

WHEREAS, transit oriented development in the Angle Lake Station Area would create significant economic opportunities which would benefit the City and its residents, help provide for creation of a mix of possible transportation improvements, housing, retail facilities, and public and private service facilities; and

WHEREAS, one of the six goals established by the City Council is to “Foster a positive business environment and aggressively pursue economic development opportunities to attract and retain businesses and jobs while maintaining reasonable laws and regulations;” and

WHEREAS, one of the six goals established by the City Council is to “Plan and construct infrastructure improvements in the South 200th Street Light Rail Station Area that increase the viability of commercial development while also engaging in strategic urban planning efforts to determine the highest and best land uses in this area, incorporating input from SeaTac residents and adjacent businesses, as well as the development community;” and

WHEREAS, review and consideration of interim development regulations for the Angle Lake District Station Area is included in the adopted 2014-2015 Work Program for the Planning Commission; and

WHEREAS, the City Council finds that transit oriented development in the Angle Lake District Station Area will be in the public interest; and

WHEREAS, current zoning in the area of this future light rail station allows a variety of public, residential, commercial and industrial uses; and

WHEREAS, some uses allowed within those zones may be incompatible with transit oriented development; and

WHEREAS, readopting interim standards will provide time for the development of final standards for the Angle Lake District Station Area, including opportunities for community input; and

WHEREAS, RCW 36.70A.390 allows adoption of an interim zoning ordinance for a period of up to six (6) months; and

WHEREAS, the current interim development standards for the Interim Angle Lake Station Area expire on December 31, 2015; and

WHEREAS, on August 27, 2013, City staff transmitted a copy of the proposed standards to the Washington State Department of Commerce for review and comment, pursuant to RCW 36.70A.106 and no comments were received from any state agency; and

WHEREAS, the City's SEPA Responsible Official issued a Determination of Nonsignificance regarding the proposed standards on September 12, 2013 and no appeal of that decision was filed; and

WHEREAS, the Planning Commission on November 3, 2015, has recommended the interim standards be readopted by the Council; and

WHEREAS, notice of the November 24, 2015 public hearing on the interim standards was advertised as legally required; and

WHEREAS, on July 14, 2015 the Council adopted the Angle Lake District Station Area Plan; and

WHEREAS, the City Council held a public hearing on November 24, 2015, as required by RCW 35A.73.220 and RCW 36.70A.390 to readopt the Interim Standards; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN as follows:

Section 1. Readopts Chapter 15.41 to the SeaTac Municipal Code, to read as follows:

Chapter 15.41 ~~Interim~~ Angle Lake Station Area Overlay Standards

Sections:

15.41.010 Purpose
These interim zoning standards are established for the ~~Interim~~ Angle Lake Station Area for the period of time while an area plan and implementing regulations are developed. These interim standards are intended to limit land uses and development that could hinder transit oriented development while maintaining development opportunities for a wide range of transit supportive uses.

15.41.020 Authority and Application

- A. The provisions of this chapter shall apply to the ~~Interim~~ Angle Lake Station Area as delineated in the ~~Interim~~ Angle Lake Station Area Map (See SMC 15.41.050). This Chapter does not change the existing zone districts found within the ~~Interim~~ Angle Lake Station Area. Existing regulations in SMC Title 15, including SMC Chapter 15.12 – Zone Classification Use Charts and SMC 15.13.110 - Special Standards for the CB-C, ABC, UH-UCR and O/CM Zones shall apply to the extent not modified by 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 a building permit;
 - 2. Major Redevelopment as defined in SMC 15.10.396;
 - 3. Additions or alterations to a building or site, excluding interior-only improvements, which equal fifty percent (50%) or greater of total assessed value (land and improvements).

- C. The provisions of this chapter shall not apply retroactive to the effective date of the adopting ordinance for:
1. All existing land uses and project permit applications that have been determined to be complete per SMC 16A.07.030, prior to the effective date of these standards shall be considered under the prior zoning standards.
 2. Any pending applications or approvals that have been properly vested in accordance with the provisions of RCW 36.70A and RCW 36.70B, or applicable Washington State case law.

15.41.030 Port of Seattle Property within the ~~Interim~~ Station Area exempt

This Chapter does not apply to properties owned by the Port of Seattle because they are covered by the 2005 Interlocal Agreement (ILA-2).

15.41.040 Intent

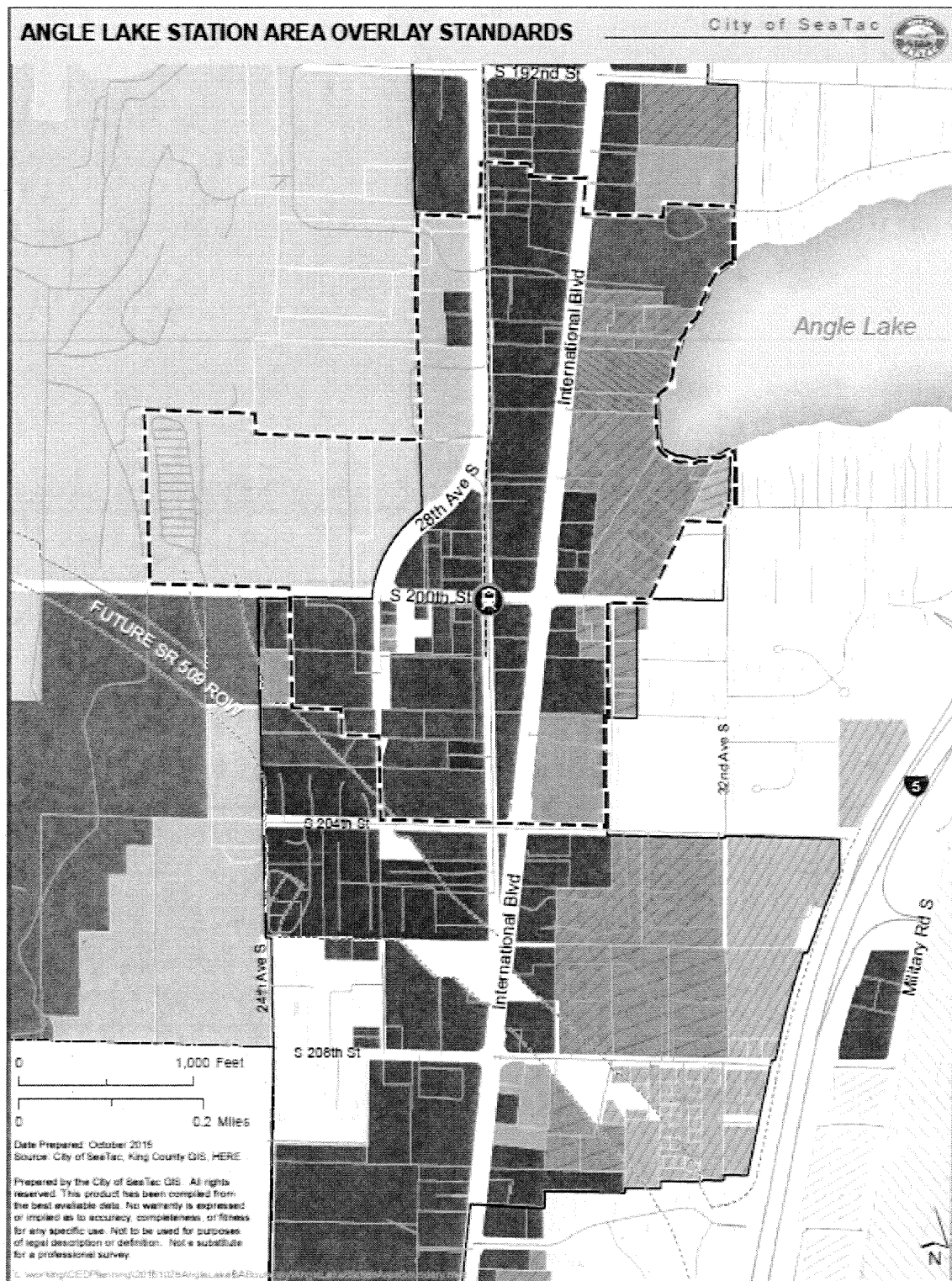
The intent of these interim standards is to:

- Promote the development of a dynamic, mixed-use district of appropriate scale and magnitude surrounding the Angle Lake Station site;
- Stimulate real estate development within the interim station area that promotes long-term transit oriented development;
- Provide for a variety of housing types;
- Create an active, interesting, and interconnected pedestrian environment that facilitates access between the Angle Lake Station site and nearby residential, commercial, civic, recreational and institutional uses;
- Provide for connectivity of streets in the vicinity of the Angle Lake Station;
- Design and arrange structures, buildings, streets and open spaces to create an inviting, walkable, human-scale environment;
- Provide a sufficient density of employees, residents, and other users to support transit use;
- Stimulate light rail access to the international airport and to businesses and residences in other light rail station areas within the city;

- Reduce dependence on automobile use by increasing the use of transit, providing opportunities for alternative modes of travel, and encouraging pedestrian and bicycle commuting.

15.41.050 ~~Interim~~ Angle Lake Station Area Overlay Map

The provisions of this chapter shall apply to the area delineated in this figure.



15.41.060 Prohibited Uses

- A. The following uses are prohibited within the ~~Interim~~ Angle Lake Station Area, because they are determined to not be consistent with transit oriented development or the intent of these standards. If the use lawfully existed prior

to the effective date of these standards and became non-conforming due to these standards, then the existing use shall be considered legal non-conforming.

1. Automobile towing/storage operation
2. Cold storage plants;
3. Commercial equipment and construction, sales, service and rental of equipment;
4. Junk yards and motor vehicle wrecking yards;
5. Manufactured home sales;
6. Recycling center;
7. RV parks and campgrounds;
8. Solid waste transfer stations;
9. Warehousing and distribution.

15.41.070 Administrative Conditional Uses

- A. The uses listed in section 15.41.070 (B) below shall be considered conditional uses within ~~Interim~~ Angle Lake Station Area, because depending on location and design, they may not be compatible with transit oriented development or the intent of these standards. The Community and Economic Development Director may approve these uses, subject to the criteria found in Section 15.41.070 (C). Administrative Conditional Use Permits shall be processed as Type II Permits pursuant to SMC 16A.03, Development Review Code.
- B. The following uses shall only be allowed subject to the granting of an Administrative Conditional Use Permit:
 1. Automobile and other motorized vehicle uses such as auto supply store, auto repair, auto rental and sales;
 2. Boat sales, repair and leasing;
 3. Car washes;
 4. Cemeteries, funeral homes and mortuaries;
 5. Commercial Marine Supply;
 6. Drive-through facilities;
 7. Furniture store;
 8. Gas station/service stations;
 9. Miscellaneous Equipment Rental;
 10. Public/private parking as a primary use;
 11. Truck terminal.
- C. An Administrative Conditional Use Permit may be granted by the Community and Economic Development Director, subject to the following criteria:
 1. The design of the project is compatible with the architecture and urban design elements found in Section 15.41.100;

2. The use will provide a minimum density of one employee for every 500 sq. ft. of gross floor area, exclusive of any parking facilities;
3. The use will be built in a compact form or manner to minimize the amount of land occupied;
4. The design will provide buildings that emphasize pedestrian access, comfort and visual interest, with safe separation from vehicle access to the site.

An applicant bears the burden of proof in demonstrating that the proposed use and development is consistent with the intent of these standards as found in Section 15.41.040.

15.41.080 Unclassified Uses

Any use that is not classified in SMC 15.12 – Zone Classification Use Chart shall follow SMC 15.12.011 – Classification of Unlisted Uses and Clarifications to determine if the proposed use is compatible within the ~~Interim~~ Angle Lake Station Area.

15.41.090 Departures

- A. In order to provide greater flexibility and creativity of project designs, departures from the underlying zoning standards may be permitted, subject to the approval of the Director of Community and Economic Development upon finding that:
 1. The strict interpretation or application of the underlying zoning standards would be inconsistent with the goals of these interim station area standards; and
 2. It can be shown that the departure request would provide an equal or greater value to the overall project design.
- B. In order to have a departure be considered, an applicant must complete the City of SeaTac Departure Worksheet. A separate worksheet is required for each departure request.

15.41.100 Architecture and Urban Design

These architecture and urban design elements are intended to augment and be used in conjunction with the applicable standards of the underlying zone.

- A. Building design elements, details and massing create a well proportioned and unified building form and exhibit an overall architectural concept.
- B. Primary building entrances are clearly visible from the street with buildings placed at the minimum front yard setback to the maximum extent possible.

- C. Provide convenient and attractive access to building entries to ensure comfort and security; provide sufficient lighting for pathways and entries; and provide weather protection for entry areas. Find opportunities for creating lively, pedestrian-oriented open space.
- D. Incorporate architecturally varied façade treatments that convey a sense of place.
- E. Incorporate human scale architectural features, elements and details.
- F. Exterior finish materials complement the building's architectural character and include, but are not limited to, brick, concrete, metal, masonry units, cast stone, natural stone tile, stucco-panels, wood, or concrete board.
- G. Use architectural features to reduce building scale such as:
 - 1. Landscaping;
 - 2. Trellis;
 - 3. Complementary materials;
 - 4. Accent trim; or
 - 5. Modulation or articulation
- H. Avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, provide design treatment to increase pedestrian comfort and interest.
- I. Sidewalks are required along street frontages to provide connectivity and are wide enough to accommodate the volume and type of pedestrian traffic expected in the area.
- J. Overall design needs focus on the creation of a pleasant environment for the pedestrian so that pedestrian routes, such as sidewalks, are buffered from streets and parking facilities by locating buildings close to the sidewalks, by lining trees along the street, by buffering the sidewalk with landscaping and using pedestrian scale lighting.
- K. Incorporate into the design landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features to enhance the project.

15.41.110 Early Design Pre-Application Meeting

An early Design Pre-Application meeting is required for any project proposed within the ~~Interim~~ Angle Lake Station Area. The purpose of this meeting is to help an applicant and design professional determine what standards, codes or other requirements will apply to their project and to provide an opportunity to

discuss how the proposed project can be designed consistent with section 15.41.100. – Architecture and Urban Design.

Section 2. Findings of Fact. The City Council hereby finds and adopts the following findings of fact in support of readopting the interim development standards approved in Section 1 of this Ordinance:

- a) Sound Transit is currently extending light rail service to S. 200th Street and 28th Ave. South, where a new light rail transit station, plaza and parking garage will be constructed.
- b) The Angle Lake Station site is located within the City of SeaTac Urban Center.
- c) The SeaTac Comprehensive Plan encourages most of the City's commercial and residential growth to occur within the Urban Center's boundaries (Policy ~~4.4B~~ 2.1A).
- d) The area within generally ¼ to ½ mile of a light rail station is considered to be a potential "transit oriented development" district, where proximity to a light rail station generates new development and redevelopment of nearby properties that can provide economic opportunities within these areas and provide other benefits to the City and its residents.
- e) The City of SeaTac completed the process of developing a future land use plan ("Angle Lake District Station Area Plan") for the area in July 2015.
- f) The Angle Lake District Station Area Plan will provide direction for permanent development regulations to encourage transit oriented development in the area.
- g) The readoption of interim development standards for the ~~interim~~ Angle Lake Station Area will allow for the creation of final development standards, including opportunities for public input.
- h) The readoption of interim development standards for the ~~interim~~ Angle Lake Station Area will limit land uses and development that could hinder transit oriented development while maintaining development opportunities for a wide range of transit supportive uses.
- i) The readoption of interim development standards is appropriate because it benefits the public health, safety and welfare of the City and its citizens.
- j) The readoption of the interim standards is consistent with, and will work to further achieve goals established by the City Council.
- k) The "Whereas" clauses of this Ordinance also constitute specific findings by the Council in support of passage of this Ordinance.

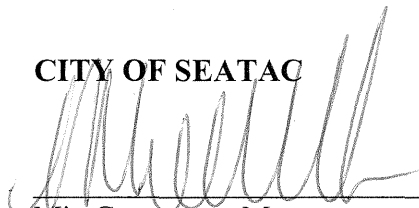
Section 3. The City Clerk is directed to forward a copy of this Ordinance to the Washington State Department of Commerce within ten (10) days after adoption, and to the King County Assessor.

Section 4. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 5. This Ordinance shall be effective January 1, 2016 and shall expire June 30, 2016, unless extended or repealed according to law.

ADOPTED this 24th day of November, 2015, and signed in authentication thereof on this 24th day of November, 2015.

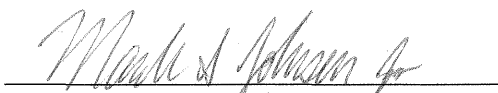
CITY OF SEATAC


Mia Gregerson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante Bartolo, City Attorney

[Effective Date: January 1, 2016]

[Angle Lake Station Area Regulations]

ORDINANCE NO 15-1016

AN ORDINANCE of the City Council of the City of SeaTac, Washington, setting the 2016 property tax levy, and establishing the amount to be levied by taxation in 2016 on the assessed valuation of the property of the City.

WHEREAS, the City Council of the City of SeaTac has considered its budget for calendar year 2016 as part of its 2015-2016 Biennial Budget review and modification process; and

WHEREAS, RCW 84.52 requires that, upon fixing of the amount of property taxes to be levied, the City Clerk shall certify the same to the Clerk of the King County Council; and

WHEREAS, RCW 84.55 as amended in 1997 by Referendum 47, requires a statement of any increased tax in terms of both dollar amount and percentage change from the previous year; and

WHEREAS, beginning in 2013 the city reached the statutory levy rate of \$3.10 per \$1,000 of assessed valuation; and

WHEREAS, due to decreased assessed valuations and multiple other limitations included in State Laws, the amount levied for the past two years has been significantly below the 101% limit and resulted in a property tax revenue authority loss of over \$1 million from the 2012 levy amount; and

WHEREAS, the King County Assessor, has submitted an estimated assessed valuation of all taxable property situated within the boundaries of the City equal to a rounded \$4.4 billion; and

WHEREAS, the SeaTac City Council, after reviewing and considering all relevant evidence at its November 10th, Council Study Session open public meeting has provided

direction to staff to authorize no increase in the State allowable 101% increase of the City's regular property tax limit factor; effectively limiting the increase in the 2016 regular levy to be 100% of the 2015 limit; and

WHEREAS, the SeaTac City Council, has determined that the City of SeaTac requires a regular levy in the amount of \$13,529,000 the estimated amount foregoing the allowable 101% limit increase, plus any increase for the amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and estimated refunds made, in order to discharge the expected expenses and obligations of the City and in its best interest;

WHEREAS, as required by State laws, a public hearing on the City's property tax levy authorization is to be properly noticed and held on November 24th, 2015; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN as follows:

SECTION 1. Estimated Amount to be Collected by Ad Valorem Taxation.

The amount of revenue to be collected by the City in the fiscal year 2016 by taxation on the assessed valuation of all taxable property situated within the boundaries of the City is estimated to be the sum of \$13,529,000.

SECTION 2. Increase in Property Tax Revenue From the Previous Year.

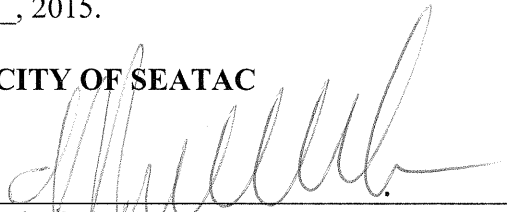
The 2016 regular levy amount includes increases from (1) new construction and improvements to property, (2) increase in the value of state-assessed property, and (3) amounts authorized by law as a result of any annexations that have occurred, as well as applicable refunds (\$8,097) already made. There is no increase authorized in the allowable 101% limit factor for 2016; effectively setting the RCW 84.55.0101 limit factor at 100% for 2016 (or a 0% increase in the limit factor)

SECTION 3. Effective Date.


This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 24th day of November, 2015, and signed in authentication thereof on this 24th day of November, 2015.


CITY OF SEATAC


Mia Gregerson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante-Bartolo, City Attorney

[Effective Date: 12/5/15]

[2016 Ad Valorem Property Tax Levy]

ORDINANCE NO. 15-1017

AN ORDINANCE of the City Council of the City of SeaTac, Washington authorizing and providing for the acquisition of certain properties for the Connecting 28th/24th Avenue South road project; declaring public use and necessity for specific land and property to be condemned; authorizing the City Attorney to file a Petition for condemnation in King County Superior Court; and authorizing payment therefore, from the City's 307 Transportation Fund.

WHEREAS, the Connecting 28th/24th Avenue South Project ("Project") will consist of building a new roadway from South 200th Street southward to South 208th Street, and more specifically the construction of four general purpose lanes, turn lanes, curbs, gutters, a shared use pathway, storm drainage, conversion of utilities to underground, utility lines, street lighting, and paving; and

WHEREAS, the Project is contained in the City's 2014 Transportation Improvement Plan (TIP), the 2015/2016 Capital Improvement Plan (CIP), and the Capital Facilities Element of the City's Comprehensive Plan; and

WHEREAS, the Project is intended to construct a new principal arterial that is forward compatible with the future extension of State Route 509 and completes a vital connection within and between the City of SeaTac's Regional Growth Center, the Des Moines Creek Business Park, Sea-Tac International Airport, the Angle Lake Link Light Rail Station and adjacent developable properties; and

WHEREAS, certain lands and properties must be acquired in order to provide the necessary rights-of-way for construction and operation of the Project; and

WHEREAS, public use and necessity require that the property and property rights herein identified be condemned, appropriated, and taken for public use for Project purposes as it may now or hereafter declare in the public interest; and

WHEREAS, in the event that negotiated acquisition is not fully successful well in advance of the anticipated commencement of construction, it is essential that the City initiate condemnation proceedings; and

WHEREAS, notice of the planned final action set forth herein was provided in accordance with RCW 8.25.290;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The SeaTac City Council deems the Connecting 28th/24th Avenue South Project to be a public use for a public purpose. The City Council further finds that the acquisition of the properties identified and legally described on Exhibit "A", which is attached and made a part of this Ordinance, is necessary to locate, construct, operate, and maintain the Connecting 28th/24th Avenue South Project.

Section 2. The SeaTac City Council finds that the public health, safety, necessity, convenience, and welfare demand and require that the properties described in Exhibit "A" be immediately acquired, condemned, appropriated, taken and damaged for the construction, operation, maintenance, and permanent location of the Connecting 28th/24th Avenue South Project.

Section 3. Reservation. Nothing in this Ordinance limits the City in its identification and acquisition of property and property rights necessary for its system of streets and roads, and utility improvements therein. The City reserves the right to acquire other or different properties for the Project.

Section 4. Prosecution. The City's Legal Department, at the direction of the City Attorney, is hereby authorized to commence condemnation proceedings, pursuant to law. In conducting said condemnation proceedings, the City's Legal Department and/or City Manager is hereby authorized to enter into any agreements and settle any litigation necessary to effectuate the property acquisition described in this Ordinance, including any stipulations necessary for the purpose of minimizing damages, including but not limited to, the modification of the interest to be acquired by the City. The Public Works Director, in consultation with the City's Legal Department, is authorized to make minor amendments to the legal description of properties

described in the attached Exhibit "A" as may be necessary to correct scrivener's errors and/or to conform the legal description to the precise boundaries of the property required for the Project.


Section 5. Funding. Compensation to be paid to the owners of the aforesaid property and costs of litigation, shall be paid from the City's 307-Transportation CIP Fund.

Section 6. Codification. This Ordinance shall not be codified in the SeaTac Municipal Code.

Section 7. Effective Date. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 24th day of November, 2015, and signed in authentication thereof on this 24th day of November, 2015.


CITY OF SEATAC


Mia Gregerson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante Bartolo, City Attorney

[Effective Date: 12/5/15]

[Connecting 28th/24th Avenue South project]

ORDINANCE NO. 15-1018

AN ORDINANCE amending and recodifying Title 15 of the SeaTac Municipal Code related to zoning and development regulations.

WHEREAS, the SeaTac City Council authorized the reformatting of the Zoning Code, SMC Title 15, under Resolution 15-012; and

WHEREAS, the current Zoning Code was originally adopted in 1992 and has been amended numerous times since; and

WHEREAS, the current Zoning Code, as configured, has redundancies, conflicting provisions and can be difficult for the public and staff to navigate; and

WHEREAS, Pursuant to Resolution 15-012, a reformatted Zoning Code has been drafted to:

1. Minimize/eliminate redundancies;
2. Organize and regroup existing provisions in a more logical arrangement;
3. Arrange the code to better accommodate future revisions and to implement the updated Comprehensive Plan and Station Area Plans;
4. Identify conflicting code provisions to be presented to the Planning Commission and Council for consideration and determination; and

WHEREAS, the reformatted draft Zoning Code does not include any substantive amendments or provisions except as required to eliminate duplicated or conflicting provisions and to provide consistency in use of terms; and

WHEREAS, the reformatted Zoning Code does not include Chapter 15.41, Interim Angle Lake Station Area Overlay Standards, which are being addressed through a separate extension process; and

WHEREAS, on November 3 and 17, 2015, the SeaTac Planning Commission held a Public Hearing to solicit and consider comments from the public about the reformatted Zoning Code; and

WHEREAS, on November 17, 2015, the SeaTac Planning Commission voted to recommend to the City Council adoption of the draft reformatted Zoning Code;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY ORDAINS as follows:

Section 1. Title 15 of the SeaTac Municipal Code, the Zoning Code, with the exception of Chapter 15.41 (Interim Angle Lake Station Area Overlay Standards) is hereby repealed and re-adopted as set forth in Exhibit A. SeaTac Municipal Code Chapter 15.41 (Interim Angle Lake Station Area Overlay Standards) is not affected by this Ordinance and remains in effect. A copy of the amended Zoning Code shall be maintained on file with the Office of the City Clerk for public inspection.

Section 2. The City Clerk is directed to transmit a complete and accurate copy of this Ordinance to the Washington Department of Commerce, Growth Management Services Division within ten days after final adoption, pursuant to RCW 36.70A.106 and WAC 365-195-620. The City Clerk is also directed to transmit a copy of this Ordinance to the King County Assessor by the ensuing 31st day of July, pursuant to RCW 35A.63.260.

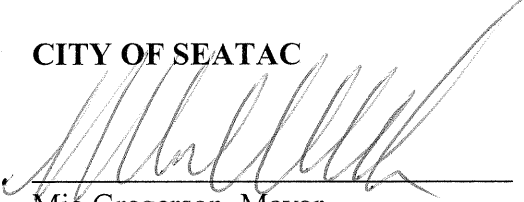
Section 3. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 4. The Code Reviser may make minor style revisions to this Ordinance for the purposes of codification, or as otherwise allowed by City Code. This Section shall not be codified.

Section 5. This Ordinance shall be effective 30 days after passage and publication as required by law.

ADOPTED this 8th day of December, 2015 and signed in authentication thereof on this 8th day of December, 2015.


CITY OF SEATAC


Mia Gregerson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante Bartolo, City Attorney

SMC Title 15, SeaTac Zoning Code

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Division I. General Provisions

CHAPTERS:

- 15.100 Authority, Purpose, Interpretation and Administration**
 - 15.105 Definitions**
 - 15.110 Calculations, Measurement and Lot Designations**
 - 15.115 Land Use Actions and Permits**
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-

Chapter 15.100

Authority, Purpose, Interpretation and Administration

SECTIONS:

15.100.005	Title
15.100.010	Authority to Adopt Code
15.100.015	Purpose
15.100.020	Requirement of Code Conformity
15.100.030	Minimum Requirements
15.100.040	Development Agreements
15.100.050	Interpretation – General
15.100.060	Interpretation – Boundaries
15.100.070	Administration and Review Authority
15.100.080	Severability

15.100.005 Title

This title shall be known as the City of SeaTac Zoning Code, hereinafter referred to as “the code.”

15.100.010 Authority to Adopt Code

The code is adopted by City of SeaTac ordinance, pursuant to Article XI, Section 11 of the Washington State Constitution.

15.100.015 Purpose

- A. To implement the SeaTac Comprehensive Plan’s policies and objectives and the goals of the State Growth Management Act (GMA);
- B. To protect health, safety and general welfare;
- C. To provide for the economic, social, and aesthetic advantages of orderly development and redevelopment through harmonious groupings of compatible and complementary land uses and the application of appropriate development standards;
- D. To provide for adequate public facilities and services in conjunction with development;
- E. To ensure public safety by restricting development of lands containing physical hazards and to minimize the adverse environmental impacts of development; and

- F. To ensure that land use decisions are made in accordance with the public interest and applicable laws of the State of Washington, including the Growth Management Act and subsequent amendments.

15.100.020 Requirement of Code Conformity

- A. No use or structure shall be established, substituted, expanded, constructed, altered, moved, maintained, or otherwise changed except in conformance with the code.
 - 1. **Permits Required.** To ensure that code requirements are met, any action that establishes or changes a use or structure, or alters site conditions such as landscaping or parking, shall be subject to review through submittal of an application for a permit for such action in accordance with the requirements of SMC Title 16A, Development Review Code.
 - 2. **Site Plan Review.**
 - a. Building permits, grading permits, and other applicable nonplanning permits requiring compliance with zoning code standards shall be reviewed through a Planning Division site plan review to ensure compliance with the requirements of this code.
 - b. In the event that no other permit application applies to the review of an action requiring zoning code compliance, a “site plan review” permit shall be obtained from the Department. The requirements for the site plan review permit are outlined in an application form available from the Department. The site plan review shall be a Type I permit, unless deemed by the Director to warrant Type II review with public notification.
 - 3. **Exemptions from Permit Requirements.** Notwithstanding subsections (A)(1) and (2) of this section, the following actions are exempt from any permit requirements, although they must still meet the requirements of the code:
 - a. Construction of an accessory building of less than one hundred twenty (120) square feet;
 - b. Fences of six (6) feet or less in height;
 - c. The cutting of one or more trees by the owner of a single-family property on which is an existing single-family home, unless such trees are in a steep slope, wetland, or other sensitive area, or sensitive area buffer, or unless such trees are required to be retained by covenants on the property.

- B. Creation of, or changes to, lot lines shall conform with the use provisions, dimensional and other standards, and procedures of the code and SMC Title 14, Subdivisions.
- C. All land uses and development authorized by the code shall comply with all other regulations and requirements of the code or any other local, state or federal agency that has jurisdiction over land uses and development. Where a difference exists between the code and other regulations, the more restrictive requirements shall apply.
- D. Where more than one (1) part of the code applies to the same aspect of a proposed use or development, the more restrictive requirements shall apply.

15.100.030 Minimum Requirements

In interpretation and application, the requirements set forth in this title shall be considered the minimum requirements necessary to accomplish the purposes of the code. Additionally, the Director shall issue an interpretation on areas of question as set forth in SMC 15.100.050, Interpretation – General.

15.100.040 Development Agreements

- A. If it is determined, as a discretionary matter, that particular and demonstrable public benefits will accrue to the City, development agreements may be entered into by and between the City and persons and entities having ownership or control of real property, pursuant to RCW 36.70B.170 through 36.70B.200 to establish development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of specific real property, to engender funding or providing of services, infrastructure, and other facilities, including potential reimbursement over time for private financing of public facilities, and to permit imposition of impact fees, inspection fees, dedications, other financial contributions, and mitigation measures where the same are expressly authorized by provisions of state law.
- B. The terms of any such development agreement shall be consistent with the Comprehensive Plan and with the development regulations of this code, and shall conform to the purpose of SMC 15.115.005, Purpose, and the criteria set forth in SMC 15.115.300, Development Agreements. Development agreements are subject to the public hearing notice requirements contained in SMC 16A.13.010, Notice of Public Hearing.
- C. The Director is hereby authorized and directed to cause the official zoning map to be amended to notate properties subject to approved development agreements, and to update the zoning map upon adoption of future agreements. A notation shall be placed upon the official zoning map and on appropriate GIS databases to provide notice of the development agreement. The notation shall reference an appendix to the Zoning Code which shall identify the development agreement and any other details deemed appropriate.

15.100.050 Interpretation – General

- A. Regulations, conditions or procedural requirements that are specific to an individual land use shall supersede regulations, conditions or procedural requirements of general application.
- B. A land use includes the necessary structures to support the use unless specifically prohibited or the context clearly indicates otherwise.
- C. Chapter and section headings, captions, illustrations and references to other sections or titles are for reference or explanation only and shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any section.
- D. The word “shall” is mandatory and the word “may” is discretionary.
- E. Unless the context clearly indicates otherwise, words in the present tense shall include past and future words defined in this title; all words and terms used in this code shall have their customary meanings.
- F. The Director shall issue administrative interpretation on the Zoning Code in order to clarify the intent and standards. The interpretation shall have the stated issue, findings of fact, and conclusions and shall be considered during the annual review of the code for inclusion as a standard.
- G. This title does not allow any use which is in violation of any local, State, or Federal laws, regulations, codes and/or ordinances.

15.100.060 Interpretation – Boundaries

Where uncertainties exist as to the location of any zone boundaries, the following rules of interpretation, listed in priority order, shall apply:

- A. Where the boundaries are not clearly designated in regard to rights-of-way, the Director shall determine the nearest lot line to be the boundary for a zone boundary;
- B. Where boundaries are indicated as following lines of ordinary high water, or government or meander line, the lines shall be considered to be the actual boundaries, and if these lines should change, the boundaries shall be considered to move with them;
- C. Where a public right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property with which it is first merged; and
- D. If none of the rules of interpretation described in subsections (A) through (C) apply, then the zoning boundary shall be determined by map scaling.

15.100.070 Administration and Review Authority

- A. The Hearing Examiner shall have the authority to hold public hearings and make decisions and recommendations on reclassification, subdivisions and other development proposals and appeals as set forth in City ordinances, including SMC 15.115, Land Use Actions and Procedures, and subsequent amendments.
- B. The Director shall have the authority to grant, condition or deny commercial and residential building permits, grading and clearing permits, in violation or noncompliance with this code.
- C. The Director shall have the sole authority to issue official interpretations of the Zoning Code, in accordance with the criteria set forth in SMC 15.100.050, Interpretation – General. Such decisions shall be considered administrative decisions which can be appealed through the Hearing Examiner.

15.100.080 Severability

Should any chapter, section, subsection, paragraph, sentence, clause or phrase of this title be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portion of this title.

Chapter 15.105

Definitions

Abut

To be contiguous with or touching property lines or right-of-way.

Accessory Dwelling Unit (ADU)

A habitable living unit created within, attached to, or detached from a single-family residence that provides the basic requirements of shelter, heating, cooking and sanitation within the unit.

Accessory Structure

A nonattached structure which is subordinate and incidental to the main structure on the property.

Accessory Use

A use which is subordinate and incidental to the main activity or structure on the subject property.

Agricultural Crops

The products of agriculture which include fruits, vegetables, grains, seed, feed, flowers, ornamental and food-bearing plants and trees, as well as animal products.

Agricultural Crop Sales

The sale of agricultural products, produced on or off the site, which include fruits, vegetables, grains, seed, feed, flowers, ornamental and food-bearing plants and trees, as well as animal products.

Aircraft Storage Area

A building used to store private or public aircraft for short- or long-term periods of time.

Air Freight Terminal

A building used by public and private aircraft for the on- or off-loading of air freight for distribution to wholesale and retail customers.

Airport

Any runway, landing area or other facility directly designed or used by either public or private aircraft for the landing and taking off of aircraft, transfer of passengers and/or cargo, surface access, and other support facilities typically associated with airports, including:

- A. Taxiway;

- B. Control tower;
- C. Communication, maintenance facilities;
- D. Passenger, cargo terminals.

Airport Terminal Facilities

The complex of buildings, parking garages, and associated structures and improvements which provide access, activities, and facilities for the use, support, and convenience of the traveling public and other airport users and employees. Airport terminal facilities are generally located in proximity to each other, with reasonable pedestrian access among them.

Air Rights

The right to, in some manner, control the use of space above the surface of the ground.

Alley

A service drive providing a secondary means of access to abutting property and not intended for general traffic circulation.

Alter/Alteration

Any change, addition or modification in construction. Additionally, any human activity which results or is likely to result in any impact upon the existing condition of a sensitive area.

Amendment

A change in the wording of this title, adoption of a zoning map hereunder, a change in the zone boundaries upon zoning maps adopted hereunder, or the adoption of a planned unit development.

Antiques, Antique Shop

Any article which, because of age, rarity or historical significance, has a monetary value greater than the original value, or which has an age recognized by the United States Government as entitling the article to an import duty less than that prescribed for contemporary merchandise. A store or shop selling only such articles or offering them for sale shall be considered as an antique shop or store, and not considered as a dealership handling used or secondhand merchandise.

Area Zoning

The procedures initiated by the City which result in the adoption or amendment of the zoning map on an area-wide basis. This type of zoning is characterized by being comprehensive in nature, dealing with natural homogeneous communities, distinctive geographic neighborhoods and other types of districts having unified interests within the city. Area zoning, unlike a reclassification (rezone), usually involves many separate properties under various ownerships and utilizes several of the zoning classifications available to express the City's current land use policy in zoning map form.

Assisted Living Facility

An establishment providing living quarters and a variety of limited personal care and supportive health care monitoring to individuals who may be unable to live independently due to infirmity of age, or physical or mental handicap, but who do not need the skilled nursing care of a convalescent center/nursing home. These establishments may consist of individual dwelling units or sleeping rooms, but also provide communal dining, recreational, laundry and other facilities

Auction House

An establishment where the property of others is sold by a broker or auctioneer to persons who attend scheduled sales periods or events.

Auto Court

An access drive that is bounded on two or more sides by the walls of buildings, providing primary and/or secondary means of access to abutting property but not intended for general traffic circulation.

Automobile Wrecking Operation

Any person, corporation or enterprise engaged in the dismantling or wrecking of motor vehicles or trailers, or in the storage, sale or dumping of dismantled or wrecked vehicles or their parts.

Automotive Service Center

Establishment primarily engaged in small vehicle repair and detailing, including the sale and installation of lubricants, tires, batteries, mufflers and similar accessories.

Base Area

The total area of the horizontal cross-section of a tree as measured at four (4) feet above grade.

Batch Plant

The manufacturing of asphalt or concrete which may include the storage of related component materials.

Bay Windows

The combination of three or more separate window units, attached to project from the building at various angles. The center section is normally fixed, with the end panels operable as single-hung windows, double-hung windows, casement windows or another type of operable window. A bay window may be rectangular, semi-polygonal or semi-circular, shall be a minimum of twenty-four (24) inches above grade, shall not include doors of any kind, and shall be limited to no more than one-story in height.

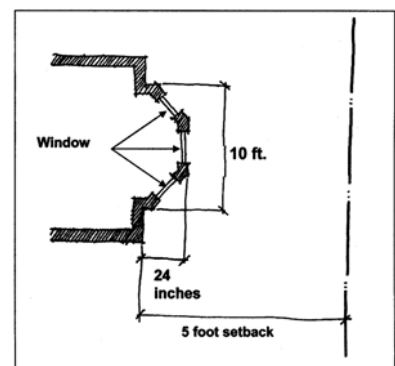


Figure BAY WINDOWS

Beauty Salon/Personal Grooming Services

A service business operating to provide services related to hair, skin, nail and cosmetology care.

Bed and Breakfast

A dwelling unit within which bedrooms are available for paying transient guests. The number of guests is limited to no more than six (6) at any time.

Berm

A formed mound of earth that creates a visual and physical barrier between developments, roads, and/or sensitive areas.

Biomedical Product Facility

An entity, business, or establishment that is involved in the design, development, assembly and/or manufacture of products developed specifically for the diagnosis, treatment or correction of medical disorders. Products produced by a biomedical product facility include pharmaceuticals, implants or prostheses.

Book, Stationery, Video, Audio and Art Supply Store

Establishment engaged in retail sales of new books and magazines, stationery, video and art supplies.

Buffer

Any structural, earth or vegetative form that is for the purpose of minimizing visual and noise impacts. Buffers may include, but are not limited to, berms, high shrubs, dense stands of trees, trellises and fences.

Building

A structure that is designed to provide a place of business, residence or shelter to occupants. For the purposes of setback standards, it does not include minor utility structures, light poles, utility boxes, benches, signs, bus shelter, security gatehouses, ticket booths or other similar structures.

Building Code

The City of SeaTac Building Code, as set forth in SMC 13.110, Building Code.

Building, Hardware and Garden Materials Store

Establishment engaged in the selling of lumber and other building materials, feed, lawn and garden supplies.

Butterfly/Moth Breeding

The breeding of butterflies and moths for the purpose of wholesale or retail sales. This includes the entire life cycle of butterflies and moths and accessory activities such as the manufacture of enclosed biospheres for the butterflies and moths. This definition shall only include those butterflies and moths indigenous to the Pacific Northwest, which do not have a negative impact on forest and agricultural products or on ornamental trees, shrubs and

vegetation, as determined by the City and applicable Washington State agencies. The breeding of butterflies and moths not indigenous to the Pacific Northwest shall be prohibited unless otherwise approved by the City and the applicable Washington State agencies.

Cargo Containers

A standardized, reusable vessel, designed without an axle or wheels, which was:

- A. Originally, specifically, or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; and/or
- B. Designed for or capable of being mounted or moved on a rail car; and/or
- C. Designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship.

When used for any purpose other than those listed in subsection A of this section, a cargo container is a structure.

Cemetery

Land used or intended to be used for the burial of the human dead.

Circular Driveway

A driveway on a single lot that has two (2) access points to a public right-of-way.

City Center

A portion of the City of SeaTac Urban Center delineated as the City Center area on the City Center vehicular and pedestrian access plan (SMC 15.300.100, Circulation). Within the City Center area, design standards shall apply to all properties, except those zoned urban low (UL), aviation operations (AVO), and aviation commercial (AVC).

City Hall

A structure maintained and used as a place to transact business, legislative and administrative functions, public meetings and hearings, and other operations of a Code City as defined under RCW 35A.01.035. City Hall may include a municipal court for the purpose of providing for the administration of justice, including court offices, court rooms and facilities for processing civil and/or criminal cases and related functions.

Classification

A refined identification of uses which, either individually or as a type, possess similar characteristics or performance standards and are permitted as possessing compatible uses in a zone. A classification as the term employed in this title includes provisions, conditions and requirements related to the permissible location of permitted uses.

Coffee Shop/Retail Food Shop

Small, resident-oriented food shops selling goods, such as baked goods, coffee, and assorted sundries. Baked goods for sale on-premises, but not for wider distribution, can be prepared on-site.

College/University

Institutions of higher learning authorized to confer associate degrees, baccalaureate degrees and/or post graduate degrees, accredited by the Northwest Association of Schools and Colleges.

Commercial/Industrial Accessory Uses

A commercial/industrial accessory use shall be a use similar in type to the permitted or allowed conditional uses on the property and directly related to the permitted or allowed conditional use. In no case shall a commercial/industrial accessory use, which is neither a permitted or conditional use of the underlying zone, occupy an area that is more than twenty-five percent (25%) of the gross floor area of all buildings on the subject property.

Commercial Marine Supplies

A business that provides for retail/wholesale purchase of supplies related to commercial marine activities, not to include the retail sales of boats.

Commercial Recreation Area and Use

An area and use operated for profit, with private facilities, equipment or services for recreational purposes including swimming pools, tennis courts, playgrounds and other similar uses. The use of such an area may be limited to private membership or may be open to the public upon payment of a fee.

Common Recreational Open Space Usable for Many Activities

Any area available to all residents of the subject property that is appropriate for a variety of active and passive recreational activities, if that area:

- A. Is not covered by residential buildings, parking or driving areas; and
- B. Is not covered by any vegetation that impedes access; and
- C. Has an average four percent (4%) slope of all areas, with no slope that exceeds six percent (6%).

Community Center

A facility used for and providing recreational and/or social programs, but not including overnight shelters.

Community Residential Facility (CRF)

Publicly or privately operated residential facilities, limited to: group homes for children, for those with disabilities, or for the elderly; homes for recovering, non-using alcoholics and

addicts; or shelters for domestic violence victims. Community residential facilities do not include halfway houses, overnight shelters, or transitional housing.

Compensatory Storage

New excavated storage volume equivalent to any flood storage which is eliminated by filling or grading within the floodplain. For the purpose of this definition, equivalent flood storage capacity is that which is replaced by an equal volume as measured between corresponding one (1) foot contour intervals which are hydraulically connected to the floodway.

Comprehensive Plan

The officially adopted SeaTac Comprehensive Plan, including all the components thereof adopted by reference or lawfully incorporated parts thereof. It includes, but is not limited to, components required by State law, State growth management and subdivision law as referenced in the RCW.

Conditional Use

A use which is not permitted outright in a zone classification due to the nature of impacts created by the use, but which may be authorized under specific conditions based upon decision criteria of SMC 15.115.200, Conditional Use Permit (CUP). Major Conditional Use: Requires review and approval by the Hearing Examiner.

Minor Conditional Use: Requires review and approval by the Director.

Conference/Convention Center

An establishment developed primarily as a meeting facility; including access facilities for recreation, overnight lodging, and related activities provided for conference participants.

Conforming Building Use

An activity or use which is permitted in the zone classification in which the property on which it is established is located.

Continuing Care Retirement Community

A development that provides a mix of dwelling types, residential services and health care to people at least fifty-five (55) years of age. These communities may provide a full continuum of housing and care, from independent living, to assisted living and through nursing care, in order to meet the aging person's growing need for supportive services and care.

Convalescent Center/Nursing Home

Any home, place or institution which operates or maintains facilities offering twenty-four (24) hour skilled nursing care for three (3) or more individuals who are recovering from an illness, or receiving care for chronic conditions, mental or physical disabilities, terminal illness, or alcohol or drug detoxification. Care may include in-patient administration of medicine, preparation of special diets, bedside nursing care, and treatment by a physician or psychiatrist. Out-patient care is limited to prior patients only, and excludes any opiate substitution treatment.

Court

A facility used by any public agency, political subdivision or unit of local government of this State including but not limited to municipal corporations, special purpose districts, and local service districts, and agency of the State of Washington or of the United States or any state thereof which has responsibility for, and jurisdiction to process and provide for the handling of administration of justice, including court offices, court rooms and facilities for processing civil and/or criminal cases and related functions, for the purposes of such administration of justice functions; provided, that where such activities occur at a regular office of the public agency responsible for such functions, the provisions applicable to public agency office, as that term is defined in this code, shall control.

Courtyard

An open space area that is bounded on two or more sides by the walls of adjacent buildings.

Crisis Diversion Facility (CDF)

A residential treatment facility for individuals 18 years or older that diverts individuals from jails or hospitals suffering from mental illness and/or chemical dependency. A CDF is licensed by the Washington State Department of Health and certified by the Washington State Department of Social and Health Services, provides temporary shelter, operate 24/7, and hold individuals for up to 72 hours. One (1) Crisis Diversion Facility may be collocated with one (1) Crisis Diversion Interim Facility.

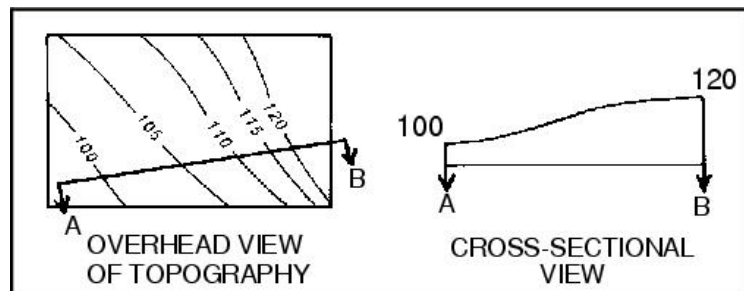
Crisis Diversion Interim Facility (CDIF)

A residential treatment facility that provides temporary shelter, additional on site mental illness and/or chemical dependency treatments administered by mental health care professionals, operates 24/7, and individuals may stay at the facility for up to two weeks. A CDIF is licensed by the Washington State Department of Health and certified by the Washington State Department of Social and Health Services. One (1) Crisis Diversion Interim Facility may be collocated with one (1) Crisis Diversion Facility.

Cross-Section

A visual representation of a vertical cut through a structure, a proposed fill pad or any other three (3) dimensional form.

EXAMPLE OF A CROSS-SECTION



Dairy

Any premises where three (3) or more cows, three (3) or more goats, or any combination thereof are kept, milked or maintained.

Day Care I

A day care facility that provides for the group care of a maximum of twelve (12) children in any twenty four (24) hour period. Day Care I facilities may be located within the caregiver's place of residence.

Day Care II

A day care facility that provides for the group care of more than (twelve) 12 children in any 24-hour period.

Day Care Facility

An establishment for the group care of nonresident children in any twenty-four (24) hour period. Day care facilities include:

1. Nursery schools for children under minimum age for education in public schools;
2. Privately conducted kindergartens when not a part of a public or parochial school.

Dedication

The deliberate appropriation of land by an owner for public use or purposes, reserving no other rights than those that are compatible with the full exercise and enjoyment of the public uses or purpose to which the property has been devoted.

Density Bonus

A commercial or residential bonus in density units granted to developers for providing public benefits in their development plans.

Department

Means the Department of Community and Economic Development.

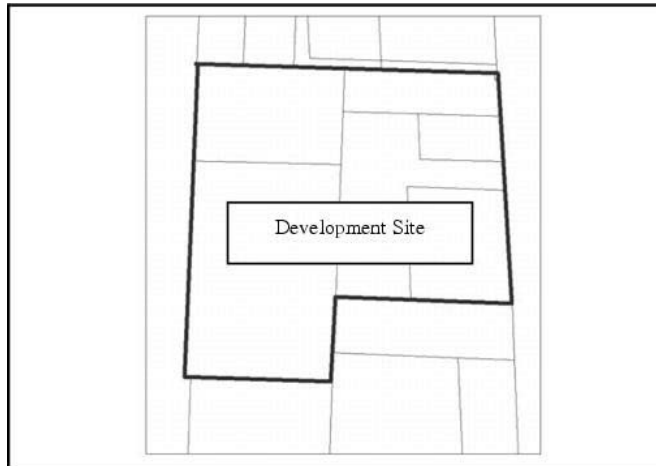
Department/Variety Store

Establishment engaged in the retail sales of a variety of lines of merchandise such as: dry goods, apparel and accessories, home furnishings, housewares, travel accessories and electronic items and accessories.

Development Site – Stand-Alone Parking Structures

A development site is the sum total of all parcels of property incorporated into the development at any point of time. This includes the incorporation of any additional properties into the development site.

Figure DEVELOPMENT
SITE – STAND-ALONE
PARKING
STRUCTURES



Director

Means the Director of Community and Economic Development or designee.

Disability

As used in SMC 15.465.300, Community Residential Facilities Standards, and 15.465.200, Accommodations of Persons with Disabilities, a “handicap” as defined in the Federal Fair Housing Amendments Act of 1988 at 42 U.S.C. Section 3602(h),

with respect to a person--

1. a physical or mental impairment which substantially limits one or more of such a person’s major life activities,
2. a record of having such an impairment, or
3. being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in [21 U.S.C. § 802]).

Persons with disabilities include those who are developmentally disabled, mentally ill, as well as those in recovery for alcohol and drug addiction.

Domestic Animals

Dogs, cats, birds, snakes, small rodents, rabbits, goats, pygmy goats, pot-bellied pigs, chickens (including roosters), miniature horses not exceeding forty (40) pounds, and ducks and other fowl, which can be and are continually kept or raised in a home or on a lot. Animals not considered to be domestic animals include, but are not limited to, the following: horses, cows, donkeys, and any endangered or exotic species of animals. The number of inside or outside domestic animals shall be limited as shown in Table 15.415.015a.

Dormitory

An accessory residential building to an educational institution consisting of individual rooms for sleeping and may include common dining, cooking, and interior recreation facilities.

Driveway

An access which serves a lot, structure, or parking surface.

Drug Store

Establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics and related supplies, including tobacco stores.

Duplex

A building containing two (2) dwelling units totally separated from each other by either an unpierced wall extending from basement to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall.

Dwelling Unit

Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation for not more than one (1) family.

Dwelling Unit, Caretaker/Manager

A dwelling unit attached to a non-residential building.

Dwelling Unit, Detached

A dwelling unit that is not attached to any other dwelling unit by any means.

Easement

Land which has specific air, surface or subsurface rights conveyed for use by someone other than the owner of the subject property or to benefit some property other than the subject property.

Efficiency Unit

Living quarters consisting of one (1) habitable space as defined in the Building Code.

Employees

All persons, including proprietors, performing work on-premises, or on all shifts, unless otherwise stated in specific sections of this code.

Enhancement

An action which increases the functions and values of a stream, wetland or other sensitive area or buffer.

Erosion and Deposition

The removal of soils and the placement of these removed soils elsewhere by the natural forces of wind and/or water runoff.

Espresso Stand

A walk-up or auto-oriented (drive-through) business that dispenses hot and/or cold beverage.

Essential Public Facility

A facility providing public services, or publicly funded services that is difficult to site or expand and which meets any of the following criteria: meets the Growth Management Act definition of an essential public facility (EPF), at RCW 36.70A.200, as now existing or hereafter amended, is on the State, King County or City list of essential public facilities, serves a significant portion of the County or region, or is part of a County-wide or multi-County service system, and is difficult to site or expand. Essential public facilities include, but are not limited to, the following: airports, State and local correction facilities, State educational facilities, State and regional transportation facilities, landfills, solid waste handling facilities, sewage treatment facilities, major communication facilities and antennas (excluding wireless telecommunications facilities); and in-patient facilities such as group homes (excluding those facilities covered by the Washington Housing Policy Act), mental health facilities, secure community transition facilities (SCTF), crisis diversion facility, crisis diversion interim facility, and substance abuse facilities, including opiate substitution treatment facilities.

Excavate(tion)

The mechanical removal of soils and/or underlying strata.

Family

An individual or two (2) or more persons related by genetics, marriage, or adoption, or a group of not more than five (5) persons who need not be related by genetics or marriage, living together in a dwelling unit.

Fill Material

Dirt, structural rock or gravel and similar structural substances, not including any inert waste as defined by Department of Ecology, customarily used to raise the level of the ground. Excludes topsoil, bark, ornamental rocks or gravel placed on the surface of the ground. Individual fill material shall not exceed twelve (12) inches in diameter, width, depth, or height.

Fire Code

The City of SeaTac Fire Code, as set forth in SMC 13.150, Fire Code.

Fire Facility

A facility used by any public agency, political subdivision or unit of local government of this State including but not limited to municipal corporations, special purpose districts, and local service districts, and agency of the State of Washington or of the United States or any state thereof which has responsibility for fire suppression, fire prevention, other functions of fire departments, for the purposes of such fire department functions; provided, that where such activities occur at a regular office of the public agency responsible for such functions, the provisions applicable to public agency office, as that term is defined in this code, shall control.

Floor Area

The total floor area within the walls of all buildings on a lot or building site, except for the spaces therein devoted to vents, shafts, and lighting courts, and except for the area devoted exclusively to loading and unloading facilities or parking of motor vehicles.

Food Processing

An industrial production of food from a natural state to a packaged state through approved FDA processes and standards.

Forest Product Sales

The sales of goods produced, extracted, consumed, gathered or harvested from a forest including, but not limited to: trees, logs, cones, wood chips, fuel wood and herbs.

Forest Product Sales, Temporary

The sales of goods produced and extracted from a forest including, but not limited to: Christmas trees, pine boughs, mushrooms and berries.

Fueling/Service Station

A building or lot having pumps and storage tanks where fuels, oils or accessories for motor vehicles are dispensed, sold or offered for sale at retail only; auto repair service is incidental and no storage or parking space is offered for rent.

General Business Service/Office

Establishment engaged in providing personal services to business establishments and citizens from an office setting, with no visible outdoor storage areas, including, but not limited to, the following uses:

- A. Financial institutions;
- B. Security and commodity brokers, dealers, exchanges and services;
- C. Insurance agents and carriers;
- D. Real estate business offices and agents;
- E. Legal services;
- F. Membership organizations;
- G. Nontesting research labs;
- H. Emergency services administration and substations.

Equipment Repair, Small

The repair of appliances, stereo equipment, electronic pieces and computers. This term does not include the repair of motor vehicles in any form.

Glare

The reflection of harsh, bright light, or the physical effect resulting from high luminance or insufficiently shielded light sources in the field of view.

Grading

Any excavation, filling, removing the duff layer or any combination of topsoils thereof.

Group Home

See definition of Community Residential Facility.

Halfway House

State-licensed work/release facilities and other housing facilities serving as an alternative to incarceration.

Hangar/Service Bay

A building used for service and maintenance of private and public aircraft.

Hazardous Production Material (HPM)

A solid, liquid or gas that has a degree of hazard rating in health, flammability or reactivity of 3 or 4 as ranked by Fire Code Standard No. 79-3 and which is used directly in research, laboratory or production processes which have, as their end product, materials which are not hazardous.

Health Club

Facilities offering the use of exercise equipment for public use, and services such as, but not limited to, expertise and instruction for fitness training and aerobics classes. Does not include massage or other medically related services.

Health Hazard

Sanitation problems, including, but not limited to, sewage spills, raw sewage in any form, rodent infestation, potential disease causes as determined by an environmental health official, and chemicals that lead to acute or chronic health effects in exposed persons.

Heliport

An area of land or water or a structural surface which is used, or intended for use, for the landing and take-off of helicopters, and any direct maintenance, storage or fueling areas.

Helistop

Same as a heliport, except that no refueling, maintenance, repairs or storage of helicopters is permitted.

High Capacity Transit (HCT)

Any form of public or private transit (bus, rail, train, Personal Rapid Transit (PRT), People Mover and other new technology) that moves a large number of people to set destination points.

Hobby Kennel/Hobby Cattery

A noncommercial establishment at or adjoining a private residence where four (4) or more adult dogs, or five (5) or more adult cats, are bred or kept.

Home Occupation

Any nonresidential use that occurs in a dwelling or accessory structure when such use is clearly incidental and secondary to the use of the dwelling or accessory structure, does not change the character of the dwelling, accessory structure, or neighborhood, and is carried on by a person permanently residing within the dwelling.

Homeless Encampment

An emergency homeless encampment, hosted by a church or other organization, which provides temporary housing to homeless persons.

Hospital

An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, extended care facilities or training facilities.

Host Agency

The owner of the site property, being a church or other organization, that joins a sponsoring agency in an application for a City temporary use permit for providing basic services and support to temporary emergency homeless encampment residents, such as hot meals, coordination of other needed donations and services, etc.

Hostel

A facility providing transient, overnight accommodations, typically characterized by low cost, shared use of a self-service kitchen, common areas, sleeping rooms and bathroom facilities.

Hotel/Motel/Lodging

A facility consisting of four (4) or more guest rooms offering transient lodging accommodations, including inns, residence or extended stay hotels, other similar facilities, and all businesses subject to collection and payment of the tax levied by Chapter 67.28 RCW or City Code, that offer rental accommodations for periods of generally less than 30 days at a time. Associated uses may include additional services such as meeting rooms, restaurants, health spas, retail shops and beauty shops.

Impervious Surface

Any nonvertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle including, but not limited to, roof tops, swimming pools, paved or graveled roads and walkways or parking areas, but excluding landscaping and surface water retention/detention facilities.

Improved Public Roadways

Public road rights-of-way that have been improved to an all-weather surface with at least two (2) travel lanes and are maintained by the City or the State of Washington.

International Building Code (IBC)

The International Building and related codes as amended and adopted by the City.

Junk

Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, wastes, machinery, scrap wood, or junked, dismantled or wrecked automobiles, or parts thereof; iron, steel, and other old or scrap ferrous or nonferrous material. Includes any other definitions of junk established in City ordinances.

Kennel/Cattery

A commercial establishment which houses, cares for, breeds, raises or sells dogs or cats. Four (4) or more adult dogs or cats or any combination thereof constitute a kennel. Small animal hospitals and clinics and up to two (2) dwelling units, to be used as manager/caretaker residences, either attached or detached, from the kennel are included. An adult dog or cat is one of either sex, altered or unaltered, that has reached the age of six (6) months.

Landscaping Business

A business which provides services to preserve or enhance natural or reconfigured land features, ground cover, grass, sod, and other plantings, to promote naturalistic and aesthetic values, or to effect natural or improved drainage and erosion control. The business may include the arrangement of such tangible objects such as pools, walls, steps, trellises, canopies, and other nonhabitable structures, and other such features as are incidental and necessary to landscaping purposes. A landscaping business does not include the wholesale/retail sale of landscaping products including, but not limited to, trees, shrubs, plants, or any other vegetation (except those planted or installed by the business), or of any equipment that is necessary for the movement, planting, growth, and aesthetics of landscape materials.

Laundromat

A commercial establishment offering self-serve and assisted laundry facilities for public use.

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.

Legal Lot

A lot created by the King County Assessor's Office in accordance with Washington State Laws and Subdivision Code provisions set forth in the Washington State RCW and City of SeaTac Subdivision Code.

Livestock

Domesticated animals, such as horses, cows, goats, sheep, swine and fowl.

Lot

A legal lot for building purposes which shall have sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have access to an improved public street, or to an approved private access.

Lot Area

The total horizontal area within the boundary lines of a lot, including access easements; however, the area contained in tracts or panhandles shall not be included in the lot area of a lot within any plat containing more than two (2) lots. In addition, the area of any easements over one (1) or more servient lots in favor of a dominant lot for the purpose of granting the owner of the dominant lot rights of personal use, possession and occupancy which are typically attributes of ownership shall not be included in the lot area of any servient lot.

Lot Coverage

That percentage of the lot area covered by all buildings including accessory buildings, uses and tent structures.

Lot Lines

The property lines that establish the boundaries of buildable lots. For information on how lot lines are designated see SMC 15.110.030, Designation of Lot Lines.

Lot, Substandard

A lot or parcel of land which has less than the required minimum area or width as established by the zone in which it is located; and provided, that such lot or parcel was of record as a legally created lot on the effective date of the Zoning Code ordinance codified by the City.

Lot Width

The distance between the two (2) established side lot lines of the lot

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.

Manufactured Home

A detached building containing one (1) dwelling unit permanently affixed on a foundation, constructed within HUD standards.

Massage Business

A commercial establishment in which massage or other touching (considered medically necessary) of the human body is provided for a fee. Any physical activities beyond the stated purpose of the use shall be dealt with in the same manner as any activities considered illegal by the applicable legal codes.

Maximum Yard Setback

The maximum distance from a front property line that the edge of a building may be placed

Medical Office/Outpatient Clinic

An establishment for treatment of outpatients, and providing no overnight care for patients.

Mitigation of Environmental Impacts

The use of any or all of the following actions, listed in descending order of preference:

- A. Avoiding the impact by not taking a certain action;
- B. Minimizing the impact by limiting the degree or magnitude of the action by using appropriate technology or by taking affirmative steps to avoid or reduce the impact;
- C. Rectifying the impact by repairing, rehabilitating or restoring the affected sensitive area or buffer;
- D. Reducing or eliminating the impact over time by preservation or maintenance operations during the life of the development proposal;
- E. Compensating for the impact by replacing, enhancing or providing substitute sensitive areas and environments; and
- F. Monitoring the impact and taking appropriate corrective measures.

Mobile Home

A detached building containing one (1) dwelling unit for a family, but not constructed within HUD standards, with running gear, attached or detachable, that allows it to be relocated.

Mobile Refueling Operation

An operation where a tank delivery vehicle, containing an approved combustible liquids dispensing storage tank with a maximum capacity of two thousand five hundred (2,500) gallons, is used to refuel commercial and construction vehicles with diesel engines for a site that does not include a stationary vehicle refueling station or facility. Mobile refueling operations do not include the mobile refueling of vehicles with gasoline or other alternate fuel powered engines.

Modular Home

A detached building containing one (1) dwelling unit for a family located on a permanent foundation, constructed within Universal Building Code (UBC) standards, but constructed off-site and assembled on-site. This term is identical to “factory-built home.”

Monitoring

Evaluating the impacts of development proposals on biologic, hydrologic and geologic systems and assessing the performance of required mitigation through the collection and

analysis of data for the purpose of understanding and documenting changes in natural ecosystems, functions and features including, but not limited to, gathering baseline data.

Multi-Family Building

A building containing three (3) or more dwelling units that does not meet the definition of a townhouse.

Multi-Use Complex

A group of separate buildings operating under a common name or management; or a single building containing multiple uses where there are specific exterior entrances for individual uses.

Native Vegetation

Vegetation comprised of plant species, other than noxious weeds, which are indigenous to King County and which reasonably could have been expected to naturally occur on the site.

Noise

The intensity, duration and character of sound from any and all sources.

Nonconformance, Legal

Any legally established use, structure, or development standard which was lawfully allowed in the past, but is now not in conformance with the current code.)

Nonconforming Use

Any use, structure, lot, condition, or development that does not conform to any of the provisions of the current code or that was not approved by the City through the appropriate decision-making process required under this code.

Nonprofit Organization

A noncommercial organization that does not operate to make a profit.

Noxious Weed

Any plant which is highly destructive, competitive or difficult to control by cultural or chemical practices, limited to those plants on the State noxious weed list contained in Chapter 16-750 WAC.

Nursing Home

See definition of Convalescent Center/Nursing Home.

Off-Site Hazardous Waste Treatment and Storage

Hazardous waste treatment and storage facilities that treat and store waste from generators on properties other than those on which the off-site facility is located.

Open Space

A variety of lands which are created and preserved for park and open space purposes, including:

- A. Publicly accessible plazas, courtyards, and pocket parks located either within the front yard setback or elsewhere on site;
- B. Active outdoor recreation areas;
- C. Multi-purpose green spaces;
- D. Pedestrian and bicycle-only corridors separate from the public or private roadway system and dedicated to passive recreation, including access links in sensitive area buffers. The square footage (length times width) of pedestrian and bicycle-only corridor shall be counted as usable open space; and/or
- E. Natural areas with outstanding scenic or recreational (active or passive) value;
- F. Public access areas to creeks, rivers, lakes or Puget Sound;
- G. Lands that define, through natural features, urban and rural areas;
- H. Lands that create corridors between natural features;
- I. Areas defined as sensitive areas under the Sensitive Areas Ordinance;
- J. Any landscaped area that exceeds the minimum adopted landscape requirements.

Opiate Substitution Treatment Facility

A facility designed to dispense an opiate substitute drug approved by the Federal Drug Administration for the treatment of opiate addiction.

Other Retail Uses

A retail use that is substantially similar to other listed permitted retail uses within a zone and has similar impacts relating to but not limited to: traffic, storm drainage, the generation of light and glare, emissions or pollutants, odors, or electromagnetic radiation.

Overnight Shelter

A facility providing overnight, temporary lodging, with or without meals, for homeless families or individuals and meeting the standards of Chapter 246-360 WAC.

Parking Lot

A public or private area other than a street or alley that provides parking for motor vehicles for the primary use on the property including, but not limited to, multi-family, office, retail, or commercial uses (including auto rental/sales). A parking lot is limited in use to the occupants, guests, or employees of the primary use of the property. A parking lot does not include an area used exclusively for the parking of motor vehicles for commercial purposes such as a park and fly lot.

Parking Lot, Public/Private

An area used exclusively for the parking of motor vehicles for a fee for any period of time.

Parking Space

An area accessible to vehicles, which is provided, improved, maintained and used for the sole purpose of accommodating a motor vehicle.

Parking Structure, Stand-Alone

A parking structure used exclusively for the parking of motor vehicles, either public or private, for a fee for any period of time.

Parties of Record

Persons which have submitted written comments, testified, asked to be notified, listed on a maintained mailing list, or are the first signatory of a petition which is included as part of the official City record.

Passenger Terminal

A building for on- and off-loading passengers on private and public aircraft or other passenger modes of travel including, but not limited to, HCT, buses, PRTs, public rail systems and ferries.

Pedestrian Access

An area designed to allow access for pedestrians, including handicap access, from the public right-of-way to private land.

Perimeter Landscaping

Landscape buffers provided along the street and exterior boundaries of a site.

Police Facility

A facility used by any public agency, political subdivision or unit of local government of this State including but not limited to municipal corporations, special purpose districts, and local service districts, and agency of the State of Washington or of the United States or any state thereof which has responsibility for law enforcement, and for regular police functions, for the purposes of such law enforcement and regular police functions; provided, that where such activities occur at a regular office of the public agency responsible for such functions, the provisions applicable to public agency office, as that term is defined in this code, shall control.

Preschool

A nursery school or educational program that is geared towards the education of very young children, generally between the ages of three (3) to five (5), but excluding day care uses.

Primary Use

The primary or predominant use of any lot or parcel.

Primary Vehicle Access

The major (or highest classification) street from which the majority of vehicles enter the subject property.

Produce Stand

A permanent structure up to five hundred (500) square feet in area used for the retail sale of fresh fruits and vegetables and may include, as an incidental or accessory use, the sale of sealed or prepackaged food products or nonfood items.

Public Access

A portion of private property subject to an easement giving the public the right to stand on or traverse this portion of the property.

Public Access Pier or Boardwalk

An elevated structure which is constructed waterward of the high water line or upland of the water body and intended for public use.

Public Agency Office

An office maintained and used as a place to transact business, activity and operations of any public agency, political subdivision or unit of local government of this State including but not limited to municipal corporations, special purpose districts, and local service districts, and any agency of the State of Washington or of the United States or any state thereof.

Public Agency Yard

A yard or facility used as a place to store materials used by any public agency, political subdivision or unit of local government of this State including but not limited to municipal corporations, special purpose districts, and local service districts, and agency of the State of Washington or of the United States or any state thereof, as such materials are used by the “outdoor” operations of the public agency, and further used as a place to maintain equipment and facilities of the public agency.

Public Archives

A facility used by any public agency, political subdivision or unit of local government of this State including but not limited to municipal corporations, special purpose districts, and local service districts, and agency of the State of Washington or of the United States or any state thereof for the purposes of archiving, keeping, maintaining or storing documents, records or other property of the public agency; provided, that where such activities occur at the regular offices of the public agency, the provisions applicable to public agency office, as that term is defined in this code, shall control.

Quasi-Public Utility

A private business organization, such as a public service corporation subject to special governmental regulations; or a governmental agency; performing some public service, which is paid for directly by the recipient; including, but not limited to:

- A. Water supply;
- B. Solid waste;
- C. Electric power;

- D. Sewer;
- E. Natural gas;
- F. Telephone or cellular communications;
- G. Transportation for persons and freight.

Radio Tower

A structure whose purpose or accessory purpose is the transmission of radio waves and the supporting structure for the transmission antenna or device.

Reasonable Use

A legal concept articulated by Federal and State courts in regulatory taking cases. Within the context of these cases and for the purposes of this title, reasonable use shall mean any use permitted in each zone classification, outright or through a permit, and shall not mean the subdivision of property.

Recreation, Community (Recreational Center)

A recreational use, building, or event maintained and operated by a nonprofit club, or an organization whose membership is for a specified group.

Recreation, Public

A recreation use maintained and operated by a governmental agency or any nonprofit organization on publicly owned or leased land for the benefit of the general public; or on private land for a limited user group if the activity fulfills a recreation need that might otherwise be fulfilled by public agencies.

Recycling Processing

Source separation or the processing of solid waste mechanically or by hand to segregate materials for sale or reuse. Materials which can be removed through recycling include, but are not limited to, mixed paper, newsprint, cardboard, aluminum, glass, plastics, chemicals, oil, wood, compostable organics (food and yard debris), ferrous metal, and inorganics (rubble and inert material).

Regional Utility Corridor

A right-of-way, tract or easement which contains major transmission lines or pipelines for utility companies, excluding distribution lines contained within street rights-of-way or lines serving individual lots or developments.

Religious Use Facility

A structure or place in which worship, ceremonies, rituals, and education pertaining to a particular system of beliefs are held.

Religious Use Facility, Accessory

Uses which are secondary to the religious purpose of the religious use facility and are considered as providing services to members and other individuals. The uses include, but are not limited to, bookstores, cafeteria, child day care, educational classes, social services, and limited retail sales of only religious use facility related materials, and operation of overnight shelters as limited by SMC 15.205.040, Land Use Chart.

Replacement Cost

The current cost to reconstruct a structure or part of the structure in a manner similar to its previous condition to the current code standards.

Restaurant

Commercial use (excluding fast food restaurants) which sells prepared food or beverages and generally offers accommodations for consuming the food or beverage on the premises.

Restaurant, Fast Food

Commercial use which serves food or beverages, is built to encourage drive-through business, and minimizes the number of interior accommodations for on-site consumption of the product.

Retail Establishment

A commercial enterprise which provides goods and/or services directly to the consumer, whose goods are available for immediate purchase and removal from the premises by the purchaser, and/or whose services are traditionally not permitted within an office use.

Retirement Apartments

A multifamily building or buildings, with occupancy restricted to at least one individual aged fifty-five (55) or older per unit, which may contain communal recreational and dining facilities.

Right-of-Way

Land dedicated primarily to the movement of vehicles and pedestrians, and for providing primary access to adjacent parcels. Secondly, the land provides space for utility lines and appurtenances and other publicly owned devices.

Secondhand Store

A retail establishment in which the principal portion of the articles, commodities or merchandise handled, offered for sale, or sold on the premises are not new. Secondhand stores shall not be considered as including antique stores or pawn shops.

Secure Community Transition Facility (SCTF)

An in-patient facility for Level III sex offenders civilly committed and conditionally released to a less restrictive alternative. An SCTF has twenty-four (24) hour supervision and security, and either provides or ensures the provision of sex offender treatment services.

SEPA

The State Environmental Policy Act (Chapter 43.21C RCW).

Setback

The required distance from the base of a structure, support structure, or the edge of a wireless telecommunications facility equipment shelter to the property line of the parcel on which the structure, support structure or wireless telecommunications facility equipment shelter is located.

Sexually-Oriented Business

Includes any of the following types of establishments:

A. Sexually-Oriented Entertainment

Any exhibition or dance of any type conducted on premises where such exhibition or dance involves the exposure to view of any portion of the breast below the top of the areola or any portion of the pubic hair, anus, cleft of the buttocks, vulva or genitals.

B. Sexually-Oriented Theater

Any theater while that theater is providing entertainment through the showing of motion picture films predominantly distinguished or characterized by their emphasis on matter explicitly depicting any of the following:

1. Human genitalia in a state of sexual stimulation or arousal;
2. Acts of human masturbation, sexual intercourse or sodomy;
3. Erotic fondling, touching or display of human genitalia, pubic region, buttock or female breast.

C. Sexually-Oriented Establishment

A commercial enterprise predominantly involved in the selling, renting or presenting for viewing of books, magazines, motion pictures, films, video cassettes, cable television, or other media distinguished or characterized by a predominant emphasis on matter explicitly depicting the items set forth in Sexually-Oriented Theater.

Examples of such establishments include, but are not limited to, adult book or video stores and establishments offering panorams or peep shows.

Shared Access Point

A common point of vehicle and pedestrian access from a right-of-way, or a vehicular access easement or tract for more than one (1) lot or use.

Shoreline Master Program

The applicable City and State laws/codes related to the shoreline programs.

Significant Tree

An existing healthy tree which, when measured three (3) feet above grade, has a minimum diameter of:

- A. Eight (8) inches for evergreen trees; or
- B. Twelve (12) inches for deciduous trees (excluding poplar trees).

Site

One or more contiguous legal lots used as the basis upon which the provisions and standards of this code are applied.

Small, Resident-Oriented Uses

Those commercial uses that are geared to primarily serve local residents within a one-half (1/2) mile radius of its location, do not exceed two thousand (2,000) square feet in total gross feet, and will not have any significant impacts, such as excessive traffic or noise, that would negatively impact surrounding residential properties.

Social Service Office

An office maintained and used as a place to transact business activity and operations of any agency, association, entity or organization, whether public or private, and whether a business or a nonprofit organization, which provides as a major part of its function charitable, educational, legal, medical, psychological, religious, political entity, services to the community, including but not limited to associations, fraternal organizations and public service organizations; provided, that this definition shall not include hospitals and medical/dental offices as those terms are defined in this code.

Specialized Instruction School

A school providing specialized instruction in areas including, but not limited to, art, music, cooking, and related disciplines. A specialized instruction school is also to be distinguished from vocational-technical schools, as defined in this code.

Sports Club

A profit or nonprofit club providing the following activities:

- A. The instruction of basketball, softball, baseball, cheerleading fundamentals, martial arts and other similar activities.
- B. Weight lifting.
- C. Drop-in, pick-up game sport activities.
- D. Tournaments/competitions related to the instructional activities.

Sponsoring Agency

A church or other organization that joins in an application with a host agency for a City temporary use permit and assumes responsibility for providing basic services and support to temporary emergency homeless encampment residents, such as hot meals, coordination of other needed donations and services, etc.

Storage, Self-Service

A building or group of buildings containing separate storage spaces of varying sizes that are leased or rented as individual units.

Storm Drainage

The movement of water, due to precipitation, either surficially or underground.

Street, Private

Any easement, tract or street for ingress and egress which is not a public street. Driveways which are not part of an easement, tract or street for ingress and egress shall not be considered a street.

Street, Public

All streets, highways, freeways, avenues, lanes, alleys, courts, places, or other public ways in the City, whether improved or unimproved, held in public ownership and intended to be open as a matter of right to public vehicular and pedestrian access.

Structure

Anything which is built or constructed (above or below grade), an edifice of building of any kind, or any piece of work artificially built-up or composed of parts joined together in some definite manner, excluding benches, statuary, utility boxes/lights, light poles, minor utility apertures, planter boxes less than forty-two (42) inches in height, fences seventy-two (72) inches or under in height, and residential tent structures.

Tavern

A commercial establishment licensed to sell alcoholic beverages for consumption on premises. Such establishments also usually offer food for on-site consumption, which may be prepackaged or prepared on premises.

Temporary Emergency Evacuation Storage Sites

The use of a parcel or parcels of property, either vacant or developed, for the temporary storage of vehicles, materials, equipment, or supplies, during flooding of the Green River Valley.

Tent Structure

An enclosure or shelter with twenty-five percent (25%) or greater sidewalls or drops on its perimeter.



Tent Structure, Canopy

An enclosure or shelter which is open without sidewalls or drops on seventy-five percent (75%) or more of the perimeter.



Topsoil

The uppermost strata of soil containing a large percentage of organic materials which is capable of providing suitable nourishment for vegetation.

Towing Operation

Any person, corporation or enterprise engaged in the moving of inoperable motor vehicles and storing (long term or short term) in an enclosed area. All such operations shall be in compliance with minimum State standards prior to commencing.

Townhouse

A building containing at least three (3) dwelling units in a row in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

Traffic Control Devices

Signs, signals, stripes and other mechanical or graphic items which control the flow or direction of vehicular and pedestrian traffic.

Transit Park and Ride Lot

An approved parking lot used exclusively for providing motor vehicle and vehicular circulation specifically for the purposes of access to a metropolitan (or regional) public transportation system.

Transitional Housing

Housing provided under a program, offering twenty-four (24) hour access to specific persons, for periods of one month or more for human services purposes, such as helping unemployed, homeless individuals to obtain employment and permanent housing. Transitional housing is not a transient accommodation.

Urban Center

An area of the City of SeaTac that is delineated on the City of SeaTac Official Zoning Map where urban densities and design standards are required, specifically within the UH-UCR, CB-C, O/CM, and ABC zones.

Use

An activity or purpose for which land, premises or a building thereon is designed, arranged, intended, or for which it is occupied or maintained, let or leased.

Use, Primary

The primary or predominant use of any lot or parcel.

Use, Subsidiary

A use on the property that is subordinate to the primary use of a property.

Utility Pole

Utility poles include telephone poles, light poles, and electrical transmission poles.

Utility Use

Facilities serving local areas including power lines, water and sewer lines, storm drainage facilities, transformers, pump stations and hydrants, switching boxes and other structures generally located in public rights-of-way or dedicated easements.

Utility Substation

Moderate to large scale facilities serving a sub-area, entire city or region including power substations, water transmission lines, wireless base stations, sewer collectors and pump stations, switching stations, gas transmission lines, water storage tanks and reservoirs and similar structures.

Vehicle, Large

Motor vehicles including, motorcycles, passenger cars, trucks, and vans which have gross vehicle weights greater than sixteen thousand (16,000) pounds. In addition, “large vehicle” also includes recreational vehicles, buses, and boats, but does not include aircraft.

Vehicle Repair, Small

Vehicle repair includes fixing, incidental body or fender work, painting, upholstering, engine tune-up, major engine or transmission repair, adjusting lights or brakes, brake repair, other similar repair work and supplying and installing replacement parts of or for small vehicles.

Vehicle, Small

Motor vehicles including, motorcycles, passenger cars, trucks, vans and watercraft, which have gross vehicle weights of sixteen thousand pounds (16,000) or less.

Vocational/Technical Schools

Schools and institutions providing longer-term (at least one (1) year) programs leading to proficiency, certification and associate degrees in vocational programs including computers, mechanical, food and hospitality service, automotive and aircraft services, surveying, welding, photography, carpentry, agriculture, horticulture, electrical, plumbing and construction trades. Truck driving instructional schools and heavy equipment operational schools also fall within this definition.

Zoning Map

The map designated as such and adopted by the City showing the geographical location of use zones within the municipal boundaries.

Chapter 15.110

Calculations and Measurements and Lot Designations

SECTIONS:

15.110.005	Purpose
15.110.010	Authority and Application
15.110.020	Lot Types
15.110.030	Designation of Lot Lines
15.110.040	Yard Setbacks
15.110.050	Lot Area
15.110.060	Lot Width
15.110.070	Structure Height
15.110.080	Lot Coverage

15.110.005 Purpose

The purpose of this chapter is to explain how the standards of this code are determined, calculated, or measured.

15.110.010 Authority and Application

This chapter applies to all properties and developments.

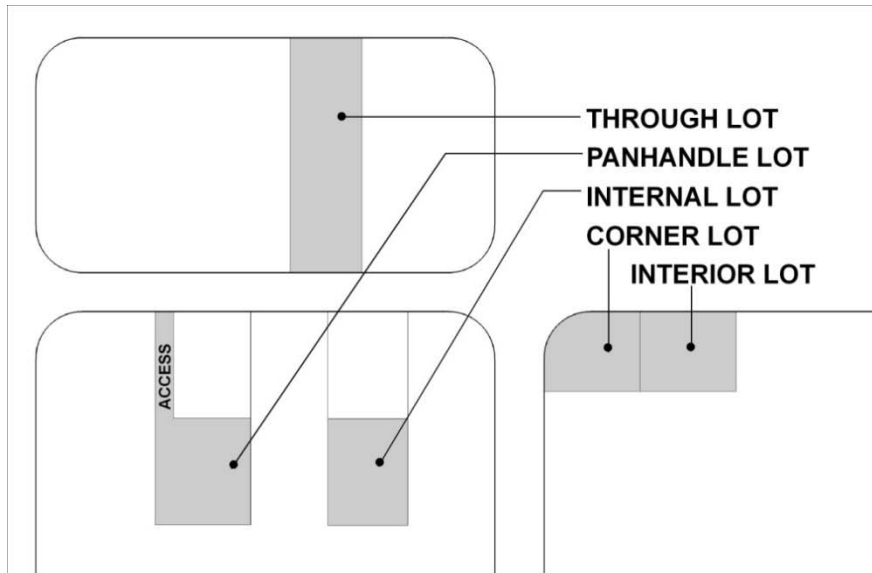
15.110.020 Lot Types

A. Lot types are established as follows:

- 1 **Corner.** A lot situated at the intersection of two (2) or more streets.
- 2 **Interior Lot.** A lot abuts only one street.
- 3 **Through Lot.** A lot other than a corner lot, which abuts two (2) streets.
- 4 **Panhandle Lot.** A lot set back from the public street with long narrow portions, which are also called handles, for access. The handle or access of a panhandle lot is defined as “that portion of a panhandle lot that is a minimum of twelve (12) feet in width and maximum of thirty (30) feet width and a minimum length of fifteen (15) feet in length.”
- 5 **Internal Lot.** A lot with no physical connection to a street that may or may not be served by an access easement.

- 6 **Dumbbell Lot.** A lot in which the buildable area of the lot is separated by a portion of land that is thirty (30) feet or less in width and fifteen (15) feet in length or greater.

A. **Dumbbell Lot Prohibition.** Dumbbell lots are prohibited within the City.



LOT TYPES

15.110.030 Designation of Lot Lines

The property lines that establish the boundaries of buildable lots shall be designated as follows:

A. Front Lot Lines.

Lot Type	Single Family (Except for Small Lot Single Family, duplex, townhouse or lots created through long subdivision.)	Other (Includes Small Lot Single Family, duplex, townhouse, multi-family, lots created through long subdivision and other non-single family uses.)
Interior Lot	<p>The boundary that abuts the public street.</p> <p>In cases where the boundary abuts a private street, the property owner shall pick the front lot line.</p>	<p>The boundary that abuts the public or private street.</p>
Corner Lot	<p>Those boundaries that abut a public street.</p> <p>If a lot abuts three (3) or more public streets, the lot shall have a front lot line only on the two (2) public streets with the highest roadway classifications.</p> <p>If a determination cannot be made as to which of the three (3) public streets have higher classifications, or, where there are multiple private streets, the property owner shall pick the two (2) front lot lines.</p>	<p>Those boundaries that abut a public or private street.</p> <p>If a lot abuts three (3) or more public or private streets, the lot shall have a front lot line only on the two (2) public or private streets with the highest roadway classifications.</p> <p>If a determination cannot be made as to which of the three (3) public streets have higher classifications, or, where there are multiple private streets, the front lot lines shall be determined by the Director taking into consideration pedestrian and vehicle connectivity and the surrounding pattern of development.</p>

Lot Type	Single Family (Except for Small Lot Single Family, duplex, townhouse or lots created through long subdivision.)	Other (Includes Small Lot Single Family, duplex, townhouse, multi-family, lots created through long subdivision and other non-single family uses.)
Through Lot	The boundary that abuts the public street with the highest street classification according to the City of SeaTac Comprehensive Plan. If the two (2) public streets have the same classification, then the property owner shall choose which is the front lot line.	Those boundaries that abut a public or private street.
Panhandle Lots	The handle or access portion of the lot shall not be used to determine lot lines. Lot lines shall be determined as if no handle was on the lot. The front lot line shall be determined by the property owner at the time of construction.	The front lot line shall be determined by the Director taking into consideration pedestrian and vehicle connectivity and the surrounding pattern of development.
Internal Lots	The front lot line shall be determined by the property owner at the time of construction.	The front lot line shall be determined by the Director taking into consideration pedestrian and vehicle connectivity and the surrounding pattern of development.

B. **Rear Lot Lines.** The line opposite, most distant and most parallel with the front lot line. For irregularly shaped lots, a line ten (10) feet in length within the lot and farthest removed from the front line and at right angles to the line comprising the depth of the lot shall be used as the rear lot line.

C. **Side Lot Lines.** All lot lines which do not qualify as a rear or front lot line.

15.110.040 Yard Setbacks

A. To determine yard setbacks, lot lines shall be measured from the existing edge of the street right-of-way.

B. Determining Front, Rear and Side Yard Setbacks.

1. **Front Yard.** The front yard setback shall be measured from the front lot line as established in SMC 15.110.100 Designation of Lot Lines (A), Front.
2. **Rear Yard.** The rear yard setback shall be measured from the rear lot line as established in SMC 15.110.100 Designation of Lot Lines (B), Rear.
3. **Side Yard.** The side yard setback shall be measured from the side lot lines as established in SMC 15.110.100 Designation of Lot Lines (C), Side.

A. Determining Setbacks for Subdivisions and Short Plats with Access Easements.

1. All subdivisions and short plats shall maintain required front, side and rear setbacks from any access easements.
 - a. Short plat of only two (2) lots shall not be required to meet the side yard setbacks from approved access easements.

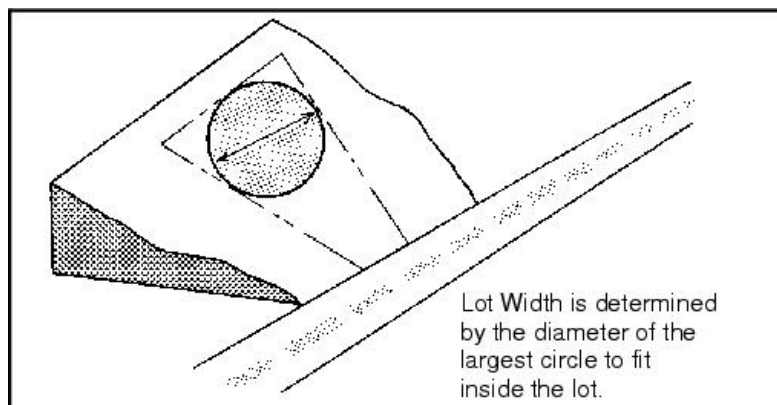
15.110.050 Lot Area

- A. Lot area shall be the total horizontal land area contained within the boundaries of a lot, calculated pursuant to SMC 15.105 Lot Area and 15.110.050(B) Short Plats.
- B. **Short Plats.** In determining the lot area of new lots in short plats proposed under SMC Title 14, the area of the original lot area, including any area to be dedicated for public right-of-way, may be used in the calculation in the number of lots that may be segregated from the original lot.

15.110.060 Lot Width

- A. **Rectangular Lots.** For rectangular lots, width shall be determined by the distance between the two established side lot lines.
- B. **Irregular Lots.** For irregularly shaped lots, lot width shall be determined by the diameter of a circle that fits within the established lot lines. The diameter of the circle shall not exceed that stipulated in the standards chart. The topography of the lot where the circle is located shall not have an average slope exceeding twenty-five percent (25%) nor contain unbuildable, sensitive areas.

Figure LOT WIDTH
DETERMINATION

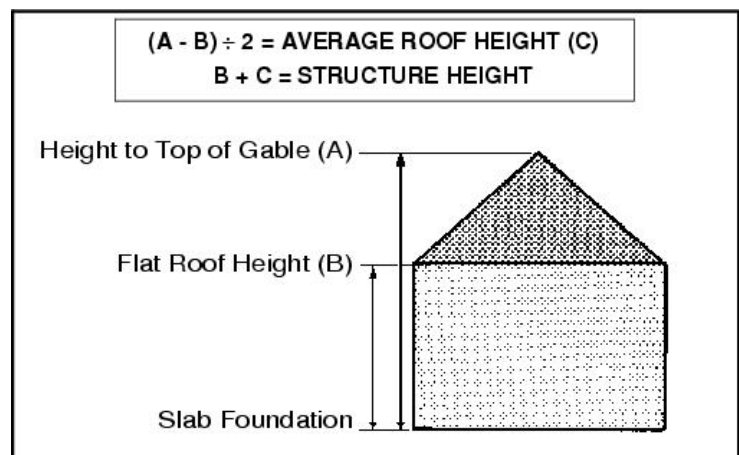


15.110.070 Structure Height

A. Primary Structures.

1. The height of a primary structure is measured from the established ground elevation (finished foundation) to:
 - a. The highest point of the coping of a flat roof;
 - b. The deck line of a mansard roof; or
 - c. The midpoint of a gable, shed, or hipped roof.
2. For primary structures on sloped property, the average of the lowest and highest ground elevation shall be considered the finished foundation measurement.

Figure: HEIGHT
CALCULATION FOR A
PRIMARY STRUCTURE
ON LEVEL GROUND



B. Accessory Structures.

1. The height of an accessory structure is measured from the established ground elevation (finished foundation) to the highest point of the roof.
2. For accessory structures on sloped property, the average of the lowest and highest ground elevation shall be considered the finished foundation measurement.

15.110.080 Lot Coverage

- A. Lot coverage is that percentage of the lot area covered by all buildings including accessory buildings and uses and tent structures and tent structure canopies as defined under SMC Chapter 15.105 Definitions, excluding driveway and outside parking areas.
- B. Coverage is determined by measuring from a horizontal plane from the building footprint as set forth in the Building Code.

Chapter 15.115

Land Use Actions and Procedures

SECTIONS:

15.115.005	Purpose
15.115.010	Variance
15.115.020	Conditional Use Permit (CUP)
15.115.030	Development Agreements
15.115.040	Essential Public Facilities
15.115.050	Zone Reclassification (Rezone)
15.115.060	Hearing Examiner Development Review Process
15.115.070	Appeal Process

15.115.005 Purpose

The purposes of this chapter are to allow for consistent evaluation of land use applications and any other quasi-judicial matters considered by the Hearing Examiner pursuant to the applicable ordinances and authority. This chapter also details decision criteria for administrative variances and minor conditional use permits rendered by the Director.

The criteria in this chapter are intended to protect nearby properties from the possible effects of land use requests subject to discretionary land use permits by:

- A. Providing clear criteria on which to base a decision;
- B. Recognizing the effects of unique circumstances upon the development potential of a property;
- C. Avoiding the granting of special privileges;
- D. Avoiding development which may be unnecessarily detrimental to neighboring properties;
- E. Requiring that the design, scope and intensity of development is in keeping with the physical aspects of a site and adopted land use policies for the area; and
- F. Providing criteria which emphasize protection of the general character of neighborhoods.

15.115.010 Variance

- A. A variance is a request for an exception to the development standards of the code because of special circumstances (i.e., size, shape, topography of lot) when the strict application of the code deprives such property of privileges enjoyed by other similar properties. A variance may be granted when a hardship is proven. A variance cannot be used for relief from types of uses permitted within zone classifications.
- B. The applicant must show that the proposed development issue requiring a variance meets all of the following criteria for approval, except as specified in subsection (D) of this section:
 - 1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located; and
 - 2. That such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and
 - 3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and
 - 4. That the special circumstances necessitating the variance have not resulted from any action of the applicant; and
 - 5. That the requested variance will not create a use not generally permitted within the zone in which the subject property is located.
- C. The requested variance is decided by the City's Hearing Examiner through a public hearing process, except in cases where the requested change involves less than twenty percent (20%) variance to a standard. In these cases, the variance may be decided by the Director, provided the following criteria are met in addition to those in subsection (B) of this section:
 - 1. The variance does not reasonably involve a life/safety issue nor does it reasonably involve damage to or loss of property of any person or entity.
 - 2. The person or entity requesting the requirements change shall agree to waive all rights to pursue a variance or other process to seek an alternative to the requirements of the City Code; provided, that if no change in the requirements of the City Code is granted to such person or entity, the person or entity would be entitled to pursue a variance or other available procedure in the normal course.

- D. A variance from the standards for WCF regarding height, aesthetics (including concealment), equipment enclosures and the dimensions of freestanding poles specified in SMC 15.480, Wireless Communication Facilities, may be granted by the Hearing Examiner only in situations where all of the following criteria are met. These criteria shall apply in lieu of those specified in subsection (B) of this section.
1. The specified standard would have the effect of precluding the provision of commercial wireless communication service;
 2. The variance is necessary to protect a property right possessed by others;
 3. The variance will not harm the public welfare of adjacent properties;
 4. The requested variance will not create a use not generally permitted within the zone classification in which the subject property is located;
 5. The variance is the minimum necessary to grant relief to the applicant;
 6. Any request for a variance from the standards regarding height, aesthetics, equipment enclosures and dimensions of freestanding poles specified in SMC 15.480, Wireless Communication Facilities, shall include a written report that specifies:
 - a. The necessity of the site to provide the communication coverage required by the applicant; and
 - b. The necessity of the requested variance as the minimum necessary to provide the communication coverage required by the applicant; and
 - c. An assessment of all possible alternatives that could meet the service provider's system coverage requirements. The alternatives assessment shall include alternative sites, alternative antenna types, and any other mechanism that could make the variance unnecessary in terms of meeting the service provider's system coverage needs.

15.115.020 Conditional Use Permit (CUP)

- A. **Major Conditional Use Permit.** A major conditional use permit (CUP) is a permit granted by the Hearing Examiner, which sets special conditions regarding a use in a zone where the use is not permitted outright due to the nature of impacts created by the use.
- B. **Minor Conditional Use Permit.** A minor conditional use permit may be granted by the Director to allow specified uses as listed under subsection (E) of this section.
- C. The CUP process is a means of imposing special conditions and requirements on development, so that the compatibility of uses shall be maintained considering other

existing and potential uses within the general area where the conditional use is proposed. Conditions imposed on a CUP will reasonably assure that a nuisance or hazard to life or property will not occur. The CUP process is not a means to reduce the requirements of a zone classification where the conditional use is proposed.

- D. The applicant must show that the proposed development satisfies all of the following criteria for approval by the Hearing Examiner or Director:
1. The proposed use is listed as a conditional use under SMC 15.205.040, Land Use Chart;
 2. The site is adequate in size and shape for the proposed project and the use conforms to the general character of the neighborhood;
 3. The unique character of topography, arterial streets and adjacent land use complement the proposed conditional use;
 4. The conditional use would not be detrimental to surrounding land use;
 5. Modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this code;
 6. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood; and
 7. The conditional use will be supported by adequate public facilities or services, and will not adversely affect public services to the surrounding area unless conditions can be established to mitigate adverse impacts.
- E. A minor conditional use permit may be granted by the Director only in the following situations:
1. The minor conditional use must conform to the criteria as set forth in this section and all other requirements of this code.
 2. To allow the expansion of an existing, legal conditional use which has previously been permitted within the zone classification, provided the requested expansion of the existing conditional use is either:
 - a. No greater than twenty percent (20%) of the gross floor area of the existing conditional use; and
 - b. Exempt from environmental review under the State Environmental Policy Act (SEPA).

3. To allow location of a new concealed freestanding WCF in a low intensity zone, subject to the requirements set forth in SMC 15.480, Wireless Communication Facilities.
4. To allow uses in school facilities or City facilities within the residential zones and Park zone. See criteria in SMC 15.470, Subsidiary Use Regulations.

15.115.030 Development Agreements

- A. A person or entity having ownership or control of real property within the City may file an application for a development agreement with the Department, solely and exclusively on the current form approved by the said Department, together with the filing fee set forth in the current edition of the City's Fee Schedule as adopted by resolution of the City Council.
- B. Terms of the proposed development agreement shall be subject to the Development Review Committee process set forth at SMC 16A.05.020, Preapplication Meetings, and such other provisions of SMC Title 16A, Development Review Code, as may be deemed appropriate by the City.
- C. The Director is authorized, but not required, to negotiate acceptable terms and conditions of the proposed development agreement with due regard for the following criteria:
 1. The development agreement conforms to the existing Comprehensive Plan policies.
 2. The terms of the development agreement are generally consistent with the development regulations of the City then in effect.
 3. Appropriate project or proposal elements such as permitted uses, residential densities, and nonresidential densities and intensities or structure sizes are adequately provided, to include evidence that the site is adequate in size and shape for the proposed project or use, conforms to the general character of the neighborhood, and would be compatible with adjacent land uses.
 4. Appropriate provisions are made for the amount and payment of impact fees imposed or agreed to in accordance with any applicable provisions of State law, any reimbursement provisions, other financial contributions by the property owner, inspection fees, or dedications.
 5. Adequate mitigation measures, development conditions, and mitigation requirements under Chapter 43.21C RCW are provided.
 6. Adequate and appropriate design standards such as maximum heights, setbacks, drainage and water quality requirements, landscaping, and other development features are provided.

7. If applicable, targets and requirements regarding affordable housing are addressed.
 8. Provisions are sufficient to assure requirements of parks and open space preservation.
 9. Interim uses and phasing of development and construction is appropriately provided. In the case of an interim use of a parcel of property, deferments or departures from development regulations may be allowed without providing a demonstrated benefit to the City; provided, that any departures or deferments to the Code requested for a final use of the property shall comply with criteria No. 11 below. The agreement shall clearly state the conditions under which the interim use shall be converted to a permanent use within a stated time period and the penalties for noncompliance if the interim use is not converted to the permanent use in the stated period of time.
 10. Where a phased development agreement is proposed, a site plan shall be provided and shall clearly show the proposed interim and final use subject to the agreement.
 11. In the case of a development agreement where the proposed use would be the final use of the property, it shall be clearly documented that any departures to the standards of the Code, requested by the applicant, are in the judgment of the City, off-set by providing a benefit to the City of equal or greater value relative to the departure requested. In no case shall a departure to the Code be granted if no benefit to the City is proposed in turn by the applicant.
 12. Conditions are set forth providing for review procedures and standards for implementing decisions.
 13. A build-out or vesting period for applicable standards is provided.
 14. Any other appropriate development requirements or procedures necessary to the specific project or proposal are adequately addressed.
 15. If appropriate, and if the applicant is to fund or provide public facilities, the development agreement shall contain appropriate provisions for reimbursement over time to the applicant.
 16. Appropriate statutory authority exists for any involuntary obligation of the applicant to fund or provide services, infrastructure, impact fees, inspection fees, dedications, or other service or financial contributions.
- D. If the Director deems that an acceptable development agreement has been negotiated and recommends the same for consideration, the City Council shall hold

a public hearing and then may take final action, by resolution, to authorize entry into the development agreement. In addition, the Council may continue the hearing for the purpose of clarifying issues, or obtaining additional information, facts, or documentary evidence.

- E. The decision of the Council shall be final immediately upon adoption of a resolution authorizing or rejecting the development agreement.
- F. Following approval of a development agreement by the Council, and execution of the same, the development agreement shall be recorded with the King County Recorder.
- G. Because a development agreement is not necessary to any given project or use of real property under the existing comprehensive plan and development regulations in effect at the time of making application, approval of a development agreement is wholly discretionary and any action taken by the City Council is legislative only, and not quasi-judicial.

15.115.040 Essential Public Facilities

- A. **Purpose.** The purpose of this section is to establish a formal process for identifying and siting of essential public facilities (EPFs).
- B. **Included Essential Public Facilities.** EPFs subject to this section include, but are not limited to, those facilities identified in the EPF definition, the Seattle-Tacoma International Airport, Interstate 5, State Route 509 (both current and proposed extensions), State Route 518, the Federal Detention Center, the King County Bow Lake Solid Waste Transfer Station, and the Sound Transit's "LINK" Light Rail System.
- C. **Threshold Review.** During or within forty-five (45) days subsequent to the mandatory preapplication Development Review Committee meeting required by SMC 16A.05.020, Preapplication Meetings, the Director shall make a threshold determination, and advise the potential applicant in writing of such determination, whether the proposed project is an EPF and, if so, whether it is difficult to site. In making said determinations, the Director shall broadly and liberally apply the definition of an EPF in consideration of the full range of proposed and potential services to be provided to the public, whether provided directly by, funded by, or contracted for by a governmental agency, or provided by a private entity or entities subject to public service obligations. The determination of whether an EPF will be difficult to site shall be made by the Director upon known or reasonably perceived and articulable facts. Proposed projects determined not to be EPFs, and proposed projects determined to be EPFs but also determined to be not difficult of siting, shall be reviewed and processed as any other similar project pursuant to the City Development Code without regard to this section.

These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.

D. Applications for EPF Projects. All proposed projects determined to be EPFs and determined to be difficult to site or expand shall be reviewed and conditioned in accordance with all requirements of this code and, in addition, with the conditional use permit procedure, herein referred to as the CUP-EPF review procedure. All applications shall contain the following information:

1. A detailed written description of the proposed and potential public services to be provided, the source or sources of funding, and identification of any applicable public regulatory agencies;
2. A written statement of the need, in statistical or narrative form, for the proposed project currently and over the following ten (10) year period;
3. An inventory of known, existing or proposed facilities, by name and address, within King County, or within the region, serving the same or similar needs as the proposed project;
4. An explanation of the need and suitability for the proposed facility in the proposed City location(s);
5. Information regarding the number of jurisdictions affected or served by the proposed EPF;
6. An analysis of the environmental, social, economic, financial and infrastructure impacts of the proposed EPF, including an assessment of the proportionate financial impacts on affected jurisdictions, and consideration copies of agreements which allocate the financial burdens of the proposed project on the City and other jurisdictions;
7. An analysis of the proposals consistency with the City of SeaTac Comprehensive Plan and development regulations, and plans and policies of other affected jurisdictions, including but not limited to the King County Countywide Planning Policies;
8. Documentation of public involvement efforts to date, including public and agency comments received, and plans for future public participation;
9. Such information as requested by staff to complete the preliminary analysis and/or information to assist the Ad Hoc Committee, City staffs and City Council in making the final determination on the CUP-EPF.

E. CUP-EPF Review Process. All EPFs shall be subject to the following CUP-EPF review procedure:

1. **Project Notification.** The applicant, after a preapplication meeting, shall notify the City as soon as possible of intent to submit a CUP-EPF review application. If the applicant does not notify the City of a pending EPF review application, the City may make an initial determination of whether the proposed project is subject to CUP-EPF review, and shall notify the project proponent, in writing, of the City's determination.
2. **Environmental Review.** The EPF project shall comply with all applicable SEPA/NEPA requirements and the proponent shall mitigate identified environmental impacts as conditions of CUP-EPF approval.
3. **Formation of Ad Hoc Committee.** The City Council shall establish an Ad Hoc Committee by appointing up to seven (7) members and the Planning Commission appointing one (1) member, for each CUP-EPF application. The Ad Hoc Committee may include representatives of the Planning Commission or other persons with detailed knowledge of City land use or transportation issues. The Ad Hoc Committee shall be appointed by the City Council within seventy-five (75) days of the determination by the Director that the proposed project is an EPF, pursuant to subsection (C) of this section.
 - a. The City Council will establish a time frame of not more than sixty (60) days, unless a longer time frame is necessary due to an EPF project timeline, in which the Ad Hoc Committee must review, consult and issue recommended conditions for the EPF. This time frame may be extended only by the authority of the City Council, and shall not be extended more than a maximum of three (3) such time periods, unless the applicant agrees that more time is needed.
 - b. Prior to accepting an appointment on the Ad Hoc Committee, an appointee must divulge any vested interest in any properties or businesses, the value of which could be substantially affected by the committee's recommendations, if any.
4. **Ad Hoc Committee Review and Coordination.** The Ad Hoc Committee shall make recommendations to the designated hearing body, regarding the appropriate conditions to mitigate the impacts of the proposed EPF under the authority of the City's SEPA regulations, Comprehensive Plan and development regulations. City staff shall prepare an analysis of the CUP-EPF application for use by the Ad Hoc Committee. The Ad Hoc Committee shall review the staff analysis of the proposed EPF project and prepare written recommendations on each of the following:
 - a. Any criteria identified in subsection (F) of this section that was reviewed by the Ad Hoc Committee; and

- b. Whether the project should include a zoning overlay; and
- c. Any recommended conditions for mitigating the impacts of the proposed EPF under the authority of the City's SEPA ordinances, Comprehensive Plan and development regulations.

The Ad Hoc Committee shall present its draft recommendations to the Planning Commission and, upon receiving input of the Planning Commission, shall prepare final written recommendations to the designated hearing body.

- 5. **Designated Hearing Body.** The Hearing Examiner shall hear an essential public facility application. However, the City Council may determine that the application should be heard by the City Council, and in that case, the City Council will be the designated hearing body. The City Council's determination should be based on the following criteria:

- a. Size of project;
- b. Area of City affected by proposed project;
- c. Environmental impact on sensitive areas;
- d. Timing of project.

- 6. **Staff Report.** The Department shall prepare a staff report, which shall include Planning Commission comments, as well as the final recommendations of the Ad Hoc Committee. The staff report shall also include an evaluation of the consistency of the proposed EPF, as recommended by the Ad Hoc Committee, with the City's adopted Comprehensive Plan and development regulations, and shall include proposed findings, proposed conclusions, and proposed recommendations for disposition of the proposed CUP-EPF to the designated hearing body for a public hearing.

- 7. **Public Hearing and Decision.** The designated hearing body shall hold a public hearing pursuant to SMC 16A.13.020, Procedure for Public Hearing, to make findings and issue a decision. The notice of such public hearing shall be consistent with SMC 16A.13.010, Notice of Public Hearing. A final decision shall be rendered by the designated hearing body in accordance with SMC 16A.15 , Notice of Decision.

- F. **Ad Hoc Committee Review Criteria.** In making its recommendations the Ad Hoc Committee should consider the following:

- 1. Whether the proposed site is adequate in size and shape for the proposed project and the use conforms, or can aesthetically conform, to the general character of the neighborhood.

2. The proportionate financial burdens of the proposed EPF on the City and other affected jurisdictions, and whether they are reasonably mitigated as provided in an inter-jurisdictional agreement, or by other means.
 3. Whether the proposed EPF is compatible with the following:
 - a. Availability and physical constraints of land.
 - b. Compatibility with adjacent and nearby land uses.
 - c. Mitigation of likely adverse environmental impacts, including but not limited to erosion, sensitive areas, noise, odor, traffic, and air and water quality.
 - d. Basic infrastructure standards, such as vehicular traffic, and the availability of necessary utilities and services.
 - e. The City of SeaTac's Comprehensive Plan, development regulations, and SEPA regulations.
 - f. Any existing and applicable City inter-jurisdictional agreements.
 - g. Siting of secure community transition facilities must be in accordance with the siting criteria of Chapter 71.09 RCW, and regulations adopted pursuant thereto. In addition, no secure community transition facility shall be sited closer than three hundred thirty (330) feet from any residentially zoned property.
- G. **Designated Hearing Body Review Criteria.** The designated hearing body, giving substantial weight to the recommendations of the Ad Hoc Committee and the staff report, shall review the application under the following criteria:
1. Whether the proposed action is consistent with the criteria under subsection (F) of this section;
 2. Whether modifications to recommended conditions or restrictions, if any, are needed to mitigate impacts in a manner which meets the standards of this code and any related development agreement; and
 3. Any conditions or restrictions shall be consistent with any development agreements that are in existence at the time of the hearing.
 4. Whether project conditions cumulatively are reasonable and would not preclude development of the EPF.

Should the recommendation of staff conflict with the recommendation of the Ad Hoc Committee the recommendation of staff shall be given greater weight.

- H. **Development Agreements.** The terms and conditions of a development agreement completed after the decision of the designated hearing body shall supersede the conditions and restrictions imposed by the designated hearing body.

15.115.050 Zone Reclassification (Rezone)

- A. The purpose of a rezone is to provide a change of zoning to allow a new or different land use which conforms with the City Comprehensive Plan. A rezone may be approved when there has been a change in conditions, and/or is necessary to implement the Comprehensive Plan.
- B. The applicant must show that the proposed development satisfies the following minimum criteria for approval by the Hearing Examiner:
1. The proposal conforms with the Comprehensive Plan policies and land use map;
 2. The requested reclassification is in the public interest;
 3. The requested reclassification is not hazardous or will not have adverse impacts on adjacent properties;
 4. The requested reclassification does not pose undue burdens on public facilities; and
 5. For sites located within the designated urban center, the requested reclassification has, or will potentially have, an adequate link to a high-capacity transit mode.

15.115.060 Hearing Examiner Development Review Process

- A. See Chapter 1.20 SMC.

B. Public Hearings.

1. Before rendering a decision on any application or appeal, the Hearing Examiner shall hold a public hearing thereon. For applications subject to City Council action, the public hearing by the Hearing Examiner shall constitute a hearing by the City Council..
2. Whenever a project requires more than one (1) permit or approval, the Hearing Examiner may order a consolidation of and conduct the required public hearings to avoid unnecessary costs or delays. Decisions of the Hearing Examiner to order and conduct consolidated hearings shall be final in all cases.

- C. **Procedural Notice Requirements.** Notice of public hearings shall be provided as specified in Chapter 16A.13 SMC.

D. Department Report. When an application or appeal has been set for public hearing, the Department shall coordinate and assemble the reviews of other City departments and governmental agencies having an interest in the subject application or appeal, and shall prepare a report summarizing the factors involved and the Department's findings and recommendation or decision. At least fourteen (14) days prior to the scheduled hearing, the report, and, in the case of appeals, any written appeal arguments submitted to the City shall be filed with the Hearing Examiner and copies thereof shall be mailed to all persons of record who have not previously received said materials

E. General Criteria for Examiner Decisions.

1. Each decision of the Hearing Examiner shall be in writing and shall include findings and conclusions, based on the record, to support the decision..
2. The Hearing Examiner's findings and conclusions shall carry out and help implement applicable State laws and regulations and the regulations, policies, objectives and goals of the Comprehensive Plan, the Zoning Code, the Subdivision Code and other official laws, policies and objectives of the City, and that the decision will not be unreasonably incompatible with, or detrimental to, affected properties and the general public.
3. The Hearing Examiner shall accord substantial weight to the recommendation of the Department.

F. Examiner Actions. Within ten (10) working days of the conclusion of a hearing or rehearing, the Hearing Examiner shall render a written recommendation or decision and shall transmit a copy thereof to the Department. The Department shall then transmit a copy of the decision to all parties of record..

1. The Examiner's decision may be to grant or deny the application or appeal, or the Hearing Examiner may grant the application or appeal with such conditions, modifications and restrictions as he/she finds necessary to make the application or appeal compatible with the environment, and carry out applicable State laws and regulations, and the regulations, policies, objectives and goals of the Comprehensive Plan, the Zoning Code, the Subdivision Code and other ordinances, policies and objectives of the City..
2. The conditions, modifications and restrictions that the Hearing Examiner may impose include additional setbacks, screening in the form of landscaping or fencing, covenants, easements and dedications of additional road rights-of-way. Performance bonds or equivalent measures may be required to insure compliance with the conditions, modifications and restrictions of this code.

15.115.070 Appeal Process

See Chapter 16A.17 SMC.

Chapter 15.120

Nonconformance and Reuse of Facilities

SECTIONS:

15.120.005 Purpose

15.120.010 Nonconformance – Applicability

15.120.020 Lots of Record

15.120.030 Nonconformance – Status Determination

15.120.040 Nonconformance – Re-establishment of Discontinued Nonconformance

15.120.050 Nonconformance – Uses of Land

15.120.060 Nonconformance – Uses of Land, Horses/Equine Animals

15.120.070 Nonconformance – Uses of Structures

15.120.080 Repair or Reconstruction of Nonconforming Structure

15.120.090 Alteration of Nonconforming Structure

15.120.100 Abatement

15.120.110 Reuse of Facilities

15.120.005 Purpose

- A. Establish the legal status of nonconformance of structures or use on subject sites by creating provisions through which a nonconformance may be established, maintained, altered, reconstructed, expanded or abated;
- B. Recognize public investment in existing facilities; encourage the adaptive reuse which will continue to serve the community; and ensure public review of redevelopment plans by allowing:
 - 1. Temporary reuse of closed public school facilities retained in school district ownership, and the reconversion of a temporary reuse back to a school use;
 - 2. Permanent reuse of surplus nonresidential facilities (e.g., schools, fire stations, government facilities) not retained in school district ownership; or
 - 3. Permanent reuse of historic structures listed on the National Register or designated as county landmarks.

15.120.010 Nonconformance – Applicability

- A. All nonconformance issues including, but not limited to, buildings, structures, lands and uses shall be subject to the provisions of this chapter.

- B. The provisions of this chapter do not supersede or relieve a property owner from compliance with:
 - 1. The requirements of the Building and Fire Codes; or
 - 2. The provisions of this code beyond the specific nonconformance addressed by this chapter.

15.120.020 Lots of Record

In any zone in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this title, a single-family dwelling may be erected on any single lot which was a lot of record on or before November 26, 1992, and which was a building site pursuant to City of SeaTac Ordinance No. 90-1025. Any request for a variance of the lot size, lot width and/or yard requirements shall be made to the City's Hearing Examiner, and the Hearing Examiner shall render a decision on the request in accordance with the provision of SMC 1.20, Hearing Examiner System.

15.120.030 Nonconformance – Status Determination

- A. Any use, use of a structure or other site improvement (e.g., landscaping or signage) which was legally established prior to the effective date of this title shall be considered nonconforming if:
 - 1. The use is now prohibited or cannot meet use limitations applicable to the zone in which it is located;
 - 2. The use does not comply with the density, dimensions, landscaping, parking sign or residential design standards of this title; or
 - 3. A building is conforming, but the landscaping, parking or other standards were established by prior actions of the existing jurisdiction.
- B. A change in the required permit review process shall not create a nonconformance.
- C. Any nonconformance that is brought into conformance for any period of time shall forfeit status as a nonconformance, except as specified in SMC 15.120.080, Repair or Reconstruction of Nonconforming Structure.
- D. The provisions of SMC 15.600, Signs, and any subsequent amendments, shall exclusively control the status of a sign to a nonconforming use.

15.120.040 Re-establishment of Discontinued Nonconformance

A nonconforming use may be re-established as a nonconformance, except that any nonconforming use that is discontinued for a period of six (6) continuous months shall not be re-established. Any nonconforming use of a building which is discontinued for a total of one (1) year (twelve (12) months) over a three (3) year period shall not be allowed to continue as the nonconforming use.

15.120.050 Nonconformance – Uses of Land

If, at the effective date of the Zoning Code of the City or any amendment thereto, a lawful use of land exists that is made no longer permissible under the terms of the Zoning Code or amendment, such use may be continued as a nonconforming use so long as it remains otherwise lawful, subject to the following conditions:

- A. No such nonconforming use shall be enlarged or increased nor extended to occupy a greater area of land than was occupied on the effective date of the Zoning Code or amendment that made the use no longer permissible.
- B. No nonconforming structure shall be moved in whole or in part to any other portion of the lot that is subject of the nonconforming use.
- C. If any such nonconforming use of land ceases for any reason for a period of more than six (6) months, that cessation shall constitute prima facie evidence of intent to abandon the use, and any subsequent use of land shall conform to the regulations specified by this title for the zone in which such land is located.

15.120.060 Nonconformance – Uses of Land, Horses/Equine Animals

Any horse/equine animals legally located on property on the effective date of the Zoning Code or amendment thereto shall be allowed to remain on the property; provided, that the horse/equine animal is kept in a clean and safe environment and shall be subject to the following provisions:

- A. Should a legal nonconforming horse/equine animal be removed from a parcel of property for a period of more than six (6) months, that cessation shall constitute prima facie evidence of the intent to abandon the use of the property for horses/equine animals.
- B. Should a legal nonconforming horse/equine animal expire/pass away, another horse/equine animal may be moved to the property to replace the expired horse/equine animal; provided, that the new horse/equine animal is moved onto the property within six (6) months.
- C. Should legal nonconforming horse/equine animals produce progeny, the progeny may be allowed on the property up to a maximum of nine (9) months from the date of birth.

15.120.070 Nonconformance – Uses of Structures

If, at the effective date of the Zoning Code of the City or any amendment thereto, a lawful use of a building or structure exists that is made no longer permissible under the terms of the Zoning Code or amendment, such use may be continued as a nonconforming use so long as it remains otherwise lawful, subject to the following conditions:

- A. No nonconforming structure or building shall be structurally altered or changed other than those alterations or changes required by law.

- B. A nonconforming use of a building or structure may be extended throughout any parts of the building or structure that were manifestly arranged, designed and constructed for such use at the time of the effective date of the Zoning Code or amendment that made the use no longer permissible, but no such use shall be extended to occupy any land outside such building or structure.
- C. Any structure, or structure and land in combination in or on which a nonconforming use is superseded by a permitted use shall thereafter conform to the regulations for the zone in which such structure is located, and the nonconforming use may not thereafter be resumed.
- D. If any such nonconforming use of a building or structure ceases for any reason for a period of more than six (6) months, that cessation shall constitute prima facie evidence of intent to abandon the use, and any subsequent use of the building or structure shall conform to the regulations specified by this title for buildings or structures in the zone in which such land is located.

15.120.080 Repair or Reconstruction of Nonconforming Structure

A damaged or destroyed nonconforming structure may be repaired or reconstructed provided that:

- A. The extent of the previously existing nonconformance is not increased, and the extent of damage does not exceed fifty percent (50%) of the King County assessment value of land and improvements.
- B. The building permit application for repair or reconstruction is submitted within six (6) months of the occurrence of the damage.
- C. Should such structure be moved for any reason for any distance whatever, it shall hereafter conform to the regulations for the zone in which is located after it is moved.

15.120.090 Alteration of Nonconforming Structure

- A. Alterations to a nonconforming structure may be permitted; provided the alteration does not increase the area, height or degree of an existing nonconformity.
- B. Upkeep, repairs and maintenance of a nonconforming building is permitted. Approval of such a permit shall be based on a finding that the repairs will be done in such a manner as to improve the building's safety or functionality, and thereby make its existence in the area less detrimental to surrounding uses than would be the case if the status quo were maintained.

15.120.100 Nonconformance – Abatement

- A. **Abatement of Illegal Use, Structure, or Development.** Any use, structure or other site improvement that cannot be established with a record of compliance with Zoning Code standards in effect at the time of establishment shall be deemed illegal and shall be subject to abatement.
- B. **Abatement of Nonconforming Use of Land, Buildings and Structures.** The nonconforming use of land, buildings or structures shall be subject to abatement if any of the following circumstances apply:
1. Any nonconforming use of land involving a building or a structure as defined by this title which building or structure has an assessed value of more than one hundred dollars (\$100.00) but less than five hundred dollars (\$500.00) on the date of notification shall be completely removed or made to conform within one (1) year from the date of notification as required by SMC 15.120.090C, Notice of Abatement or Required Conformance.
 2. Any nonconforming use of a building which cannot be legally established with adequate documentation (King County Tax lot number creation date, tax records of business) shall be required to be removed or made to conform within three (3) years from the date of notification as required by SMC 15.120.090C, Notice of Abatement or Required Conformance.
- C. **Notice of Abatement or Required Conformance.** When any nonconforming condition exists which is subject to abatement, it shall be the responsibility of the Department to ascertain, with all available means, the approximate date upon which the nonconforming use was established or acquired. Upon determination of legal or illegal nonconforming rights, the Department will follow the following process:
1. The Department shall notify the owner and lessee of the subject property of the intent to consider the matter and the date of such consideration before the Hearing Examiner.
 2. The Department shall consider all pertinent dates and facts in the written determination and provide the opportunity for the owner or lessee to present such evidence which properly relates to such case. The division shall establish the facts upon which the determination is made to require such property owner to abate or make the use conforming.
 3. The Department shall notify the owner of record and any occupants, in writing, of the staff determination by certified mail and notify all property owners within three hundred (300) feet of the subject property boundaries of the determination and the appeal process.

4. The staff determination shall present a decision by which the use or uses shall be abated or made conforming. Any person in opposition of the decision may appeal that decision to the Hearing Examiner.
5. The appeal shall be filed no more than ten (10) working days from the date of mailing of the decision.

15.120.110 Reuse of Facilities

- A. **General Standards.** Upon major conditional use permit review and approval an interim or permanent reuse of surplus, nonresidential facilities in residential zone classifications shall require that no more than fifty percent (50%) of the original floor area may be demolished for either permanent or interim reuse of facilities.
- B. **Re-establishment of Closed Public School Facilities.** Upon major conditional use permit review and approval the re-establishment or reconversion of an interim nonschool use of school facilities back to school uses shall have a site plan approved by the Hearing Examiner decision and administered by the Director.
- C. **Standards for Conversion of Historic Buildings.** In order to insure that significant features of the property are protected pursuant to City Codes, the following standards shall, through the major conditional use permit review, apply to conversion of historic buildings:
 1. Gross floor area of building additions or new buildings required for the conversion shall not exceed twenty percent (20%) of the gross floor area of the building, unless allowed by the zone classifications;
 2. Conversions to apartments shall not exceed one (1) dwelling unit for each three thousand six hundred (3,600) square feet of lot area, unless allowed by the zone classifications;
 3. Any construction required for the conversion shall require certification of appropriateness from the City and the King County Landmark Commission.

Chapter 15.125

Code Enforcement

SECTIONS:

15.125.005 Authority of City Manager

15.125.005 Authority of City Manager

The City Manager, or designee, is authorized to utilize the procedures of this code and adopted ordinances to enforce any and all violations of land use, health and business regulatory ordinances of the City, and shall establish an Office of Code Enforcement for those purposes.

See SMC Chapter 1.15 Code Enforcement.

Chapter 15.130

Annexations

SECTIONS:

15.130.005 Purpose

15.130.010 Conformance to the Comprehensive Plan

15.130.020 Preannexation Comprehensive Planning and Proposed Zoning Regulations

15.130.030 Adoption of Comprehensive Land Use Plan and/or Proposed Zoning Regulations

15.130.040 Notice of Public Hearings

15.130.005 Purpose

The purpose of this section is to define the land use/Comprehensive Plan designations for preannexation into the City. The actual annexation process, standards and requirements are pursuant to adopted state law.

15.130.010 Conformance to the Comprehensive Plan

All territory which may hereafter be annexed to the City shall be considered to be zoned in conformance with the City Comprehensive Plan for the area to be annexed. In the event the area annexed is not within the area encompassed by the City Comprehensive Plan, its temporary zoning shall be the zone in the City in this code which corresponds in description most closely to the existing zoning of the property in the County until such time as the City has amended its Comprehensive Plan to include the annexed area.

15.130.020 Preannexation Comprehensive Planning and Proposed Zoning Regulations

The City Council may direct the Planning Commission to prepare a comprehensive land use plan and/or proposed zoning regulations to become effective upon the annexation of any area which might reasonably be expected to be annexed by the City at any future time.

15.130.030 Adoption of Comprehensive Land Use Plan and/or Proposed Zoning Regulations

Adoption of a comprehensive land use plan and/or proposed zoning regulations for an annexation area shall require a public hearing before the Planning Commission. In addition, a minimum of two (2) public hearings before the City Council shall be held at least thirty (30) days apart. A certified copy of the ordinance adopting such proposed zoning regulation, together with a copy of a map or plat to which the regulations are applicable, shall be filed with Boundary Review Board and King County.

15.130.040 Notice of Public Hearings

Notice of the hearings required to be held pursuant to this chapter shall include the date, time and place of the hearing, shall identify in general terms the property affected thereby, shall set forth the action requested and shall invite all persons who desire to be heard to be in attendance. At least ten (10) days prior to the date of the hearing, the notice shall be:

- A. Sent by first class mail to each property owner of record within the subject property and within three hundred (300) feet of the subject property;
- B. Published once in a paper of general circulation in the City; and
- C. Posted in at least three (3) locations within the subject property, at SeaTac City Hall, and in at least one other public place.

When the city, acting in good faith, complies with the above provisions, omission of a property owner in the public notice mailing does not preclude the Planning Commission or City Council from proceeding with the public hearing. All costs of posting, publishing and mailing shall be borne by the applicant, and the applicant may be required to submit preaddressed, stamped envelopes for the notices required to be mailed by this section. The hearing called pursuant to the notice set forth in this section may be continued at the discretion of the body conducting the hearing to another date without the necessity of additional notices being given.

Division II. Zone Classifications and Land Use Charts

CHAPTERS:

15.200 Establishment of Zones

15.205 Land Use Chart

15.210 Uses and Standards for the AVO and AVC Airport Zones

15.215 Planned Unit Development (PUD)

Chapter 15.200

Establishment of Zones

SECTIONS:

-
- 15.200.010 Zones and Map Designations – Established**
15.200.020 Official Zoning Map
15.200.030 Zones and Map Designations – Purpose Statements
-

15.200.010 Zones and Map Designations – Established

In order to accomplish the purposes of the code, the following zone classifications and zoning map symbols are established:

ZONE	MAP SYMBOL
Urban Low Density	UL
Urban Medium Density	UM
Urban High Density	UH
Urban High – Urban Center Residential	<u>UH-UCR</u>
Townhouse	T
Mobile Home Park	MHP
Neighborhood Business	NB
Office/Commercial/Mixed-Use	O/C/MU
Office/Commercial Medium	O/CM
Aviation Business Center	ABC
Community Business	CB
Community Business in the Urban Center	CB-C
Aviation Business Center	ABC
Business Park	BP
Industrial	I
Park	P
Aviation Commercial	AVC
Aviation Operations	AVO

15.200.020 Official Zoning Map

- A. The location and boundaries of the zones defined by this chapter shall be shown and delineated on the Official Zoning Map, which is hereby adopted and made part of this title.
- B. Changes in the boundaries of the zones, including applications for amendment or interim zoning shall be made by ordinance amending the Official Zoning Map. The Official Zoning Map shall bear the signatures of the Director and the City Clerk. When an amendment is approved, the Official Zoning Map will be revised and re-signed by the Director and the City Clerk.
- C. The Official Zoning map is on file in the City Clerk's office. In addition to the Official Zoning Map, there may be a display zoning map which may be used by the Department. The display map may contain additional information to assist in its utilization.

15.200.030 Zones and Map Designations – Purpose Statements

The purpose statement for each zone and map designation sets forth the type of development within the zones and the general goals of the zone classifications. The purpose also shall guide interpretation and application of land use regulations within the zone classifications, and any changes to the range of permitted uses within each zone through amendments to the code.

A. Urban Low Density Zone (UL)

The purpose of this zone is to create a single-family residential environment that creates high quality housing, diversity and affordability. This is accomplished by requiring appropriate residential uses, requiring open space in conjunction with residential development, providing incentives for affordable housing, and protecting environmentally sensitive sites from over-development.

B. Townhouse Zone (T)

The purpose of this zone is to create a medium density residential environment that functions as a buffer between adjacent single-family areas and more intensely developed higher density residential or commercial/mixed use areas. This is accomplished by applying design standards that result in a building type that has some single-family characteristics while allowing medium residential densities that will support transit ridership, and allowing some commercial uses in the mixed use context.

C. Urban Medium Density Zone (UM)

The purpose of this zone is to create a higher density than single-family while maintaining a desirable family environment. This is accomplished by effective clustering and zero lot line planned developments, requiring adequate public facilities and establishing incentives for greater open space, recreational facilities and potential linkage to high capacity transit modes.

D. Mobile Home Park Zone (MHP)

The purpose of this zone is to provide areas for existing mobile home parks, locate potential sites for relocation purposes, and/or allow the creation of parks which serve citizens while providing sense of ownership and pride. Additionally, this zone will provide appropriate areas for senior citizen parks.

E. Urban High Density Zone (UH)

The purpose of this zone is to create a high density multi-family housing environment that encourages and, when possible, utilizes high capacity transit modes and allows for a limited amount of small resident-oriented businesses, while ensuring an adequate balance of single-family to multi-family housing in the City of SeaTac. This is accomplished by requiring adequate public facilities and services be in place to support a high density level, encouraging clustering and zero lot line developments with some neighborhood business support, allowing school and church uses, and establishing incentives for greater open space, recreational facilities, and potential linkage to high capacity transit modes.

1. **Urban High-Urban Center Residential (UH-UCR) Zone.** The UH-UCR zone, within the urban center, specifically provides for special urban densities and design standards.

F. Neighborhood Business Zone (NB)

The purpose of this zone is to provide convenient daily retail and some personal services for a limited service area, and to maintain or enhance the residential area that is served by the businesses. This is accomplished by limiting nonresidential uses to specific needed services, permitting mixed use of multi-family and retail, excluding community/regional business scale uses, and encouraging potential linkages to high capacity transit modes.

G. Office/Commercial/Mixed Use Zone (O/C/MU)

The purpose of this zone is to create a commercial mixed use medium density designation that is more resident-oriented and less intense than the O/CM zone. This is accomplished by excluding larger scale commercial uses, and requiring that most retail and commercial uses be allowed only in the mixed use context.

H. Office/Commercial Medium Zone (O/CM)

The purpose of this zone is to create a commercial mixed use medium density designation. This is accomplished by allowing professional offices, a multitude of retailing types, personal services and smaller hotels, restaurants and coffee shops. Developers will be encouraged to mix uses. Mid-rise apartments or mixed residential-commercial or office-residential developments shall also be encouraged in this designation. Structured parking shall be encouraged where feasible.

I. Community Business Zone (CB)

The purpose of this zone is to provide retail/personal services for a local service area which exceeds the needs of adjacent neighborhood or commercial areas, and to provide retail and personal services on a community oriented basis. This is accomplished by providing for professional offices, a wide range of retail and personal services, sale of commodities, mixed use development, and the potential integration of high capacity transit stations or lines.

1. **Community Business in the Urban Center (CB-C) Zone.** In the CB-C zone, located within the urban center, special design standards apply.

J. Aviation Business Center Zone (ABC)

The purpose of this zone is to promote a major commercial center supporting high concentrations of customers, visitors, employees, and pedestrian activity; to create a quality development in which people can work, shop and access child care; and to create a market geared toward a business orientation to the airport which is compatible with airport operations. These purposes are accomplished by encouraging flexible development programs to improve the design, character, and quality of new development; facilitating the provisions of streets and utilities; preserving natural and scenic features; establishing minimum lot sizes to encourage projects of sufficient scale to increase the viability of high capacity transit and encourage ride-share alternatives; and promoting a balanced multimodal transportation network consisting of motor vehicle transportation, public transportation, pedestrian circulation, and integrated parking.

K. Business Park Zone (BP)

The purpose of this zone is to provide a wide range of nonpolluting business activities. The business park designation allows for light and high technological industries, such as biotechnology, nonpolluting light manufacturing, computer technology and communications equipment establishments. Land uses with any significantly adverse impacts (such as excessive noise levels, or emitting significant quantities of dirt, dust, odor, radiation, glare or other pollutants) shall be strictly prohibited. Design and development standards for business park areas will be administered to foster high quality developments.

L. Industrial Zone (I)

The purpose of the industrial zone is to provide for the location and grouping of industrial enterprises, regional airport, airport related facilities, and activities involving manufacturing, assembly, fabrication, processing, bulk handling, storage, research, warehousing and heavy trucking. These purposes are accomplished by permitting a wide range of industrial uses, establishing appropriate development standards and public review for developments that have potential adverse impacts, and ensuring the location of clean industries.

M. Park Zone (P)

The purpose of this zone is to establish park and open space areas for residential and commercial uses, and to designate areas on hillsides, steep slopes, wetlands, and critical sensitive areas in order to protect them. This purpose is accomplished by providing for outdoor passive and active recreation uses, conservation and protection of municipal watersheds, wildlife corridors and habitats.

N. Aviation Commercial (AVC)

The purpose of this designation is to create a zone for development that provides support to operations of the airport, the traveling public, and air cargo, and for other development that provides economic benefit to the airport and community while maintaining compatibility with airport operations and activities.

O. Aviation Operations (AVO)

The purpose of this designation is to create a zone for development of the range of facilities that provide for safe and efficient commercial operations and support, together with security, access, the needs and convenience of the traveling public, and handling of air cargo.

Chapter 15.205

Land Use Chart

SECTIONS:

15.205.010	Establishment of Uses/Interpretation of Land Use Tables
15.205.020	Classification of Unlisted Uses and Clarification
15.205.030	Use Chart Guide
15.205.040	Use Chart
15.205.050	Hazardous Waste Use Requirements

15.205.010 Establishment of Uses/Interpretation of Land Use Chart

- A. The use of a property means the purpose or activity for which the building or lot is intended, designed, arranged, occupied or maintained. All applicable requirements of this code, or other applicable State or Federal requirements, shall govern a use located in the City of SeaTac, except within the areas delineated as overlay districts, in which case the land use charts contained within SMC chapters 15.300 City Center Overlay District and 15.305 South 154th Street Station Area Overlay District, shall apply.
- B. The land use charts in this chapter and other chapters in this code determine whether a specific use is permitted in a zone classification.

15.205.020 Classification of Unlisted Uses and Clarification

- A. In creating use charts, the City has considered the characteristics of uses which make them comparable, compatible or similar to each other. The City recognizes that it is not possible to enumerate and classify every use to which land may be devoted, either now or in the future, and that ambiguity may exist with reference to the appropriate and consistent use definition and applicable standards. Therefore:
 - 1. When any known and identifiable use is not listed as a permissible use in any classification; or
 - 2. When any use has now come into existence by reason of any technical development in the trades, sciences and equipment; or
 - 3. When any use already listed in the use charts which, because of any process, equipment or materials used, possesses different performance standards than those which are usually associated with the uses in the classification as presently classified and which, therefore, makes it reasonable that such a use should be placed in the more restrictive classification, it shall be the responsibility and duty of the Department to ascertain all pertinent facts relating to any such use and

make what it deems to be the appropriate process on a case-by-case basis for locating the use in the compatible zone classification.

- B. Based on the above situations, the Director shall review the findings of facts and conclusions, and issue a decision of one of the following actions:
 - 1. Approve or deny the use as a similar and compatible use for that zone classification;
 - 2. Require approval or denial through the conditional use process; or
 - 3. Begin the process for review of an amendment to the land use charts.
- C. The purpose of the review shall be to determine that the characteristics of any such use shall not be unreasonably incompatible with the type of uses permitted in surrounding areas, and for the further purpose of determining the need for stipulating such conditions that would mitigate potential impacts and reasonably assure that the basic purpose of this code shall be served.
- D. Any administrative decision issued by the Director can be appealed to the City Hearing Examiner, as stated in SMC 15.115.070, Appeal Process.
- E. On an annual basis, the Director shall review and bring forward any recommended revisions or interpretations for uses to the Planning Commission. Additionally, every five (5) years, the Director shall present a comprehensive review of the Code to the Planning Commission for consideration of necessary revisions due to lack of specificity or ambiguity in the adopted standards and their impacts.

15.205.030 Use Chart Guide

A. About the Use Chart

The following chart lists all of the permitted and conditional land uses allowed in each zone.

B. How the Use Chart is Organized

The uses are generally alphabetical within the following category headings:

- 1. Animals
- 2. Business Services
- 3. Civic & Institutional
- 4. Educational

5. Health & Human Services
6. Manufacturing
7. Motor Vehicles
8. Recreational & Cultural
9. Residential
10. Retail & Commercial
11. Utilities

C. 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:

1. **P:** The use is permitted.
2. **C:** The use is allowed subject to a conditional use permit.
3. If the square is blank, the use is not permitted in that zone.

D. 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.

15.205.040 Use Chart

ZONES:

UL-Urban Low

UM-Urban Medium

UH-Urban High

UH-UCR-Urban High-Urban Center Residential

T-Townhouse

MHP-Mobile Home Park

NB-Neighborhood Business

O/C/MU-Office/Commercial/Mixed Use

O/CM-Office/Commercial

CB-Community Business

CB-C-Community Business in the Urban Center

ABC-Aviation Business Center

BP-Business Park

I-Industrial

P-Park

P-Permitted Use; C-Conditional Use Permit required

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
ANIMALS																
Butterfly/ Moth Breeding							P			P	P	P		P		
Kennel/ Cattery							P			P	P			P		
Stables	P(1)														P	(1) Permitted only in an adopted Equestrian Overlay Zone. See SMC 15.315.300 Equestrian Overlay Zone.
Veterinary Clinic							P	C	P(1)	P	P	P(2)		P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
BUSINESS SERVICES																
Airport Support Facility												P				
Cargo Containers	P (1,2)	P (1,2)	P (1,2)	P (1,2)	P (1,2)	P (1,2)	P (1,2)	P (1,2)	P (1,2)	P	P(3)	P	P(1)	P	P (1,2)	See SMC Ch. 15.410, Cargo Containers. (1) Permitted as accessory to

Division II. Zone Classifications and Land Use Charts

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																primary use. (2) Not permitted as accessory to dwelling units. (3) Not to be used for distribution/warehouse as the primary use of property.
Commercial/Industrial Accessory Uses							P		C	P	P	P		P		
Conference/Convention Center							P		P	P	P	P	C(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Construction/ Trade									C	C	C	P(1)		P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Distribution Center/ Warehouse							C		C	C		P	P	P		
Equipment Rental, Large												C		P		
Equipment Rental, Small							C		P(1)	P	P			P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Repair, Large														P		
Equipment Repair, Small							P		P(1)	P	P	P(2)		P		(1) Permitted only as part of a mixed used development, as described in 15.520.100 Definition of Mixed Use. (2) Permitted only as accessory to primary used not to exceed 20% of total square footage of building(s).
Helipad/ Airport and Facilities														P		
Landscaping Business										P	P	P	P	P		
Professional Office			P	P			P	P	P	P	P	P	P(1)	P		(1) Permitted as accessory to

Division II. Zone Classifications and Land Use Charts

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																primary use not to exceed 20% of total square footage of building(s).
Storage, Self-Service										P	P	C	P	P		
Truck Terminal									C	C		P(1)		P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
CIVIC & INSTITUTIONAL																
Cemetery		C	C	C			C			P	P	P			C	
City Hall	P	C	C	C				P	P	P	P	P	C			
Court								P	P	P	P	P	C(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Fire Facility	C	P	P	P			P	P	P	P	P	P	P	P	P	
Funeral Home/ Crematory							P		P(1)	P	P	P(2)		P	C	(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Police Facility	C	P	P	P			P	P	P	P	P	P	P	P	P	
Public Agency Office			P	P			P	P	P	P	P	P	C(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Public Agency Yard								C	C	P	P	C	C	P		
Public Archives							C	P	P	P	P	P	C	P	C(1)	(1) Limited to existing structures.
Social Service Office			C	C			P	P	P	P	P	P	C(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
EDUCATIONAL																
College/ University	C	C	C	C				P(1)	P	P	P	P	C			(1) Permitted as part of a mixed use development, as

Division II. Zone Classifications and Land Use Charts

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																described in SMC 15.520.100 Definition of Mixed Use.
Elementary/Middle School	C	C	C	C								C				
High School	C	C	C	C			P			C	C	C				
Specialized Instruction School	P (1,2) /C(3)	P (1,2) /C(3)	P (1,2) /C(3)	P (1,2) /C(3)			P	P(4)	P(4)	P	P	P	C	P		<p>(1) Limited to 3 students per day.</p> <p>(2) Permitted as a subsidiary use, subject to criteria in SMC Ch. 15.470, Subsidiary Uses.</p> <p>(3) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E) Conditional Use Permit (CUP).</p> <p>(4) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.</p>
Vocational/Technical School							C	P(1)	P(1)	P	P	C	C	C		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
HEALTH & HUMAN SERVICES																
Crisis Diversion Facility (CDF)												C		C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Crisis Diversion Interim Facility (CDIF)												C		C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Day Care I	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P (1,2)	P (1,2)			P (1,3)	P(1)			<p>See SMC Ch. 15.420 Day Care Facilities.</p> <p>(1) If family day care providing in-home care, regulations in SMC 15.420.200 Family Day Care Facilities apply.</p>

Division II. Zone Classifications and Land Use Charts

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																<p>(2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.</p> <p>(3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p>
Day Care II	C(1)	P	P	P		C	P	P(2)	P(2)	P	P	P				<p>See SMC Ch. 15.420 Day Care Facilities.</p> <p>(1) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E) Conditional Use Permit (CUP).</p> <p>(2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.</p>
Halfway House									C	C	C	C				<p>As part of the CUP process a determination will be made as to whether an essential public facility (EPF) siting process is needed. See SMC 15.115.040 Essential Public Facilities. These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.</p>
Hospital							P		C	P	P	P	P			
Medical Dental Lab			C	C			P	P	P	P	P	P	P	P		
Medical Office/ Outpatient Clinic			P	P			P	P	P	P	P	P	P	P		
Miscellaneous Health							P	C	C	P	P	P	C			
Opiate Substitution Treatment Facility										C	C	C	C	C		<p>Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.</p>

Division II. Zone Classifications and Land Use Charts

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
Overnight Shelter	P(1)	P(1)	P(1)	P(1)			P(1)		P(1)/C(2)	P(1)/C(2)	P(1)/C(2)	P(1)/C(2)				<p>(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.</p> <p>(2) As part of the CUP process a determination will be made as to whether an essential public facility (EPF) siting process is needed. See SMC 15.115.040 Essential Public Facilities. These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.</p>
Secure Community Transition Facility									C	C	C	C	C	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Transitional Housing			C	C					C	P	P	P				Must have adequate on-site and program management, and and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders.
MANUFACTURING																

Division II. Zone Classifications and Land Use Charts

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
Aerospace Equipment													P	C		
Apparel/ Textile Products										C	C			P		
Batch Plants														C		Cement batch plants are prohibited.
Biomedical Product Facility												P	P	P		
Chemical/ Petroleum Products														P		
Commercial/Industrial Machinery														P		
Computer/ Office Equipment												C	P	P		
Electronic Assembly												C	P	P		
Fabricated Metal Products														P		
Food Processing							P		C	P	P		C	P		
Furniture/ Fixtures													P	P		
Laboratories, Research, Development & Testing							C		C	C	C	P	P	P		
Manufacturing, Light Misc.													P	P		
Winery/ Brewery/Distillery								C(1)	P(1)	P	P	P(1)	C	P		(1) Micro winery/brewery/ distillery shall have a retail section.
Off-Site Hazardous Waste Treatment and Storage Facilities														C		Must comply with RCW 70.105.210.
Paper Products														P		
Primary Metal Industry														P		
Printing/ Publishing										P	P	C	C	P		
Recycling Processing														C		
Rubber/ Plastic/ Leather/ Mineral Products														P		
Textile Mill										C				P		
Wood Products	C(1)												C	P		(1) Minimum lot size of 5 acres.
MOTOR VEHICLES																

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LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
Auto/Boat Dealer									C(1)	P	P			P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Auto Service Center							P			P	P	P(1)		P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Auto Supply Store							P	C(1)	C(1)	P	P			P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Auto Wrecking														C		
Commercial Marine Supply							C			P	P		P	P		
Electric Vehicle Infrastructure	P(1)	P(1)	P(2)	P(2)	P(1)	P(1)	P	P(3)	P	P	P	P	P(3)	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. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Fueling/ Service Station							P			P	P			P		See SMC 15.415.100, Fueling/ Service Stations
Mobile Refueling Operations	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P	P	P	P	P	P(1)	See SMC Ch. 15.450 Mobile Refueling. (1) Permitted only to refuel heavy equipment at a construction site.
Public/Private Parking							C		C(1)	P	P	P		P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Tire Retreading														P		
Towing Operation														C		
Vehicle Rental/Sale									C(1)	P	P	P(1)		P		(1) Permitted as accessory to

Division II. Zone Classifications and Land Use Charts

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																primary use not to exceed 20% of total square footage of building(s).
Vehicle Repair, Large														P		
Vehicle Repair, Small							C			P	P			P		
RECREATIONAL & CULTURE																
Amusement Park									C	C	C		C		C(1)	(1) Site must be adjacent to an improved arterial.
Community Center		C	C	C			P	P	P	P	P	P(1)			P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Drive-In Theater										P						
Golf Course	C									C			P		P	
Health Club			C(1)	C(1)			P	P	P	P	P	P	P	P(1)		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Library	P	P	C	C	C		P	P	P	P	P	P	C			
Museum		C	C	C			P		P	P	P	P	C			
Nonprofit Organization	P(1)/C(2)	P(1)/C(2)	P	P			P	P	P	P	P	P			P(1)/C(2)	(1) Permitted as subsidiary use, subject to criteria in SMC Ch. 15.470 Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020 (E) Conditional Use Permit (CUP).
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational Center	P(1)	P(1)	P(1)	P(1)			C	P	P	P	P	P(2)	P(3)	P	P	(1) The hours to conduct outdoor activities may be limited dependent on their location relative to adjacent residential properties. Such activities may be limited due to potential noise impacts, activities between the hours of 10:00 p.m. to 8:00 a.m. or lightning that cannot be screened that would cast glare on adjacent residents.

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LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																<p>(2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p> <p>(3) Site must be adjacent to an improved arterial.</p>
Religious Use Facility	P(1)/C(2)	P(1)/C(2)	P	P	C		P	P	P	P	P	P	P(3)		P(1)/C(2)	<p>(1) Permitted as a subsidiary use, subject to criteria in SMC Ch. 15.470 Subsidiary Uses.</p> <p>(2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.200(E) Conditional Use Permit (CUP).</p> <p>(3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p>
Religious Use Facility Accessory	C(1,2)	C(1,2)	C(2)	C(2)	C(1)		P(2)	P	P(2)	P(2)	P(2)	P(2)			P(3)/C(4)	<p>(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p> <p>(2) May include an overnight shelter, not to exceed 20% of total building square footage, providing an operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met.</p> <p>(3) Permitted as a subsidiary use, subject to criteria in SMC Ch. 15.470 Subsidiary Uses.</p> <p>(4) Permitted as a minor conditional use, subject to criteria in SMC 15.115.200(E) Conditional Use Permit (CUP).</p>

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LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
Sports Club	P(1)/C(2)						C			P	P	P		P		(1) Permitted as a subsidiary use, subject to criteria in SMC Ch. 15.470 Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.200(E) Conditional Use Permit (CUP).
Stadium/Arena									C	C	C		P	C	C	
RESIDENTIAL																
College Dormitory							C	P(1)	P	P	P	P	P			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Duplex		P(1)	P(1)	P(1)	P(1)											See SMC Ch. 15.505 Townhouse and Duplex Development Design Standards. (1) Duplexes are only permitted as part of a townhouse development.
Dwelling Unit, Caretaker/ Manager										P	P	P				
Dwelling Unit, Detached	P(1)	P(1)(2)	P(2)	P												(1) Efficiency unit permitted within primary dwelling, not to exceed 25% of gross square feet of dwelling. (2) Small lot single-family allowed subject to design standards in SMC Ch. 15.500 Small Lot Single-Family Design Standards.
Manufactured/ Modular Home	P	P				P										See SMC 15.465.600 Mobile, Manufactured, and Modular Home Standards.
Mobile Home						P										See SMC 15.465.600 Mobile, Manufactured, and Modular Home Standards.

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LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
Mobile Home Park	C(1)	C(1)	C(1)	C(1)		P										See SMC 15.465.600 Mobile, Manufactured, and Modular Home Standards. (1) A park outside established or proposed mobile home park zone is permitted after approval through the C UP process.
Multi-Family		P	P	P(1)			C	P(3)	P(2)	P(2)	P(2)	C(2)				(1) For new development and redevelopment for residential projects, at least 50% of the building's ground floor shall be retail, service, or commercial use as described in SMC 15.520.300 Mixed Use in Residential Projects. (2) Ground floor uses must be retail, service or commercial uses as described in SMC 15.520.300, Mixed Use in Residential Projects. (3) Permitted as part of a mixed use development, as described in SMC 15.520.200 Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC 15.520.100 Definition of Mixed Use.
Townhouse		P	P	P	P			P								See SMC Ch. 15.505, Townhouse and Duplex Development Standards.
RESIDENTIAL, RETIREMENT & ASSISTED LIVING																
Assisted Living Facility			P	P			C	P	P	P	P					
Community Residential Facility I	P	P	P	P			P	P		P	P	P				See SMC 15.465.400, Community Residential Facilities Standards.
Community Residential Facility II			P	P			C	P(1)	P	P	P	P				See SMC 15.465.400, Community Residential

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LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																Facilities Standards. (1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Continuing Care Retirement Community			P	P			C	P	P	P	P					
Convalescent Center/ Nursing Home			P	P			P		P	P	P	P				
Retirement Apartments		P	P	P			C	P	P	P	P					
RESIDENTIAL, ACCESSORY																
Accessory Dwelling Unit	P	P														See SMC 15.465.100, Accessory Dwelling Units.
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P		See SMC 15.465.500 Home Occupations.
Shed/Garage	P	P	P	P	P											See SMC Ch. 15.405, Accessory and Tent Structures.
Tent Structure	P															See SMC Ch. 15.405, Accessory and Tent Structures.
Tent Structure, Canopy	P															See SMC Ch. 15.405, Accessory and Tent Structures.
RETAIL & COMMERCIAL																
Agricultural Crop Sales (Farm Only)	P(1)						P			P	P	P		P		(1) No permanent retail sales structures permitted. Retail sales allowed on a seasonal basis for no more than 90 days in a calendar year. Wholesale sales permitted year round only for products produced/grown on site.
Antique/ Secondhand Store							P	P(1)	P(1)	P	P					(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Apparel/ Accessory Store								P(1)	P	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.

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LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																(2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Arcade (Games/Food)			P(1)	P(1)			P	P(1)	P(1)	P(1)	P(1)	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			C(1)	C(1)			P	P(2)	C(2)	P	P	P				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Coffee Shop/ Retail Food Shop			P(1)	P(1)			P	P(2)	P	P	P	P	P(3)			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Department/ Variety Store							P	P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Drug Store							P	P(1)	P(1)	P	P	P	P(2)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100

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LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Dry Cleaner			P (1,2)	P (1,2)			P	P(1)	P(1)	P	P	P(2)	P(1)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Espresso Stand			P(1)	P(1)			P	P(2)	P	P	P	P	P	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Fabric Store								P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Financial Institution							P	P	P	P	P	P	C(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Florist Shop			P(1)	P(1)			P	P(2)	P(2)	P	P	P(3)				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed use project.

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LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																<p>(2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.</p> <p>(3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p>
Food Store			P(1)	P(1)			P	P(2)	P(2)	P	P	P(3)				<p>(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s).</p> <p>(2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.</p> <p>(3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p>
Forest Products							P(1)		P(2)	(P1)	P(1)			C(3)		<p>(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations.</p> <p>(2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.</p> <p>(3) Forest product related businesses shall provide the following: minimum of 10 acres; access to major arterial; and minimum 30 foot buffers around the perimeter of property (Type II</p>

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LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																landscaping).
Furniture Store								P(1)	P	P	P					(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Hardware/Garden Material							P	P(1)	P(1)	P	P					(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Hobby/Toy Store							P	P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Jewelry Store							P	P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Laundromat		P(1)	P	P			P			P	P		P(2)	P		(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Liquor Store								C	P	P	P					
Media Material			P(1)	P(1)			P	P(2)	P	P	P	P(3)				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed

Division II. Zone Classifications and Land Use Charts

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																<p>use project.</p> <p>(2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.</p> <p>(3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p>
Other Retail Uses							C	C	P	P	P	C				
Pet Store								P(1)	P(1)	P	P	P(2)				<p>(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.</p> <p>(2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p>
Photographic and Electronic Store							P	P(1)	P(1)	P	P	P(2)				<p>(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.</p> <p>(2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p>
Produce Stand							P		C	P	P	P	C	P		<p>No more than 25% of the gross floor area of the produce stand shall be used for the sale of incidental or accessory uses.</p>
Restaurant			C (1,2)	C (1,2)			P(2)	P (2,3)	P(3)	P	P	P	P(1)	P		<p>(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p> <p>(2) No drive-through facilities allowed.</p>

Division II. Zone Classifications and Land Use Charts

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																(3) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Restaurant, Fast Food									P(1)	P	P	P	P(2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Sexually-Oriented Business										C	C	C		C		See SMC 15.415.200 Sexually-Oriented Businesses.
Sporting Goods and Related Stores								P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Tavern							P(1)	C	P	P	P					(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s).
Theater							P		P	P	P	P(1)	C	P	P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Wholesale/Bulk Store								P(1)	C(1)	C	C	C		P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
RETAIL & COMMERCIAL, LODGING																
Bed and Breakfast	P	P	P	P			P	P	C							See SMC 15.465.300 Bed and Breakfast Standards.
Hostel		C	C	C			P	C	P	P	P	P	C			
Hotel/Motel and			C	C			P	C	P	P	P	P	C			

Division II. Zone Classifications and Land Use Charts

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
Associated Uses																
UTILITIES																
Communications Facility	C/P	C/P	C/P	C/P	C/P		C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P		See SMC Chapter 15.480 Wireless Communications Facilities for specific use and development standards.
Utility Substation	C	C	C	C			C	C	C	P	P	P	C	P		
Utility Use	C	C	C	C			C	C	C	C	C	P	C	P		
Wireless Communications Facilities	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	See SMC Chapter 15.480 Wireless Communications Facilities for specific use and development standards.

15.205.050 Hazardous Waste Use Requirements

- A. On-site hazardous waste treatment and storage activity generating hazardous waste is considered an accessory use to permitted uses within this land use chapter; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.
- B. Off-site hazardous waste treatment and storage may be permitted as a major conditional use in the industrial (I) zone district; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.
- C. For the purposes hereof the following terms and definitions shall apply:
 - 1. “Hazardous waste” means all dangerous and extremely hazardous waste as defined in RCW 70.105.010(15), except for moderate risk waste as set forth in RCW 70.105.010(17).
 - 2. “Hazardous waste generator” means any person or site whose act first causes a dangerous waste to become subject to regulation under the Dangerous Waste Regulations, Chapter 173-303 WAC.
 - 3. “Hazardous waste storage” means the holding of hazardous waste for a temporary period, as regulated by the State Dangerous Waste Regulations, Chapter 173-303 WAC.
 - 4. “Hazardous waste treatment” means the physical, chemical, or biological processing of hazardous waste for the purpose of rendering these wastes nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume, as regulated by the State Dangerous Waste Regulations, Chapter 173-303 WAC.
 - 5. “Off-site hazardous waste treatment and storage” means hazardous waste treatment and storage facilities that treat and store waste from generators on properties other than those on which the off-site facility is located.
 - 6. “On-site hazardous waste treatment and storage” means hazardous waste treatment and storage facilities that treat and store wastes generated on the same property.
 - 7. “State siting criteria” means criteria for the siting of hazardous waste treatment and storage facilities adopted pursuant to the requirements of RCW 70.105.210.

Chapter 15.210

Uses and Standards for the AVO and AVC Airport Zones

SECTIONS:

15.210.005	Purpose
15.210.010	Authority and Application
15.210.020	Administration
15.210.030	Interpretation
15.210.040	Rezoning
15.210.050	Zones and Map Designations Established
15.210.060	AVO/AVC Zone Classification Use Chart
15.210.070	AVO/AVC Zone Classification Standards
15.210.080	Landscape Standards
15.210.090	Design Guidelines
15.210.100	Critical Areas

15.210.005 Purpose

The purpose of this chapter is to coordinate the City's zoning with the Port of Seattle's current Master Plan and Comprehensive Development Plan anticipated to be adopted by the Port of Seattle's Commission in 2007; to implement the 2005 Interlocal Agreement (2005 ILA) between the Port of Seattle and the City of SeaTac, dated February 16, 2006; to establish a mutual and cooperative system for exercising their respective statutory authorities; and to standardize the uses and development standards for property along the perimeter of the airport.

15.210.010 Authority and Application

The provisions of this chapter shall apply to the uses and development standards for Port-owned property within the City of SeaTac, and related to either aviation operations or aviation commercial uses, as specified in the 2005 ILA.

15.210.020 Administration

The City shall administer this chapter consistent with the terms of the 2005 ILA and other City ordinances.

15.210.030 Interpretation

- A. Where changes are proposed to or uncertainties exist as to the location of the zone boundaries or other provisions of this chapter, the procedures contained in the 2005 ILA regarding joint consultation and/or dispute resolution shall apply.
- B. For proposed developments that are not listed as "permitted" in the zone classification use chart of this chapter, the provisions of this title shall apply, except as otherwise stated in the 2005 ILA.

15.210.040 Rezoning

Except as specified in the Interlocal Agreement (2005 ILA), the proposed rezoning of property under this chapter shall be subject to the provisions of this title.

15.210.050 Zones and Map Designations Established

In order to accomplish the purposes of the code, the following zone classifications and zoning map symbols are established:

Zone	Map Symbol
Aviation Operations	AVO
Aviation Commercial	AVC

- A. Aviation Operations (AVO). The purpose of this zoning designation is to provide for safe and efficient commercial aviation operations and support, together with security, access, the needs and convenience of the traveling public, and the handling of air cargo. Note: those properties in the aviation operations zone that were formerly designated “Business Park” as indicated on map Attachment A-6 of the 2005 ILA are subject to certain development standards as provided for in Attachment A-4 of the 2005 ILA.
- B. Aviation Commercial (AVC). The purpose of this zoning designation is to allow for development that provides support to operations of the airport, the traveling public, and air cargo, and for other development that provides economic benefit to the airport and the City of SeaTac while maintaining compatibility with airport operations and activities. Note: those properties in the aviation commercial zone that were formerly designated “Business Park” as indicated on map Attachment A-6 of the 2005 ILA are subject to certain development standards as provided for in Attachment A-4 of the 2005 ILA.

15.210.060 AVO/AVC Zone Classification Use Chart

If this chart does not specify that a proposed land use is permitted, then the proposed land use shall be considered a prohibited land use within the airport zones. This chart may be amended in accordance with the provisions of the 2005 ILA.

Land Use		Zone Classifications	
		AVO	AVC
1	Access, Parking, Transfer and Holding Areas, Intermodal Connections for Public Transit, High Capacity Transit, Buses, Taxis, Shuttles, and Other Forms of Transportation	P	P
2	Aids for Airport and Aircraft Operations	P	P
3	Air Cargo Aircraft Loading and Unloading	P	
4	Air Cargo Warehousing and Customer Service Facilities	P	P
5	Aircraft Fueling Systems	P	
6	Aircraft Ramp and Parking Areas	P	
7	Aircraft Run-Up Areas	P	
8	Airfield Control Towers and FAA Air Traffic Control Facilities	P	
9	Airfield Crash/Fire/Rescue (ARFF) Facilities, Including Staff Quarters and Offices	P	
10	Airfield Infrastructure	P	P
11	Airfield Lighting	P	
12	Airfield Security Facilities such as Fencing, Gates, and Guard Stations	P	P
13	Airfield Service Roads and Access Improvements to those roads	P	P
14	Airport Access Roadways	P	
15	Aviation, Communication and Landing	P	
16	Communications Equipment, if Directly Related to the Operation of the Airport	P	P
17	Controlled Storage of Hazardous Wastes Generated by Permitted Uses and Temporarily Stored Prior to Disposal in Accordance with Federal and State Regulations	P	
18	Designated Airfield Safety Areas, Clear Zones and Runway Protection Zones	P	P
19	Employee Support Facilities Such as Cafeterias, Locker Rooms, Rest Areas, Restrooms and Exercise Areas Directly Related to the Operation of the Airport	P	P
20	Facilities for the Maintenance of Aircraft	P	
21	Facilities for the Maintenance of Airline Equipment	P	
22	Facilities for the Maintenance of Airport and Airfield Facilities	P	P(4)
23	Flight Kitchens Directly Related to the Operation of the Airport	P	P(4)
24	Hotel Facilities, Convention and Conference Facilities	P(1)	P(4)
25	Infrastructure and Utilities Serving Uses Permitted in Other Zones or Areas	P	P
26	Inter/Intra Terminal Transfer Facilities for People Baggage, and Cargo	P	P
27	Meteorological Equipment	P	
28	Offices and Work and Storage Areas for Airline and Aviation Support	P	P
29	Other Aviation Activities or Facilities Whose Location Within the AVO Zone is Fixed by FAA Requirements	P	
30	Other Aviation Activities or Facilities Whose Location Within the AVO Zone is Fixed by FAA Requirements Related to the Operation of the Airport		P
31	Other Uses Not Directly Related to the Operation of the Airport		P(5)
Land Use		Zone Classifications	
		AVO	AVC
32	Parking and Storage for Airline and Airfield Ground Service Equipment (GSE); Provided, that Parking and Storage for Heavy Equipment (e.g., Fuel Trucks, Runway Snowplows) Shall Be Permitted Only in the AVO Zone and is Directly Related to the Operation of the Airport.	P(2)	
33	Parking and Storage for Airfield Ground Service Equipment (GSE)	P	P(2)

34	Parking for Employees Directly Related to the Operation and Construction of the Airport	P	P
35	Parking Facilities Immediately Adjacent and Providing Direct Physical Access to Passenger Terminal Facilities	P	P
36	Parking (Commercial) NOT Connected to the Airport		P
37	Passenger Terminal Facilities, Including Passenger and Baggage Handling, Ticketing, Security Checkpoints, Waiting Area, Restrooms, Aircraft Loading Gates, Restaurants, Conference Facilities, Newsstands, Gift Shops, and Other Commercial Activities Providing Goods and Services for the Traveling Public.	P	
38	Passenger Vehicle Rental, Including Parking, Service and Preparation, and Customer Facilities to be Owned and Operated by the Airport	P	
39	Public Parks, Trails, and Viewpoints	P(3)	P(3)
40	Public Transportation Facilities Related to the Operation of the Airport	P	
41	Public Transportation Facilities (to be Owned and Operated by Another Agency)	P	P
42	Reasonable Accessory Office and Staff Facilities Independent of Uses Permitted in the Zone, if Such Uses are NOT Directly Related to the Operation of the Airport		P
43	Reasonable Accessory Office and Staff Facilities Independent of Uses Permitted in the Zone, if Such Uses are Directly Related to the Operation of the Airport	P	P
44	Retail Sales Inside Air Operations Area (AOA)	P	
45	Retail Sales Outside AOA, Airport Controlled Safety Areas and Airport-Operated Facilities		P
46	Roadways and Public Transportation Facilities that Provide Access to the Airport for its Customers, Commercial Vehicles and Ground Transportation Services	P	P
47	Runways, Taxiways, and Safety Areas	P	
48	Those Clean Light Industrial and Manufacturing Facilities Permitted in the City's BP Zone as it Existed on the Date of the 1997 Interlocal Agreement		P(5)
49	Utilities Serving Uses Permitted in the Zone	P	P
50	Warehousing and Distribution Facilities, Excluding Truck Terminals, with Direct Airfield Access, or Delivery to Secure Area of the Airport		P
51	Warehousing and Distribution Facilities, Excluding Truck Terminals		P
52	Wholesale Sales and Distribution Facilities		P

- (1) Limited to hotel facilities immediately adjacent and providing direct physical access to passenger terminal facilities.
- (2) Provided that maintenance of heavy equipment (e.g., fuel trucks, runway snowplows) SHALL BE permitted only in the AVO zone and is directly related to the operation of the airport.
- (3) The following special conditions shall apply to any AVO and AVC zone areas which are designated for public access parks, trails, or viewpoints:
 - Public access or recreational uses shall be limited as necessary to assure compatibility with airport and aviation activities. If use of Port-owned property by the public for access and recreation is permitted, it shall be considered compatible

with airport operations, including noise and other impacts, and shall not establish a recreation use or other public activity under the U.S. Department of Transportation 4(f) provisions.

- Public use and access shall be generally of low intensity. Density guidelines for numbers of people may be established by the Port and FAA, with input from the public and City of SeaTac.
- Public use and access shall be subject to the requirements and needs of airport and aviation activities, including security, as determined by the Port and/or the FAA.

(4) Permitted use only if approved by the City Council, on a case-by-case basis.

(5) Permitted on a case-by-case determination by the Port and City per the 2005 Interlocal Agreement.

15.210.070 AVO/AVC Zone Classification Standards

Development standards for setbacks, setback projections, lot coverage, height restrictions, parking, signage, illumination, transportation, and noise shall be covered under the 2005 ILA as specified in Attachment A-4 – “Development Standards for Port Projects Affecting the City of SeaTac.”

15.210.080 Landscape Standards

Landscape design standards for projects within the AVO and AVC shall comply with the Port’s 2006 Seattle-Tacoma International Airport Landscape Design Standards (STIA) as described in the 2005 ILA, Attachment A-4, pages nine through 14.

15.210.090 Design Guidelines

All development within the AVO and AVC zones are subject to the design standards as specified in the 2005 ILA under “Design Standards,” Attachment A-4, pages four through eight, and Seattle-Tacoma International Airport Landscape Standards found in the 2005 ILA, Attachment A-4, “Landscaping,” pages 10 through 15, except that City of SeaTac design standards as listed under SMC 15.525.200(E), Design Standards, shall also apply to all properties formerly designated as “Business Park” as provided for in Attachment A-4 of the 2005 ILA..

If either the Port or the City believe the standards in Attachment A-4 of the 2005 ILA are not satisfied, then “joint consultation” shall take place under Section 2.2.2, subject to more specific requirements for the Port Master Plan and Comprehensive Development Plan (CDP) Projects on Port Property in Section 2.2.1.6.

15.210.100 Critical Areas

The City’s critical area regulations and standards shall apply to Port projects. However, the City’s critical area provisions shall not apply to the third runway or other portions of the Port Master Plan projects as follows: (A) wetland mitigation being done in Auburn, Washington; (B) Miller Creek stream location as shown in the Port’s Section 404 Corps Permit Application; and (C) for the Port Master Plan projects not eligible for joint consultation as shown in the 2005 ILA, Attachment A-1, the Port shall implement the mitigation measures set forth in the Master Plan

Final EIS and Final Supplemental EIS (as set forth in the 2005 ILA, Attachment A-5), and the City's critical area regulations (including flood plains, seismic hazards, erosion and vegetation) shall not apply so long as those mitigation measures are implemented. The City's standards and regulations shall be flexibly applied or modified on a case-by-case basis to recognize federal regulations, circulars or similar provisions affecting airports or the special circumstances presented by the operation of an airport. If the Port and City disagree on the critical area standards, then dispute resolution under Section 13 of the 2005 ILA shall apply.

Chapter 15.215

Planned Unit Development (PUD)

SECTIONS:

15.215.005	Purpose
15.215.010	Initiation of Project – Application
15.215.015	Procedure for Approval
15.215.020	Phased Development
15.215.025	Combined Applications
15.215.030	Preliminary Development Plan
15.215.040	Final Development Plan
15.215.050	Zoning Map Revision
15.215.060	Building Permits – Certificates of Occupancy
15.215.070	Subdivision Requirements
15.215.080	Sale of Lots
15.215.090	Lots Subject to Final Development Plan
15.215.100	Adjustments – Procedures
15.215.110	Termination of Final Planned Unit Development – Failure to Commence or Continue Construction
15.215.120	Extension of Time for Construction
15.215.130	Applicability of Provisions
15.215.140	Location – Uses Permitted
15.215.150	Access to Development
15.215.160	Common Open Space – Requirements
15.215.170	Permissive Variations in Requirements
15.215.180	Yards
15.215.190	Distance Between Buildings
15.215.200	Building Height
15.215.210	Number of Dwelling Units
15.215.220	Residential Density Incentives
15.215.230	Site Coverage
15.215.240	Off-Street Parking
15.215.250	Common Walls
15.215.260	Notice of Public Hearing
15.215.270	Judicial Review

15.215.005 Purpose

A planned unit development (PUD) has the following purpose: to allow a development which would be as good as or better than that resulting from traditional lot-by-lot development, by

permitting flexibility in use of open space and in the design and placement of buildings, circulation facilities, and off-street parking areas in order to best utilize sites characterized by special features of geography, topography, size, or shape

15.215.010 Initiation of Project – Application

An application for approval of a proposed planned unit development shall be made to the Department using application forms furnished by the City. The application shall be made by the owner(s) of the parcel(s) intended to be developed as a unit, or the owner's duly authorized agent(s). The ownership of all parcels to be included must join in or be represented in the application

15.215.015 Procedure for Approval

The procedure to be followed for approval of a PUD shall be composed of two (2) steps:

- A. Review of the development plan by the Hearing Examiner who shall make a recommendation to City Council; and
- B. Review of the recommendation of the Hearing Examiner by City Council.

15.215.020 Phased Development

Development of the project may be phased, in which case each complete phase may be processed as one development. A map showing all property owned or controlled by the developer which is contiguous to the development site, or which is within the area determined by the Director to be relevant for comprehensive planning and environmental assessment purposes, together with a conceptual plan of said properties' eventual development through all potential phases, shall be submitted with the application for the first phase. The conceptual plan shall conform to the purposes of this chapter and shall be used by the City to review all phases of the development.

15.215.025 Combined Applications

In all cases:

- A. An applicant may file a concurrent subdivision application, meeting the requirements of the Subdivision Code which shall be processed concurrently with the PUD application.
- B. The applicant may also file a concurrent rezone application, meeting the requirements of SMC 15.115.500, Zone Reclassification (Rezone), which shall be processed concurrently with the other application(s).

15.215.030 Preliminary Development Plan

- A. **Preliminary Development Plan – Filing Requirements** The applicant shall file a preliminary development plan with the Director including, at a minimum, the following information:
 - 1. A legal description and site location map of the property;

2. A proposed site plan and/or drawings with five (5) foot contour intervals showing the principal topographic contours; individual trees over eight (8) inches in diameter measured three (3) feet above the base of the trunk in areas to be developed or otherwise disturbed; designated placement, location, and principal dimensions of buildings, streets, parking areas, recreation areas and other open space and landscaping areas; and all property within the area determined by the Director to be relevant for comprehensive planning and environmental assessment purposes; together with a conceptual plan for its development;
 3. Drawing and/or text showing scale, bulk, and architectural character of structures;
 4. Special features;
 5. Text describing conditions or features which cannot be adequately displayed on maps or drawings;
 6. A description of plans for covenants, uses and continuous maintenance provisions for the project;
 7. Names of all property owners within five hundred (500) feet of the exterior boundaries of the subject property, as determined from the records of the County Treasurer, their mailing addresses, the addresses of the parcels within said area if different from the owner's mailing address, and preaddressed, pre-stamped envelopes for the mailing of notice as required by SMC 15.115.600(C), Procedural Notice Requirements;
 8. A conceptual landscape plan;
 9. A circulation diagram indicating the proposed movement of vehicles and pedestrians within the PUD, and to and from existing and programmed thoroughfares; and special engineering features and traffic regulating devices needed to facilitate or insure the safety of this circulation pattern
- B. **Preliminary Development Plan – Staff Recommendation to the Hearing Examiner**
After receiving the preliminary development plan, the Director shall route the same to all appropriate City departments, and each department shall submit to the Director comments and recommendations. After receiving such information from the City departments, the Director shall present recommendations and conclusions before the Hearing Examiner at the public hearing for the preliminary development plan.
- C. **Preliminary Development Plan – Hearing** The preliminary development plan will be considered at a public hearing before the Hearing Examiner after notice is given in the manner required by SMC 15.215.260, Notice of Public Hearing.

D. Preliminary Development Plan – Hearing Examiner Review The Hearing Examiner shall use the following minimum criteria when making a recommendation to City Council:

1. The proposed project will not be detrimental to present and potential surrounding land use;
2. Land surrounding the proposed development can be planned in coordination with the proposed development and can be developed so as to be mutually compatible;
3. Streets and sidewalks, existing and proposed, are in accordance with adopted City development standards to carry anticipated traffic within the proposed project and in the vicinity of the proposed project, in light of the criteria set forth in SMC 15.215.150, Access to Development;
4. Utility services and other improvements, existing and proposed, are adequate for the development and are to be completed by the estimated completion date of the PUD;
5. Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, recreation spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment. Such requirements may be reduced through requested permissive variations as outlined in SMC 15.215.170, Permissive Variations in Requirements; provided, that the proposed development sustains a desirable and stable environment;
6. The project conforms with the basic intent of this code;
7. The project conforms to the SeaTac Comprehensive Plan, and any applicable area plan that has been adopted by the City pursuant to ordinance or resolution; and
8. If a subdivision application is being processed concurrently, conformance with the requirement of the Subdivision Code.

Following the public hearing, the Hearing Examiner may recommend approval as proposed, recommend approval with changes and/or upon conditions, or disapprove the application and the accompanying development plan.

E. Preliminary Development Plan – City Council Review

1. The Hearing Examiner shall make his recommendation to the City Council within thirty (30) days of the hearing.

2. The Hearing Examiner's recommendation shall be considered by the City Council at a public meeting, or, at the request of City Council, a public hearing with notice given as provided in SMC 15.215.260, Notice of Public Hearing, may be held. After consideration of the recommendation, the City Council shall:
 - a. Approve the preliminary development plan as recommended;
 - b. Approve the preliminary development plan as recommended with minor modifications;
 - c. Deny the plan; or
 - d. Remand the plan for reconsideration by the Hearing Examiner.

The City Council shall not approve a major change in the plan as recommended by the Hearing Examiner without first holding a public hearing upon the plan with notice given as provided in SMC 15.215.260, Notice of Public Hearing.

3. Approval shall be by resolution.
4. The City Council shall base its action upon criteria set forth in SMC 15.215.030(D), Preliminary Development Plan – Hearing Examiner Review.
5. The decision of the City Council shall be final.

15.215.040 Final Development Plan

A. Final Development Plan – Failure to File, Termination

1. In the event the development plan or any required attendant papers are not filed within twelve (12) months for permits in the applicable phases, the approval of the development plan shall lapse, and the approval shall be deemed null and void and without force or effect.
2. When it is determined as part of the PUD approval that the development plan is to be phased, then the development plan for the first phase must be submitted within twelve (12) months. In no case shall the total phasing of the project exceed five (5) years from the time of the development plan.
3. The time period for filing of final development plans shall not include periods of time during which progress on the final development plan is reasonably halted or delayed due to the filing and pendency of legal actions challenging an approval granted by the City pursuant to this chapter; provided, that in all cases when more than two (2) years have elapsed subsequent to the date of approval of a preliminary plan, whether due to the pendency of litigation, City approved extensions of time for filing or otherwise, the permittee shall be required to comply with all current building, construction, subdivision and other applicable

standards of the City prior to being granted approval of the final development plan.

- B. **Final Development Plan – Extension of Time for Filing** For good cause shown, the City Council in its discretion, may grant a one (1) year extension of time for filing the final development permits and required accompanying papers.
- C. **Final Development Plan – Hearing Examiner Recommendation** After the public hearing, the Hearing Examiner shall recommend approval, approval with conditions, or disapproval of the final development plan. The Hearing Examiner shall enter reasons for such action in the records. The Hearing Examiner shall recommend approval of the final development plan if determined that it conforms to the standards, including minor changes approved pursuant to SMC 15.215.100, Adjustment – Procedures. For the purpose of this section, “substantially conforms” means that, as compared to the preliminary development plan, the final development plan contains no significant revisions in density, uses, design or development standards in the site plan, and that there is not such a quantity of insignificant revisions that the cumulative effect thereof constitutes, in the Hearing Examiner opinion, a significant revision.
- D. **Final Development Plan – City Council Consideration** The final development plan, together with the Hearing Examiner recommendation thereon, shall be transmitted to the City Council within thirty (30) days of the Hearing Examiner making a recommendation. The City Council shall consider the final development plan and the Hearing Examiner recommendation at a regular meeting or at its discretion may hold a public hearing thereon, with notice to be given as provided in SMC 15.215.260, Notice of Public Hearing. The City Council shall approve the final development plan by ordinance if it determines that the plan substantially conforms to the standards. For purposes of this section, “substantially conforms” means that, as compared to the approved preliminary development plan, the final development plan contains no significant revision in density, uses, design or development standards in the site plan, and that there is not such a quantity of insignificant revisions that the cumulative effect thereof constitutes, in the opinion of the City Council, a significant revision.
- E. **Final Development Plan – Bond Required** No final development plan shall be implemented until the applicant files with the City Finance Department a bond approved by the City, executed by a surety company authorized to do business in the State or other equivalent security approved by the City Attorney, in an amount equal to one hundred fifty percent (150%) of the Department’s estimate of the cost of all public improvements, utilities, and all landscaping portions of the final development plan, conditioned upon the permittee’s completion of such portions of the project according to the submitted final development plan and the provisions of this chapter, and, in addition, providing that no change, extension of time, alteration or addition to the project will in any way affect the obligation on bond. Said bond, or an additional bond or other equivalent security, shall also be conditioned upon full restoration of the site in the event that grading, clearing or any other site preparation or work is begun and abandoned, and in the determination of the City, it will better serve the public health,

welfare, and safety to restore the site rather than to require completion of public improvements, utilities and landscaping. If the PUD is also being subdivided, the bonds required to be posted by the Department policies/standards, to the extent that they satisfy the requirements of this section, shall be accepted as full or partial fulfillment of the requirements hereof.

- F. **Installation of Improvements** In lieu of providing a bond or other suitable security for all required improvements, the applicant may install all such improvements in a manner as approved by the Department.
- G. **Final Development Plan – Effect** Approval by the City Council of the final development plan for a PUD and filing of the bond for installation of improvements as provided in SMC 15.215.040(E) Final Development Plan – Bond Required, and 15.215.040(F), Installation of Improvements, shall authorize the owner(s) of the parcel(s) to be developed as a unit to proceed with the project, acting in concern, and shall bind such owner(s) to the implementation of such final development plan and to the construction and maintenance of the PUD in strict accordance with such approved plan and the provisions of this chapter.

15.215.050 Zoning Map Revision

Upon approval of the final development plan the Official Zoning Map shall be revised to:

- A. Reflect the existing underlying zoning for the parcel(s) involved; and
- B. Indicate the approval of a PUD thereon, the date of such approval and the date of termination of such approval pursuant to SMC 15.215.110, Termination of Final Planned Unit Development – Failure to Commence or Continue Construction, in the event that construction has not been commenced within the time period required by that section. The termination date shall be removed upon completion of the project.

15.215.060 Building Permits – Certificates of Occupancy

The Building Official shall issue building permits for buildings and structures which conform to the approved final development plan for the PUD and with all other applicable City ordinances and regulations. The Building Official shall issue a certificate of occupancy (excluding single-family housing, with final inspection as the completion point) for completed buildings or structures which conform to the requirements of the approved final development plans and all other applicable City ordinances and regulations. The construction and development of all the open spaces and public and recreation facilities of each project phase must be completed or bonded before any certificate of occupancy will be issued

15.215.070 Subdivision Requirements

The approval of a subdivision shall be required of all projects which involve or contemplate the subdivision of land and the procedures set forth in the SeaTac Subdivision Ordinance, and shall be followed currently herewith. The approved final development plan shall be a binding site plan under RCW 58.17.040(5), so that a lease of land not involving a residential structure shall be exempt from the Subdivision Ordinance if the lease conforms to the final development plan.

15.215.080 Sale of Lots

Lots in a platted planned unit development may be sold to separate owners according to the separate lots as shown in the plat file and approved in connection therewith. No sale shall be permitted which subdivides a lot in such a manner as will create a new lot line except as provided in SMC 15.215.100, Adjustments – Procedures.

15.215.090 Lots Subject to Final Development Plan

All lots or other divisions of a subdivided PUD shall remain subject to compliance with the final development plan regardless of the fact of subdivision in compliance with the Subdivision Code, or subsequent conveyance of such individual lots or divisions.

15.215.100 Adjustments – Procedures

No major changes in the approved final development plan such as rearrangement of lots (except as applied to binding site plans), blocks, streets, building locations or development standards, or other such changes, may be made subsequent to final development plan approval except upon application to the Department, consideration by the Hearing Examiner, and approval by the City Council.

15.215.110 Termination of Final Planned Unit Development – Failure to Commence or Continue Construction

- A. If the construction has not been started within two (2) years from the date of approval of a final development plan, or if construction has been commenced but the work has been abandoned for a period of one (1) year or more, and if no extension of time has been granted as provided in SMC 15.215.040(B), Final Development Plan – Extension of Time for Filing, the authorization granted for the PUD project shall terminate and all permits and approval issued pursuant to such authorization shall expire and be null and void.
- B. The time period of commencing or continuing construction shall not include periods of time during which commencement of construction or continuation of construction was reasonably halted or reasonably delayed due to the filing of a pendency of legal action challenging an approval granted by the City pursuant to this chapter; provided, that in all cases, when more than two (2) years have elapsed subsequent to the date of approval of the final development plan whether due to pendency of litigation, City approved extensions of time for development, or otherwise, the permit shall be required to comply with all current building, construction, subdivision and other applicable standards of the City; provided further, that a change in zoning classification enacted subsequent to approval of the final development plan shall not affect the project.

15.215.120 Extension of Time for Construction

For good cause shown, the City Council, in its discretion, may grant a one (1) year extension of time for commencement or continuation of construction subsequent to approval of the final development plan.

15.215.130 Applicability of Provisions

The provisions of this chapter shall apply to all PUD projects for which applications are filed after the effective date of the passage of the ordinance codified in this chapter.

15.215.140 Location – Uses Permitted

- A. PUDs may be located in any zone; provided, that uses permitted in the PUD shall be governed by the regulations of the underlying zoning classification or other generally applicable City regulations governing permitted uses, including special district regulations.
- B. Notwithstanding any other provision of this section, accessory, incidental, retail and other nonresidential uses may be specifically and selectively authorized as to exact type and size to be integrated into a residential PUD; provided, that such accessory incidental uses shall be designed to serve only as a convenience to the inhabitants of the residential PUD; and, provided further, that such accessory uses shall be permitted only in those developments which are planned for four hundred (400) or more dwelling units. Building permits or occupancy permits for such uses shall not be issued until one-half (1/2) of the total project is completed. The access for such uses shall be functionally connected to at least one minor arterial or collector street in the PUD.
- C. For the purposes of this section, “residential planned unit development” means a planned unit development allowing only residential uses, except as provided by this section.

15.215.150 Access to Development

The major internal streets serving each PUD located in the UM or more intensive zone shall be functionally connected to at least one (1) minor arterial or collector street as defined in the SeaTac subdivision ordinance. The streets connecting with any PUD, regardless of the zone in which it is located, must be of sufficient size and character to accommodate the traffic to be produced by the project without significantly altering the character of existing residential neighborhoods. Evaluation of the proposal pursuant to this section shall include consideration of the following criteria:

- A. The increase of traffic which will be generated by the development;
- B. The present width and condition of streets to be affected;
- C. Presence or absence of improved sidewalks;
- D. Potential impacts upon the value of surrounding properties;
- E. Anticipated effect upon availability of parking;
- F. Existence of a particular conflict between vehicular and pedestrian traffic; and
- G. The street type designated in City ordinances.

15.215.160 Common Open Space – Requirements

In residential planned unit developments there shall be a minimum of ten percent (10%) of the site's gross area of the PUD dedicated or reserved as usable common open space land. "Usable common open space" is defined as where the average slope of all areas is four percent (4%) with no slope greater than six percent (6%) and which may be used for passive or active recreation.

15.215.170 Permissive Variations in Requirements

In considering a proposed PUD project, the approval thereof may involve modifications in the regulations, requirements and standards of the zone in which the project is located and the subdivision ordinance so as to appropriately apply such regulations, requirements and standards to the larger site. In modifying such regulations, requirements and standards as they may apply to a PUD project, the limitations set forth in SMC 15.215.180, Yards, through 15.215.250, Common Walls, shall apply. The applicant shall bear the burden of supporting any change in requirements. The applicant must make a request in writing for a permissive variation at the time of application for a preliminary planned unit development.

15.215.180 Yards

The requirements for front yards for the zone in which the planned unit development is located shall apply to all exterior boundaries of the site except for commercial developments proposing increases in density pursuant to the commercial density incentives set forth in SMC 15.425, Development Incentives.

15.215.190 Distance Between Buildings

The Hearing Examiner shall set minimum distances between structures to assure adequate sunlight and open space; provided, that minimum distances required by the Building Code and Fire Code shall be met.

15.215.200 Building Height

Building height and corresponding setback requirements shall be governed by the requirements of the underlying zone as set forth in this code.

15.215.210 Number of Dwelling Units

For any residential PUD, as defined in SMC 15.215.140, Location – Uses Permitted, located in more than one (1) zone, the total number of dwelling units allowed may be determined by totaling the number of dwelling units allowed on each portion of the PUD area located in a separate zone according to the regulations of that zone. The number of units arrived at by this method may be located anywhere within the planned unit development, subject to the normal development plan approval process set forth in this chapter.

15.215.220 Residential Density Incentives

Residential densities in a residential PUD may be increased pursuant to SMC 15.425 Development Incentives; provided, that all requirements of this title are met.

15.215.230 Site Coverage

Division III. Overlay Districts and Zones

CHAPTERS:

15.300	City Center Overlay District
15.305	South 154th Street Station Area Overlay District
15.315	Overlay Zones
15.41	Interim Angle Lake Station Area Overlay Standards

Chapter 15.300

City Center Overlay District

Sections:

15.300.005 Purpose

15.300.010 Authority and Applications

15.300.050 Use Chart

15.300.055 City Center Overlay District Use Chart

15.300.100 Circulation

15.300.110 Vehicular Circulation Requirements

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15.300.200 Site Planning and Building Orientation

15.300.210 Building Placement/Setbacks

15.300.220 Development Abutting Two (2) or More Street Frontages

15.300.230 Relation to Adjacent Development

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15.300.250 The Layout and Width of Streetfront Pedestrian Zone

15.300.260 Driveway Entrances

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15.300.300 Open Space and Amenities

15.300.310 Minimum Open Space Area Required

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15.300.330 Alternative Methods for Meeting Open Space Requirements

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 Requirements

15.300.440 General Parking Design and Construction Standards

15.300.450 Surface Parking

15.300.460 Structured Parking

15.300.500 Landscape 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 Roof Lines 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

15.300.800 Additional Standards

15.300.810 Fences

15.300.850 Signs

15.300.900 Development Incentives

15.300.950 Parking Bonus Incentive Program for Structured Public/Private Parking

15.300.005 Purpose

- A. The following standards are intended to implement the City's vision for a City Center/central business district as set forth in the City of SeaTac Comprehensive Plan, by promoting integrated development and pedestrian-oriented design, a diversity of uses within close proximity, a linked series of open spaces, and a focal point for community identity.
- B. Each standard includes examples and illustrations of ways in which the intent of the standard could be achieved. The graphic illustrations are meant to be examples, and not the only acceptable means to accomplishing the intent of the illustrated standards. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples that fulfill the intent of the design standard.

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, Chapter 15.300 SMC 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. **High Capacity Transit Facilities.** Standards for high capacity transit facilities, as identified in SMC Chapter 15.530 High Capacity Transit Facilities Design Standards, shall apply to all applicable development within the City Center Overlay District.

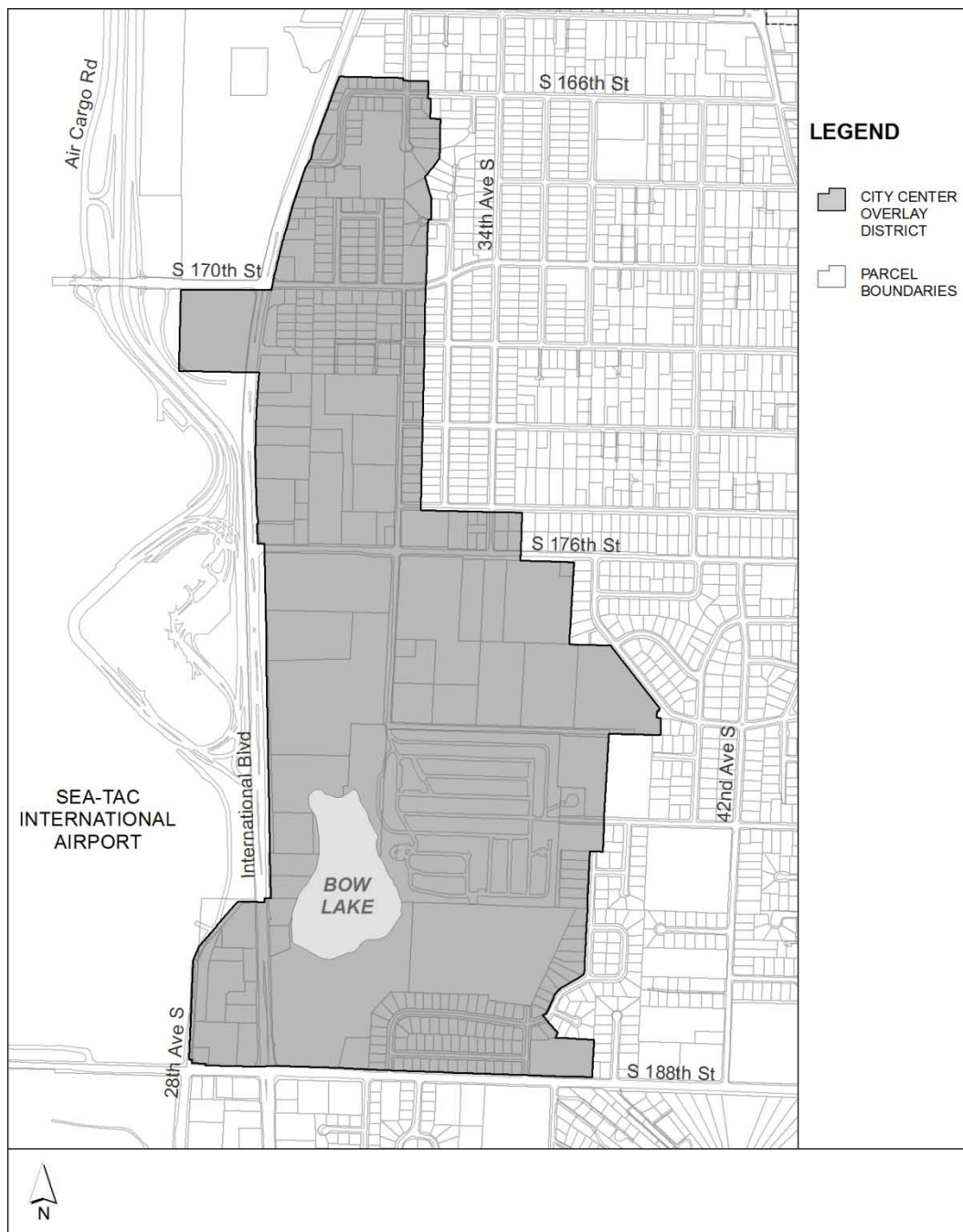


Figure: CITY CENTER OVERLAY DISTRICT MAP

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.

15.300.055 City Center Overlay District Use Chart

ZONES:

UM-Urban Medium

UH-Urban High

UH-UCR-Urban High-Urban

T-Townhouse

NB-Neighborhood Business

O/C/MU-Office/Commercial/Mixed Use

O/CM-Office/Commercial

CB-C-Community Business in the Urban Center

P – Park

P-Permitted Use; C-Conditional Use Permit required

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
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	P	P(1)	C			(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, 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).
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.

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
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 & 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					P	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 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					

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Specialized Instruction School	P(1)	P(1)	P	P	P	P(2)	P(2)			(1) Limited to three (3) students per day. (2) Permitted as a part of a mixed use development, as 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 & HUMAN SERVICES										
Day Care I	P (1)	P (1)	P (1)	P (1)		P (1,2)	P (1,2)	P(1)		See SMC Ch. 15.420 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	P	P	P	P(1)	P(1)			See SMC Ch. 15.420 Day Care Facilities. (1) Permitted as a part of a mixed use development, as described in SMC 15.300.720 Definition of Mixed Use.
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).
Secure Community Transition Facility					C	C				Subject to the CUP-EPF siting process (SMC 15.115.040 Essential Public Facilities).
Transitional Housing		C	C		P	C				Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders.
MANUFACTURING										
Aerospace Equipment										

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Apparel/Textile Products										
Biomedical Products Facilities										
Chemical/Petroleum Products										
Commercial/ Industrial Machinery										
Computer/Office Equipment										
Electronic Assembly										
Fabricated Metal Products										
Food Processing										
Furniture/Fixtures										
Laboratories, Research, Development & 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										
Commercial Marine Supply				C	P					

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
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 Operation	P(1)	P(1)	P(1)	P(1)	P	P	P(1)	P(1)	P (1)	See SMC Ch. 15.450 Mobile Refueling. (1) Permitted only to refuel heavy equipment at a construction site.
Public/Private Parking				C (1,2,3)	P (1,2,3)	C (1,2,3)				(1) Public/private parking lots (park-n-fly) are only permitted within a structure. Please see SMC 15.300.450(A) for provisions regarding public/private surface parking lot as an interim use. Please see SMC 15.300.460 for parking structure design and development standards. (2) Public/private parking lot (park-n-fly) structures are permitted up to three hundred (300) spaces as a stand-alone structure. (See SMC 15.300.460(A) for requirements regarding stand-alone structures.) Additional spaces may be added only via the incentive method defined in SMC 15.300.950. (3) Public/private parking lots shall only be allowed in one (1) parking structure per developed site.
Tire Retreading										
Towing Operation										
Vehicle Rental/Sales					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 & CULTURAL										
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	
Drive-In Theater										
Golf Course									P	

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
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 SMC 15.470 Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria under SMC 15.115.020(E) Conditional Use Permit (CUP).
Park	P	P	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	P	P	P		P(1)/C(2)	(1) Permitted as a subsidiary use, subject to criteria in SMC 15.470 Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria under SMC 15.115.020(E) 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 SMC 15.470 Subsidiary Uses. (3) Permitted as a minor conditional use, subject to criteria under SMC 15.115.020(E) 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.
Duplex	P(1)	P(1)(2)		C(1)	P(1)		P(1)	P(1)		See SMC Ch. 15.505 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.

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Dwelling Unit, Caretaker/Manager		P	P		P					
Dwelling Unit, Detached	P (1,2,3,4)	P(4)								<p>(1) Accessory dwelling units permitted. See SMC 15.465.100 Accessory Dwelling Units (ADUs) for standards.</p> <p>(2) Efficiency unit permitted within primary dwelling, not exceeding 25% of gross square feet of dwelling.</p> <p>(3) See SMC 15.465.600 Mobile Homes, Manufactured Homes and Mobile Home Parks for additional development standards.</p> <p>(4) Small lot single-family development allowed subject to design standards specified in SMC Ch. 15.500 Small Lot Single-Family Design Standards.</p>
Manufactured Home (HUD)	P									See SMC 15.465.600 Mobile Homes, Manufactured Homes and Mobile Home Parks for additional development standards.
Mobile Home (nonHUD)										
Mobile Home Park	C (1)	C(1)	C(1)			P				(1) A park outside established or proposed mobile home park zone is permitted after approval through the CUP process.
Multi-Family	P	P(1)	P(1)	C	P(2)	P(2)	P(2)			<p>(1) Ground floor retail/commercial or service uses, as described in SMC 15.300.730 Ground Floor Uses in Mixed Use Projects, are allowed, but not required in the UH and UH-UCR zones.</p> <p>(2) 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.</p>
Townhouse	P	P(1)		C	P		P	P		(1) Townhouse and duplex development allowed only in UH-1800 zone.
RESIDENTIAL, RETIREMENT & ASSISTED LIVING										
Community Residential Facility I	P	P	P	P	P	P	P			See SMC 15.465.400, Community Residential Facility Standards.

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Community Residential Facility II		P	P	C	P	P	P(1)			See SMC 15.465.400, Community Residential Facility 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	P	P			
RESIDENTIAL, ACCESSORY										
Home Occupation	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 & COMMERCIAL										
Agricultural Crop Sales (Farm Only)				P	P					
Antique/Secondhand Store			P(1)	P	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.
Apparel/Accessory Store		P(1)	P(2)		P	P(2)	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..
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). (1) Small, resident-oriented uses only.
Beauty Salon/Personal Grooming Service		P(1)	P(2)	P	P	C(2)	P(2)			(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 described in SMC 15.300.720 Definition of Mixed Use.
Department/Variety Store				P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
										Definition of Mixed Use.
Drug Store		P (1)	P (2)	P	P	P (2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (1) Permitted as a part of a mixed use development, as described in SMC 15.300.720 Definition of Mixed Use.
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.
Fabric Store		P(1)	P(2)		P	P(2)	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.
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.
Florist Shop		P(1)	P(2)	P	P	P(2)	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.
Food Store		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 described in SMC 15.300.720 Definition of Mixed Use.

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
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.
Furniture Store			P(1)		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.
Hardware/Garden Material				P	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.
Hobby/Toy Store		P(1)	P(2)	P	P	P(2)	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.
Jewelry Store		P(1)	P(2)	P	P	P(2)	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.
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 described in SMC 15.300.720 Definition of Mixed Use.
Liquor Store					P	P	C			
Media Material		P(1)	P(2)	P	P	P(2)	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.
Other Retail Uses		P(1)	P(2)	C	P	P	C			(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.
Pet Store			P(1)		P	P(1)	P(1)			(1) Permitted as a part of a mixed use

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
										development, as described in SMC 15.300.720 Definition of Mixed Use.
Photographic and Electronic Store			P(1)	P	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.
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.
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.
Sexually-Oriented Business					C					See SMC 15.415.200 Sexually Oriented Businesses.
Sporting Goods and Related Stores			P(1)	P	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.
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				P	P	P			P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Wholesale/Bulk Store					C	C(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720 Definition of Mixed Use.
RETAIL & 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.
UTILITIES										
Communications Facility	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P		See SMC Chapter 15.480 Wireless

Division III. Overlay Districts and Zones

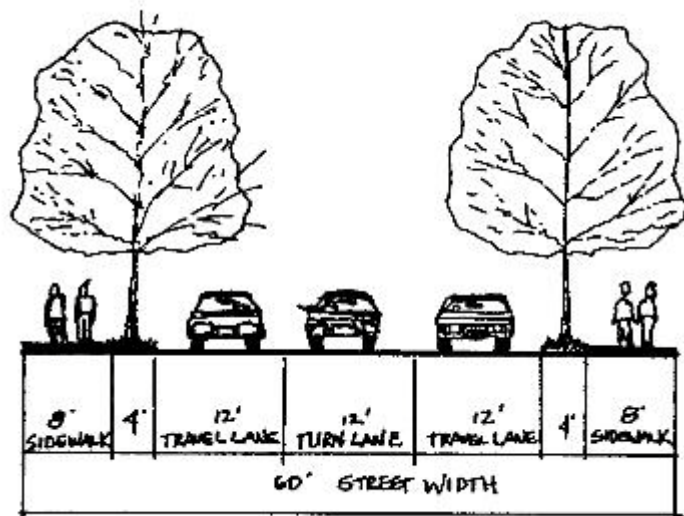
LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
										Communications Facilities for specific use and development standards.
Utility Substation		C	C	C	C	C	C			
Utility Use	C	C	C	C	C	C	C			
Wireless Communications Facility	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	See SMC Chapter 15.480 Wireless Communications Facilities for specific use and development standards.

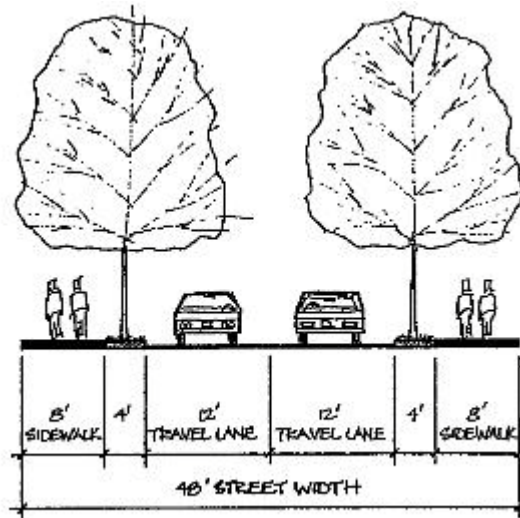
15.300.100 Circulation

Purpose: Sufficient vehicular circulation should be provided through the establishment of an adequate network of collectors and minor arterials. Pedestrian corridors should be inviting in their overall design, such as through the provision of street furniture and landscaping, and should feel secure by providing adequate safety measures, such as lighting.

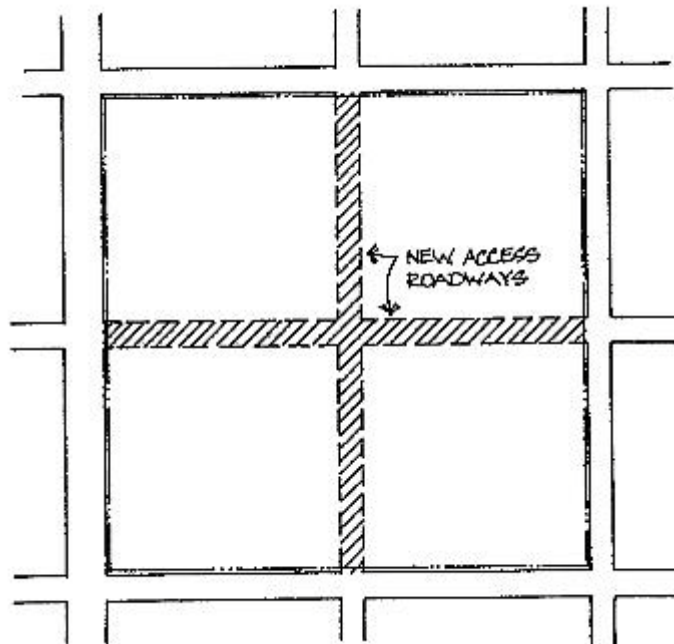
15.300.110 Vehicular Circulation Requirements

- A. All new City Center Overlay District streets shall be constructed within a minimum forty-eight (48) foot wide corridor (including streetfront pedestrian zones), and shall generally conform to the adopted City Center Plan. Pedestrian and vehicular circulation within the City Center Overlay District is intended to provide for public access, safe traffic flow, and connections to established vehicular and pedestrian routes, and is not intended to be applied prescriptively. Vehicular circulation shall be as approved by both the Director and the Director of Public Works.
1. All collector streets shall be a minimum of forty-eight (48) feet in width and meet all applicable City Department of Public Works specifications.
 2. All minor arterials shall be a minimum of sixty (60) feet in width and meet all City Department of Public Works specifications.





- B. All streets shall be designed to create blocks which are no greater than four hundred (400) feet on a side. In cases where topographic or other environmental constraints preclude the creation of a four hundred (400) feet by four hundred (400) feet block size, the four hundred (400) foot maximum block length shall apply to only two (2) sides of a block, and the maximum block length may be waived by the Director.



- C. An owner or developer shall coordinate with owners of adjacent parcels and consolidate, wherever possible, vehicular circulation routes to interconnect public and/or private streets in conformance with the adopted City Center Plan. Where appropriate, circulation corridors shall extend to the boundary line of the site

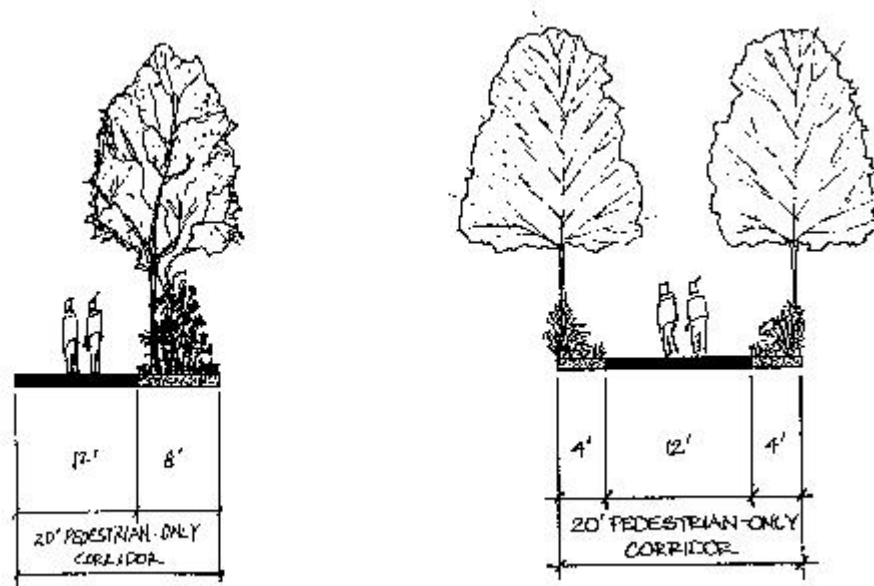
parcel in order to provide for future development of adjacent parcels and connections with existing public and/or private streets.

- D. Dead-end streets shall be permitted only where there is no feasible connection with an adjacent public and/or private street.
- E. Half-streets shall not be allowed, except as an interim circulation route as approved by both the Director and the Director of Public Works, in which the other half of the public or private street shall be developed on an adjacent parcel.
- F. Public and private streets should not be enclosed. In cases where buildings are allowed to span public or private streets, the following standards shall apply:
 - 1. The minimum ceiling height shall meet highway standards;
 - 2. Lighting sufficient to provide a safe pedestrian environment shall be in operation at all times;
 - 3. At the time of development, ground level retail space shall be constructed in accordance with the provisions of SMC 15.300.730 Mixed Use Development Standards, except as provided below:
 - a. Ground level retail space shall be constructed either on one (1) side of City Center Overlay District streets (collectors or minor arterials), for the full length of the enclosed area; or
 - b. Shall be constructed on both sides of the collector or minor arterial for fifty percent (50%) of the length of the enclosed area; and
 - c. Shall be served by the minimum utilities necessary for occupancy. These utilities include electricity, and sewer and water service;
 - 4. Ground level retail space shall conform to the ground level transparency requirements specified in SMC 15.300.610(A) Ground Floor Transparency Requirements;
 - 5. A minimum of one (1) piece of public art, approved by the Director, shall be included for every fifty (50) feet of enclosed length. Art work may include, but is not limited to the following suggestions:
 - a. Artistic wall treatments such as painted murals, bas-relief murals, photographic montages, mosaics;
 - b. Artistic pavement or ceiling treatments as approved by the Director;
 - c. Neon lighting sculptures or other artistic lighting displays;

6. Ventilation systems to provide air inside the covered area that is at least as clean as ambient levels in the City Center Overlay District outside the enclosure shall be in operation at all times;
7. The interior space of the covered area shall appear in all aspects to be “pedestrian-oriented.”

15.300.120 Pedestrian Circulation Requirements

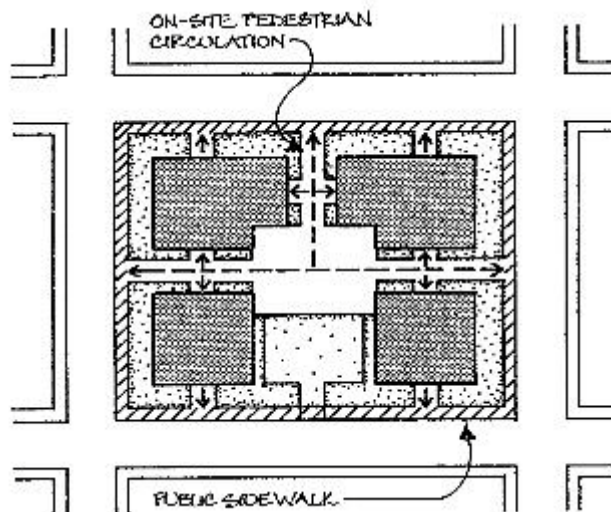
- A. All site plans proposing multiple buildings designed for residential occupancy or business access shall connect building entrances to one another and to pedestrian ways on adjacent public and/or private streets via a minimum four (4) foot wide walkway system separated from vehicular traffic. Public sidewalks may be considered part of the walkway system if they provide convenient movement between structures. Fences, landscaping and other site improvements shall be located so as not to impede safe and convenient pedestrian circulation.
- B. On-site pedestrian ways shall be designed to connect to off-site pedestrian way systems on adjoining properties and public and/or private streets. On-site extensions of pedestrian circulation systems shall align with existing pedestrian off-site links.
- C. Pedestrian-only corridors separate from the vehicular street system, as specified by the adopted City Center Plan (see “Pedestrian Connections” in City Center Plan, Figure 5.1), shall be a minimum of twenty (20) feet wide with a minimum twelve (12) foot pathway of an approved surfacing material.



- D. Buildings or structures approved by the Director to be built across a designated pedestrian-only corridor, as specified in the City Center Plan (see “Pedestrian

Connections” in City Center Plan, Figure 5.1), shall provide public pedestrian access through said structures at least between the hours of 6:00 a.m. and 8:00 p.m. daily.

- E. Public easements for pedestrian circulation shall be open to the public twenty-four (24) hours a day, except as specified in subsection (D) of this section. Private easements for pedestrian circulation should remain open to the maximum extent possible.
- F. Primary pedestrian circulation and access shall be at grade. Elevated pedestrian walkways, if approved by the Director, may be permitted for the following purposes:
 - 1. To provide an extension to or direct connection with an elevated walkway/moving sidewalk;
 - 2. To overcome obstacles of terrain;
 - 3. To connect immediately adjacent components of a single development; or
 - 4. To connect with elevated transit stations.
- G. To promote public transit use, paved sidewalks or walkways shall be provided between building entrances and the nearest transit stop located within or adjacent to the subject property. Wherever possible, buildings shall be sited adjacent to or connected with transit stop facilities. Lighting shall be provided along pedestrian walkway connections and adjacent to transit stop facilities.



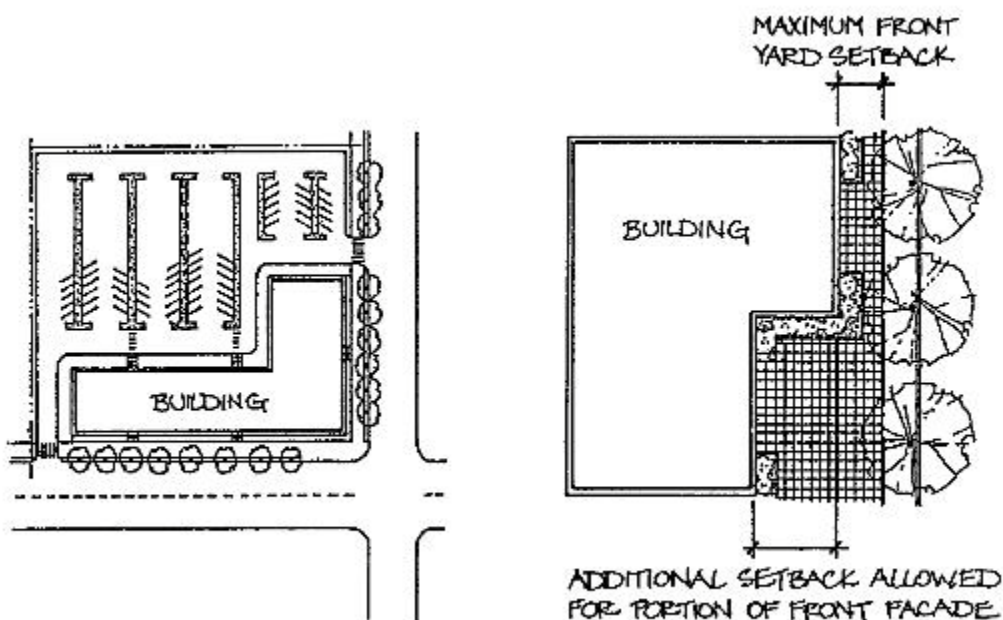
15.300.200 Site Planning and Building Orientation

Purpose: Design structures to have both an external orientation, to the streetscape, and an internal orientation, to the pedestrian environment with unifying open space and pedestrian pathways. Design emphasis should be given to the pedestrian, rather than the auto environment, through placement of parking in a less prominent location (such as underground, or to the rear of the building, rather than in front), the requirement of 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 and compatibility with adjacent development with regard to scale, proximity and landscaping. Lighting and landscaping should allow for safety and visibility of public and semi-public areas.

15.300.210 Building Placement/Setbacks

- A. **Maximum Front Yard Setback.** For City Center Overlay District properties zoned UH-UCR, CB-C, and O/CM, the maximum front yard setbacks shall be as follows, except as provided under SMC15.300.460(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 SMC Chapter 15.445

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.



15.300.220 Development Abutting Two (2) or More Street Frontages

A. Buildings on corner lots shall orient front facades to both the corner and adjacent public and/or private street fronts. Pedestrian entries near or on the corner are encouraged.

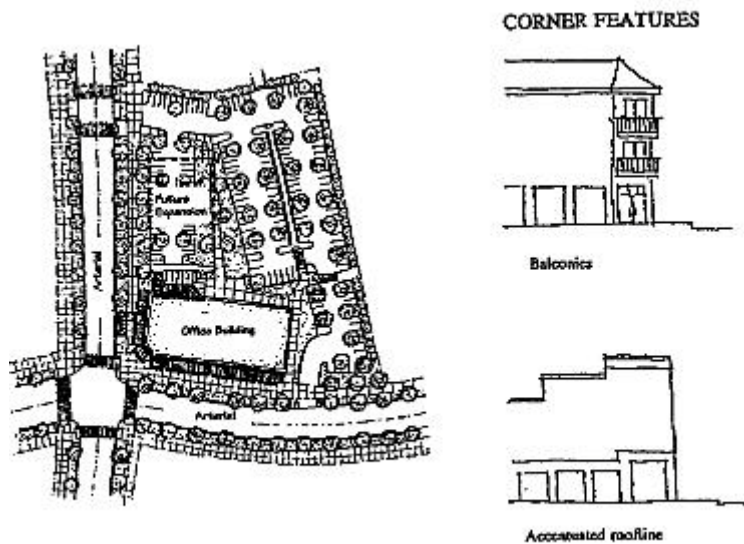
1. **Corner Buildings and Architectural Focal Points.** Development at the intersection of a principal arterial with either a principal or minor arterial shall include architectural focal points that increase the visibility and landmark status of corner buildings, such as one (1) or more of the following:

- a. Transparent glazing incorporated into corner building design;
- b. Tower elements and/or roof lines that accentuate the corner;
- c. Balconies or building terraces at or near the corner.

B. If the subject property abuts public and/or private streets classified as principal arterials by the SeaTac Comprehensive Plan along both its front and rear property lines, then the property owner shall either:

1. Design a single building with facade entries oriented toward both the front and rear property lines; or
2. Orient one (1) or more buildings toward the front property line along with a

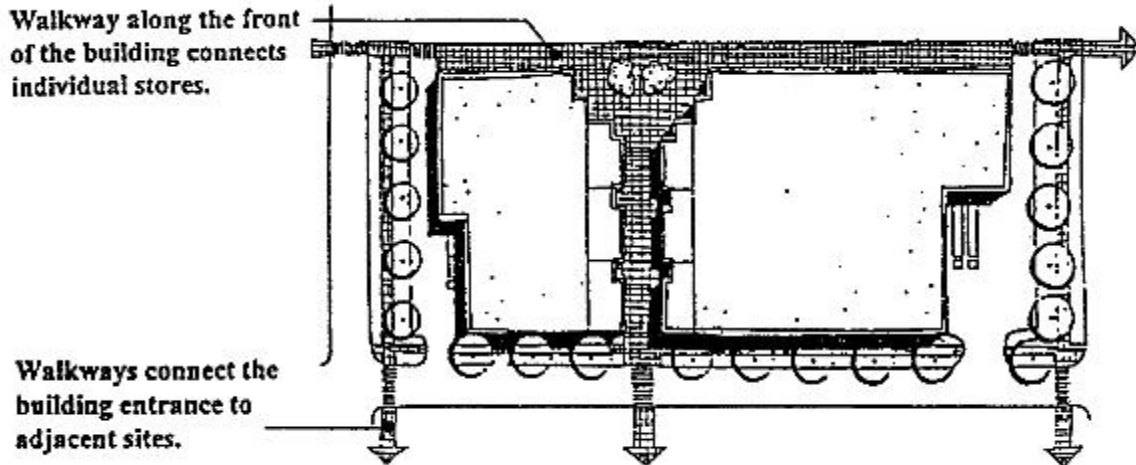
designated location for a current or future building or buildings oriented toward the rear property line.



15.300.230 Relation to Adjacent Development

Proposed developments shall coordinate with current site planning and development efforts on adjoining parcels to take advantage of opportunities to mutually improve development design.

- A. Adjacent developments shall link open spaces and landscaping whenever possible.
- B. Proposed developments shall provide publicly accessible pedestrian connections to adjacent residential neighborhoods wherever possible, via a through-block walkway or links to sidewalks. Provide stairs or ramps where necessary when topographic barriers, such as steep slopes, inhibit direct access to surrounding development or destination points, such as transit stops.
- C. Where multi-family residential development is located adjacent to retail, commercial, employment, or institutional uses, side and/or rear yard landscape buffers shall be intersected by approved pedestrian circulation routes in order to facilitate convenient walking connections to adjacent uses or services.
- D. Buildings or structures that terminate view corridors shall include architectural features that increase the visibility and landmark status of the subject building facade, such as a clearly defined building modulation, pedestrian entry feature, and/or roof line that accentuates the building as a focal point.



15.300.240 Projects on or Near the Edge of a UL or UM 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 UH zone development on neighboring residential districts, the following standards shall apply:

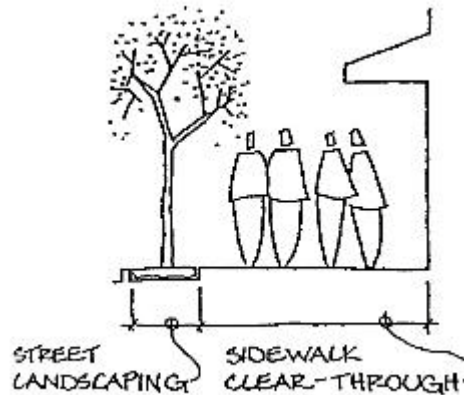
- A. **Adjacent to UL Zone.** Properties abutting a UL zone shall incorporate the following:
 - 1. A maximum building height of thirty-five (35) feet, relative to the base elevation of the adjacent UL zoned parcel(s) where that base elevation is higher than the base elevation of the proposed project, shall apply to all portions of a structure within sixty (60) feet of a UL 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 UL zone. Side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC15.445.111.
 - 3. Parking shall not be permitted within the side and/or rear yard building setback adjacent to a UL zone.
- B. **Adjacent to UM Zone.** Properties abutting a UM 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 UM zone. Side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.111.



15.300.250 The Layout and Width of Streetfront Pedestrian Zone

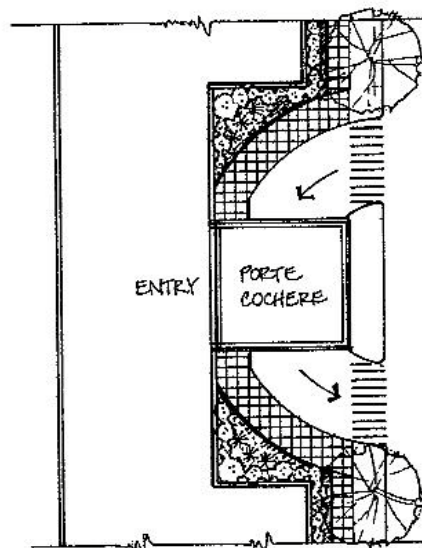
Within the City Center Overlay District, all new sidewalks and street improvements shall include a streetfront pedestrian zone, consisting of street landscaping and a sidewalk clear-through zone.

- A. **Sidewalk Clear-Through Zone.** A pedestrian sidewalk clear-through zone shall be created along the public and/or private street frontage consisting of a minimum eight (8) foot wide paving area free of physical obstructions to pedestrian movement.
 - 1. The combination of street landscaping and sidewalk clear-through zones shall form a minimum twelve (12) foot wide pedestrian zone between the street curb and any building edge or facade landscaping bed.
- B. **Street Landscaping Zone.** A minimum four (4) foot wide street landscaping zone shall be required adjacent to the street curb, consisting of a combination of trees, landscaping, light poles, and street furniture in a manner to be approved by the Director.
 - 1. The street landscaping zone will include either tree wells and grates for street trees; or shrubs, ground cover and/or lawn in addition to street trees.
 - 2. Street trees shall be deciduous shade trees capable of at least twenty-five (25) feet in height. Street trees shall be planted within the street landscaping zone along public and/or private streets and be spaced no more than thirty (30) feet apart as described in street landscaping standards in SMC Chapter 15.405 Landscaping and Tree Retention, except where variations in tree spacing, as approved by the Director, may be considered to enhance plaza areas, emphasize building focal points or avoid visually blocking retail storefront entrances.



15.300.260 Driveway Entrances

- A. Automobile access shall be consolidated with no more than one (1) driveway per one hundred fifty (150) linear feet of street frontage.
- B. Pedestrian entry routes interrupted by driveways shall be distinguished from the driveway surface by decorative paving to the building entrance.
- C. Driveways serving front yard porte cochere building entries shall be approved by the Director and include only the short-term parking that can be accommodated along one (1) double-loaded drive aisle.

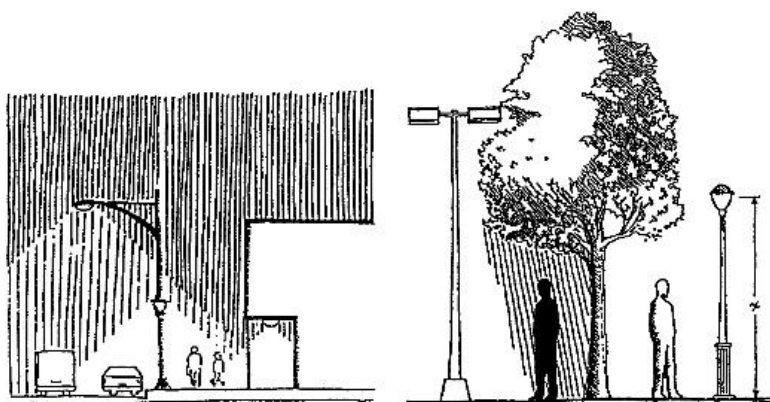


15.300.270 Location of Drive-Through Stacking Lanes

Driveway stacking lanes associated with drive-through facilities shall not be located between the building and any property line adjacent to a public and/or private street.

15.300.280 Exterior Lighting

- A. Lighting standards shall be no greater than sixteen (16) feet in height, and used to illuminate surfaces intended for pedestrians or vehicles, as well as building entries. Light fixtures shall be sited and directed to minimize glare around residences.
- B. Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from car or transit circulation. Along pedestrian circulation corridors, lighting standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas. The level of lighting shall conform with the requirements of Chapter [17.40](#) SMC, Walkway, Bikeway and Park Lighting.
- C. Light standard designs shall be approved by the Director, and be in conformance with a consistent lighting standard design throughout the City Center Overlay District.



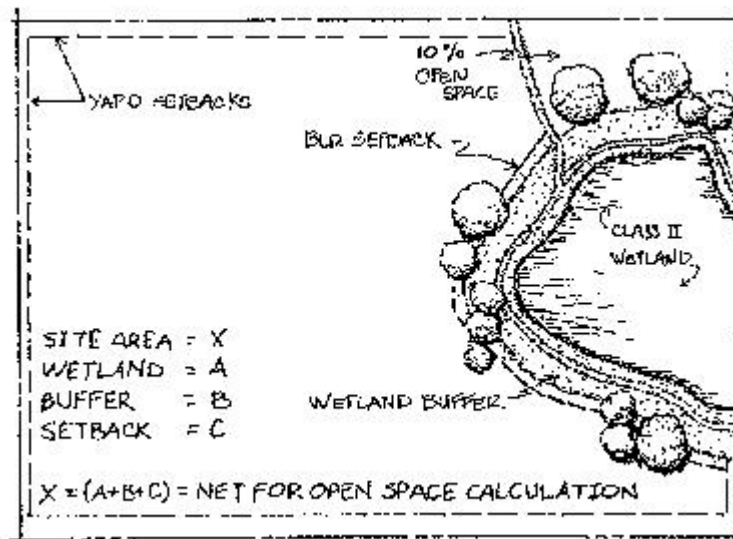
15.300.300 Open Space and Amenities

Purpose: Break up dense development patterns with passive or active open spaces such as plazas, parks, trails and other means and link them wherever possible. Open spaces should be usable, have good access and take advantage of local amenities such as Bow Lake.

15.300.310 Minimum Open Space Area Required

- A. A minimum of ten percent (10%) of net site area, , shall be set aside as usable outdoor open space accessible to the public
 - 1. **Areas that Do Not Qualify as Open Space.** The following shall not be included toward meeting the minimum open space requirement:
 - a. Portions of a parcel classified as wetland; storm water facility, provided that such storm water facilities are at grade and not covered; or open water.

- b. Required landscaping and sensitive area buffers without common access links, such as pedestrian trails.
- c. Driveways, parking, or other auto uses.
- d. Areas of a parcel with slopes greater than eight percent (8%) shall not qualify as usable outdoor open space, unless the area has been developed with an enhanced accessibility system of stairs, ramps, terraces, trails, seating areas, or other site improvements as approved by the Director.
- e. Parcels adjacent to Bow Lake may not count areas of open water for the purpose of calculating the open space area requirement.
- f. Wetland buffer and setback areas shall also be excluded for the purpose of calculating the open space requirement.



- B. Areas that Qualify as Open Space.** Usable open space that qualifies toward meeting the minimum open space requirement shall include one (1) or more of the following:
- 1. Active outdoor recreation areas;
 - 2. Multi-purpose green spaces;
 - 3. Pedestrian-only corridors separate from the public or private roadway system and dedicated to passive recreation, including access links in sensitive area buffers. The square footage (length times width) of pedestrian-only corridor shall be counted as usable open space; and/or

4. Publicly accessible plazas, courtyards, pocket parks and decorative paving areas constructed contiguous with a new or existing sidewalks located either within the front yard setback or elsewhere on-site. Publicly accessible courtyard designs shall conform to the following standards:
 - a. The courtyard dimension is a measurement of the usable open space between two (2) buildings or to a property line, and shall have a width equal to the height of the building, up to a maximum of seventy-five (75) feet, but in no cases less than twenty (20) feet.
 - b. If the enclosing walls of a courtyard terrace upward and back with succeeding stories, the courtyard dimension shall be measured from the lowest enclosing floor or projection.
- C. **Front Yard and Lakefront Open Space and Minimum Requirement.** The front yard open space requirement as per SMC 15.300.320, and lakefront open space requirement as per SMC 15.300.325 may be counted toward the minimum open space area requirement.

15.300.320 Front Yard Open Space

The following front yard open space regulation shall supersede the street frontage landscape requirement as specified in SMC 15.445.010(C) and 15.445.210. The building facade landscaping requirement shall continue to apply to uses in the City Center, except under pedestrian weather protection structures, as specified in SMC 15.300.610(B).

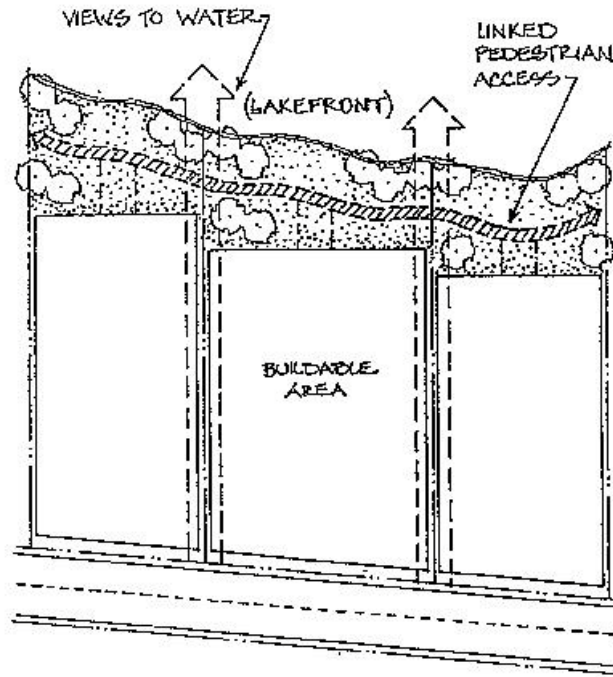
- A. **Front Yard Open Space Requirements.** Front yard open space area equal to the square footage of a five (5) foot strip along the length of the street-facing front facade(s) shall be developed and arranged as described in SMC 15.300.340(B) Arrangement and Design of Front Yard Open Space.

15.300.325 Incorporating Bow Lake as a Focal Point

New development and major redevelopment adjacent to Bow Lake shall be designed to increase opportunities for the public to both view and access the lakefront area, while at the same time minimizing impacts on the waterway's biologic and hydrologic functions.

- A. The Bow Lake waterfront buffer and building setback area, as required in SMC Chapter 15.700 Environmentally Sensitive Areas section 15.700.180 Building Setbacks, should be made publicly accessible through the construction of pedestrian access trail links, seating areas, and shoreline viewing points, in conformance with SMC 15.700.290 Wetlands-Permitted Alternations.
- B. Adjacent lakefront developments shall link waterfront open spaces and associated pedestrian circulation systems.

- C. Properties adjacent to Bow Lake shall provide a pedestrian access corridor to the lakefront area from an adjacent public or private street. Side yard pedestrian access links may be shared between adjacent properties.
- 1. All nonresidential properties abutting Bow Lake and associated wetlands shall provide at least one (1) clearly marked public entry facing the lake designed to connect with the planned pedestrian trail.



15.300.330 Alternative Methods for Meeting Open Space Requirement

Developments have the option of contributing to a City Center open space fund in lieu of setting aside additional on-site open space area greater than the minimum required in both the front yard, as per SMC15.300.320 Front Yard Open Space, and along lakefronts, as per SMC15.300.325 Incorporating Bow Lake as a Focal Point.

- A. The City shall use the funds contributed to the City Center open space fund within six (6) years on an approved open space/park project or return said funds to contributors.
- B. Revenue from the City Center open space fund may be applied only to open space/park projects within the defined City Center area.
- C. To receive exemption for an amount of on-site open space totaling less than the required open space area, a contribution to the City Center open space fund shall be made in an amount that equals the monetary value of that portion of site area which is less than the required open space.

15.300.340 Open Space Design Standards

A. General Open Space Design Requirements.

1. **Integration with Adjacent Parcels.** Usable open space areas on-site shall be organized and designed in a manner that allows for maximum integration with open space on adjacent parcels, as specified in SMC 15.300.230.
2. **Linkage of Open Space Elements.** Developments proposing on-site plazas and pocket parks as publicly accessible project amenities shall link the open space elements with adjacent sidewalks, pedestrian paths, and/or bikeways.

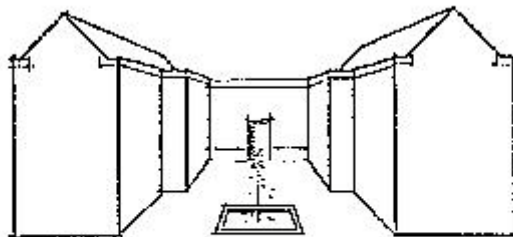
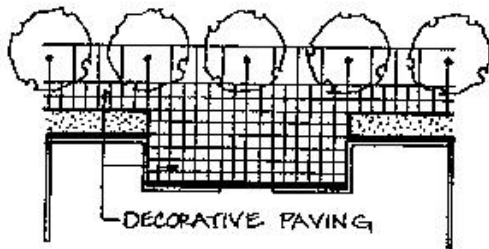
B. Arrangement and Design of Front Yard Open Space. Front yard open space shall be developed and arranged in a manner that is accessible to the public at all times, directly connected to a sidewalk or pedestrian pathway, and bordered on at least one (1) side by, or readily accessible from, approved structure(s) on site. Front yard open space shall be placed in one (1) or more of the following ways, as approved by the Director:

1. **Plaza, Courtyard, or Pocket Park.** Publicly accessible open space of a minimum two hundred (200) square feet that is adjacent to a pedestrian building entrance and consisting of at least fifty percent (50%) decorative paving. The remaining percentage of required open space area may be installed as plantings within or immediately adjacent to the plaza, courtyard, or pocket park. One (1) tree shall be required for every two hundred (200) square feet of decorative paving area. Decorative paving areas shall be constructed of such materials as stamped, broom finish, or scored concrete; brick or modular pavers;
2. **Multi-Purpose Green Space.** A combination of grass, pedestrian ways, and seating areas of a minimum two hundred (200) square feet. One (1) tree shall be required for every two hundred (200) square feet of green space area; and/or
3. **Decorative Paving Contiguous with Sidewalk.** A minimum five (5) foot wide decorative paving area constructed contiguous with a new or existing sidewalk along the length of the front yard building facade, coupled with a direct connection between the building entrance and sidewalk.

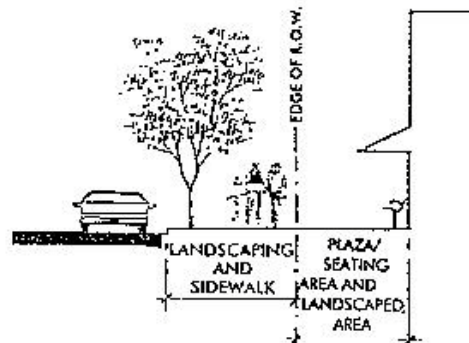
C. Performance Standards for Open Space

1. **Outdoor Seating.** Publicly accessible plazas, courtyards, and pocket parks shall include at least one (1) linear foot of seating per each forty (40) square feet of plaza, courtyard, or pocket park space on-site. Outdoor seating shall be in the form of:

- a. Freestanding outdoor benches of a minimum sixteen (16) inches wide; or
 - b. Seating incorporated into low walls, raised planters or building foundations at least twelve (12) inches wide and eighteen (18) inches high.
2. **Focal Point For Plazas, Courtyards and Pocket Parks.** In addition to seating, publicly accessible plazas, courtyards, and pocket parks should incorporate one (1) or more of the following open space amenities in order to encourage pedestrian use and activity:
 - a. Public art, such as a water feature or sculpture;
 - b. Transit stops;
 - c. Performance/stage areas; or
 - d. Other public amenities, as approved by the Director.
3. **Accessory Site Furnishing.** Accessory site furnishings shall be located so as not to obstruct pedestrian access along sidewalks and to businesses.
 - a. Waste receptacles, movable planters and other accessory site furnishings shall be of a design which is compatible with the design of the plaza, courtyard, or pocket park, through the use of similar detailing or materials.



Organized around an outdoor space.



15.300.400 Parking Standards

- A. **Purpose:** Minimize parking as a dominant land use. Parking should be screened through its placement behind structures and via landscaping.
- B. The following parking standards shall be in addition to, or, in some cases, supersede applicable parking provisions required in SMC Chapter 15.455 Parking and Circulation.

15.300.410 Off-Street Parking Requirements and Reductions

A. Required Off-Street Parking Spaces

- 1. **Minimum Parking Requirements.** The minimum parking spaces required shall be those established in the parking chart in SMC Chapter 15.455 Parking and Circulation.
 - a. In cases where the minimum parking standards established in SMC 15.455.120 are greater than the maximum spaces allowed in section SMC 15.300.410(A)2 below, then the parking standards within this chapter as specified in SMC 15.300.410(A)2 shall supersede and also serve as the minimum number of parking spaces required.

2. Maximum Parking Requirements

LAND USE	MAXIMUM SPACES ALLOWED	NOTES
<i>Where calculations result in fractions of parking spaces, the maximum number of parking stalls shall be determined by rounding up to the next whole number.</i>		
Residential Uses		
College Dormitory	1 per bedroom unit	---
Duplex/Townhouse	2 per dwelling unit	---
Multi-Family	1 per bedroom, up to 2 per dwelling unit maximum	Unless modified by a parking plan demonstrating an increased need to serve residents.
Community Residential Facility	1 per bed	
Convalescent Center/Nursing Home	1 per 3 beds	
Retirement Apartments	1 per unit	

Recreational/Cultural Uses		
Conference/Convention Center	5 per 1,000 SF of building area	---
Library/Museum/Cultural Facility	4 per 1,000 SF of building area	---
Community Center/Recreation Center	4 per 1,000 SF of building area	---
Sports/Fitness/Health Club	4 per 1,000 SF of building area	---
Theater	0.75 per fixed seat, plus 1 per employee	---

LAND USE	MAXIMUM SPACES ALLOWED	NOTES
General, Educational and Health Services Uses		
General Service Uses	4 per 1,000 SF of building area	---
Educational Uses	1 per employee, plus 1 per 2 students	---
Health Services Uses	4 per 1,000 SF of building area	---
Transitional Housing	1 per 2 bedrooms	Unless modified by a parking plan demonstrating an increased need to serve residents.
Government/Office, Business Uses		
Business Service/Office Uses	5 per 1,000 SF of building area	Maximum parking for business service/office uses may be increased to seven and one-half (7.5) per one thousand (1,000) square feet of building area through the establishment of a development agreement between the City and a developer.
Retail/Commercial/Manufacturing Uses		
Retail Uses	4 per 1,000 SF of leasable space	---
Bed and Breakfast	1 per bedroom, plus 2 for residents	---
Hotel/Motel and Associated Uses	1 per bedroom, plus the following for associated uses:	---
• with restaurant/lounge/bar	• 4 per 1,000 SF of building area	---
• with banquet/meeting room	• 5 per 1,000 SF of gross building area	---
Manufacturing Uses	1 per employee, plus 2 per 1,000 SF of building area	---
Motor Vehicles		
Public/Private Parking	Public/private parking is only permitted within a structure with up to 300 parking spaces. See 15.300.460 for parking structure design and development standards. Additional spaces may be added only via the incentive method defined in SMC 15.300.950. See SMC 15.300.450 for provisions regarding public/private surface parking as an interim use.	

B. **Parking Reductions.** See SMC Chapter 15.455 Parking and Circulation for available parking reductions.

15.300.420 Off-Street Loading Requirements

Off-Street loading requirements shall be provided pursuant to SMC Chapter 15.455 Parking and Circulation.

15.300.430 Bicycle Parking

Bicycle parking facility requirements shall be provided pursuant to SMC Chapter 15.455 Parking and Circulation.

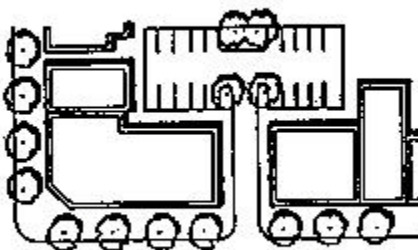
15.300.440 General Parking Design and Construction Standards

Parking design and construction requirements shall be provided pursuant to SMC Chapter 15.455 Parking and Circulation.

15.300.450 Surface Parking

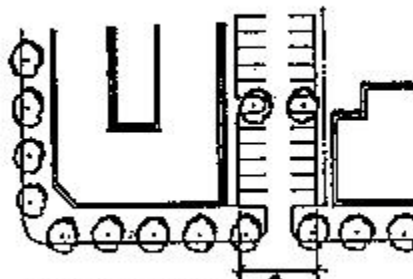
- A. **Public/Private Surface Parking as an Interim Use.** Public/private surface parking, as the main activity on a site, may only be allowed as an interim use subject to a development agreement specifying additional conditions as needed.
- B. **Location of Surface Parking Lots.**
1. No parking shall be located between the building and the front property line, other than a driveway for passenger loading and off-loading only in conformance with SMC 15.300.260 Driveway Entrances and approved by the Director. Surface parking shall be located behind a building or to the side of a building.
 2. **Parking Next to Building.** Parking located next to a building and within forty (40) feet of the front property line shall not occupy more than the width of two (2) lengthwise parking stalls and one (1) travel lane, or sixty-two (62) feet, whichever is less.
 3. **Parking on Corner Lots.** On corner lots, no parking shall be located between the building and either of the two (2) front property lines. If a parcel abuts more than two (2) public or private streets, no parking shall be located between the building and the front property line abutting the two (2) public and/or private streets with the highest classification.

PARKING TO REAR OF BLDG.



NO PARKING ON CORNERS

PARKING TO SIDE OF BLDG.



MAXIMUM WIDTH ↕

C. **Pedestrian Circulation Through Parking Lots**

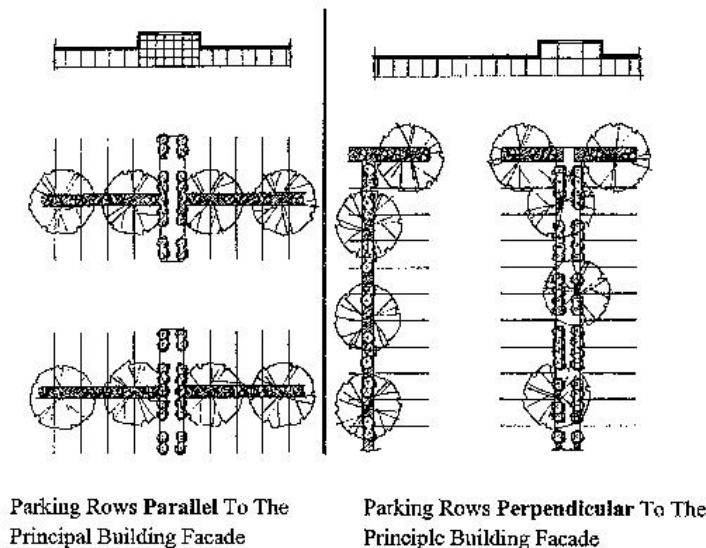
1. Surface parking lots containing one hundred (100) parking spaces or more shall provide pedestrian walkways through the parking field.

2. Pedestrian Walkway Locations

- a. For parking rows perpendicular to the principal building facade, pedestrian ways shall be located between two (2) rows of parking spaces at a minimum of one (1) pedestrian way every two hundred (200) feet.
- b. For parking rows parallel to the principle building facade, pedestrian ways shall be incorporated adjacent to a series of aligned landscape islands at a minimum of one (1) walkway every twenty-one (21) parking spaces.

3. Pedestrian Walkway Design

- a. Pedestrian walkways shall be raised, and shall be a minimum of eight (8) feet wide, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to nonstreetfront building entrances or existing pedestrian ways.
- b. Clearly distinguish the pedestrian way network from car or transit circulation. This is particularly important in areas where these various travel modes intersect, such as at driveway entrances and in parking lots.
- c. Where sidewalks or walkways cross vehicular driveways, provide a continuous raised crossing, or distinguish the crossing from the driveway surface by marking with a contrasting paving material.



15.300.460 Structured Parking

Purpose: Design parking structures to blend in with adjacent development. Emphasize design features that minimize the obtrusiveness of the parking use and encourage architectural compatibility with adjacent development.

A. **Stand-Alone Parking Structures for Public/Private Parking.** Stand-alone parking structures allowed as public/private parking uses, shall comply with the following minimum requirements:

1. Only one (1) stand-alone parking structure shall be allowed per development site. (Also see definition of “Development Site – Stand-Alone Parking Structures” in SMC Chapter 15.105 Definitions.)
2. A stand-alone parking structure is limited to not more than three hundred (300) parking stalls unless additional spaces are allowed under SMC 15.300.950 Parking Bonus Incentive Program for Structured Public/Private Parking.
3. Stand-alone parking structures implementing the parking incentive of SMC 15.300.950 Parking Bonus Incentive Program for Structured Public/Private Parking shall locate all required off-street parking spaces for the retail/commercial, service, or residential use(s) adjacent to such uses. The spaces shall be reserved and clearly designated for the customers of those uses.
4. No stand-alone parking structure shall be allowed on a development site specifically created through a commercial/industrial subdivision.

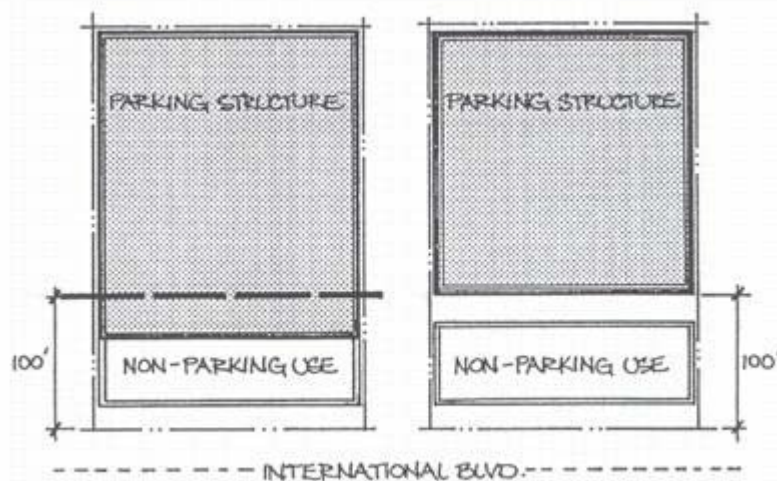
B. **Parking Structure Placement and/or Setbacks**

1. **Parking Structures on Properties Adjacent to International Boulevard.** Except as otherwise specified below, the provisions of this subsection shall supersede the setback standards specified in SMC 15.300.210 Building Placement/Setbacks. No parking structures shall be located within one hundred (100) feet of the International Boulevard ROW, except as specified below:
 - a. Parking structures located behind or adjacent to additional nonparking buildings facing International Boulevard may be located in a manner that meets developer needs, within the setback requirements (SMC 15.300.210 Building Placement/Setbacks) and other applicable building codes, except that portions of parking garages exceeding the height of fronting buildings shall meet the one hundred (100) foot requirement specified above.

- b. Parking structures may be integrated into buildings built within the maximum setback (SMC 15.300.210 Building Placement/Setbacks); provided, that a retail/commercial, service, office, or residential use, or a combination of these uses, comprises the building's face for its full height on International Boulevard.
- c. The entire space within the one hundred (100) foot setback area may be developed as a public plaza to a level of design accepted by the Director.

For corner lots on International Boulevard, the parking structure must be faced with other uses as specified in subsection (B)(1)(b) of this section on all sides adjacent to public and/or private streets for a distance of one hundred (100) feet from International Boulevard.

2. **Parking Structures on Properties Adjacent to All Other City Center Public and/or Private Streets.** Parking structures shall be located within the maximum front yard setback, as specified in SMC 15.300.210 Building Placement/Setbacks, or built to the side or rear of the subject property when located behind or to the side of additional buildings on-site.

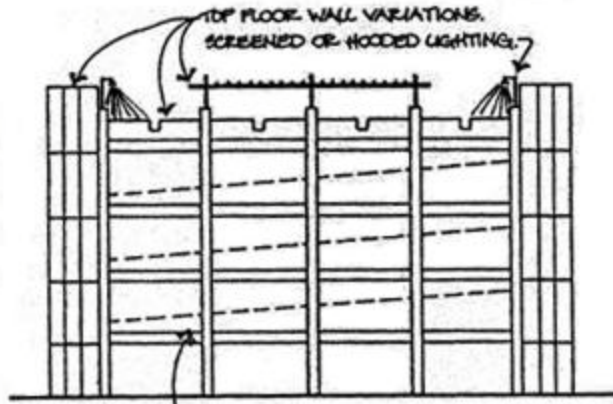


C. Parking Structure Design

1. The following parking structure design standards shall be in addition to or, in some cases, supersede applicable design standards in other sections in this chapter, and in SMC Chapter 15.455 Parking and Circulation.
2. **Parking Structure Character and Massing**
 - a. Parking structure elevations over one hundred fifty (150) feet in length shall incorporate vertical and horizontal variation in setback, material or fenestration design along the length of the applicable facade. In order

to incorporate architectural variation within a project, a minimum of one (1) vertical facade change and a minimum of one (1) horizontal facade change shall be provided in the following ways:

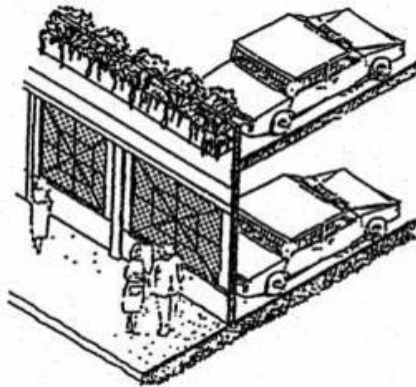
- b. **Vertical Facade Changes.** Incorporate intervals of architectural variation at least every eighty (80) feet over the length of the applicable facade, such as:
 - i. Varying the arrangement, proportioning and/or design of garage floor openings;
 - ii. Incorporating changes in architectural materials;
 - iii. Projecting forward or recessing back portions or elements of the parking structure facade.
 - c. **Horizontal Facade Changes.** Designed to differentiate the ground floor from upper floors, such as:
 - i. Stepping back the upper floors from the ground floor parking structure facade;
 - ii. Changing materials between the parking structure base and upper floors; and/or
 - iii. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.
3. **Parking Structure Top Floor Wall Design.** Parking structure top floor wall designs must conform to one (1) or more of the following options:
- a. **Top Floor Wall with Architectural Focal Point.** A top floor wall focal point refers to a prominent wall edge feature.
 - b. **Top Floor Wall Line Variation.**
 - i. **Projecting Cornice.** Top floor wall line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
 - ii. **Articulated Parapet.** Top floor wall line parapets shall incorporate angled, curved or stepped detail elements.



4. Minimizing Views into the Parking Structure Interior

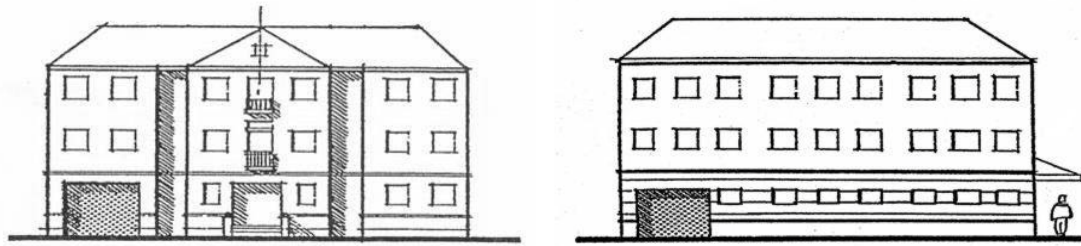
- a. Facades of parking structures facing a public or private street or pedestrian way as defined by SMC 15.300.120 Pedestrian Circulation Requirements shall be designed without continuous horizontal parking floor openings.
- b. For portions of parking structures without a ground floor retail, commercial, office, service or public use, a five (5) foot wide façade landscaping strip is required consisting of:
 - i. A mix of evergreen shrub groupings spaced no more than four (4) feet apart that do not exceed a height of six (6) feet at maturity;
 - ii. Ground cover; and
 - iii. Seasonal displays of flowering annual bedding plants.
- c. Any portion of a parking structure ground floor with exposed parking areas adjacent to a public or private street shall minimize views into the parking structure interior through one (1) or more of the following methods which are in addition to the above facade landscaping strip:
 - i. Decorative trellis work and/or screening as architectural elements on the parking structure facade, without compromising the open parking structure requirements of the Building Code; and/or
 - ii. Glass window display cases incorporated into ground floor walls built between two (2) structural pillars. Glass window display cases shall be at least two (2) feet deep, begin twelve (12) to thirty (30) inches above the finished grade of the sidewalk, and cover at least sixty percent (60%) of the area between two (2) pillars.

- d. Upon conversion of portions of a parking structure ground floor to a retail/commercial use, the Director may approve the removal of initially installed ground floor screening material in order to allow maximum visibility and access to the converted portions of the parking structure ground floor.
- e. In addition to the above, minimize views into the upper floors of parking structures through one (1) or more of the following methods:
 - i. The use of planters integrated into the upper floors of parking structure facade design;
 - ii. Decorative trellis work and/or screening as architectural elements on the parking structure upper floor facades; and/or
 - iii. Upper parking floors designed as a pattern of window-like openings on the parking structure facade.



5. Parking Floors Located Under or Within Buildings

- a. Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of prominence on the street, location and design emphasis.
- b. Parking at grade under a building shall be completely enclosed within the building or wholly screened through any combination of walls, decorative grilles, or trellis work with landscaping.



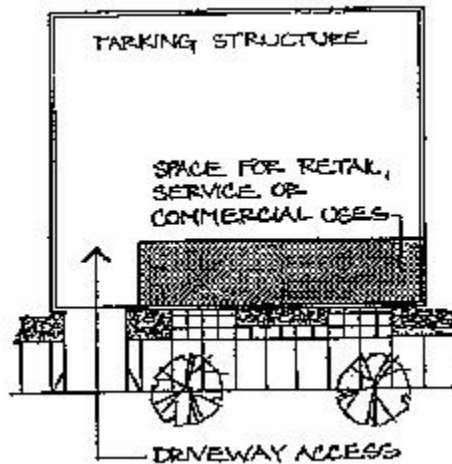
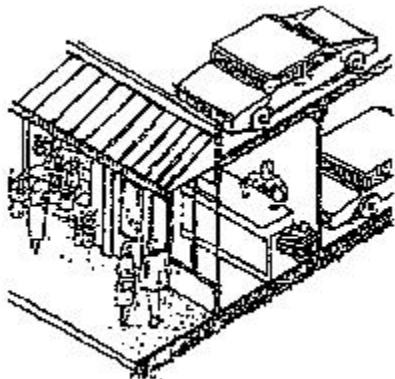
6. **Parking Structure Lighting**

- a. In addition to the following standards, lighting of parking structures shall be provided pursuant to Chapter [17.28](#) SMC, Parking Structures.
- b. Lighting on and/or within multi-level parking structures shall be screened, hooded or otherwise limited in illumination area so as to minimize excessive “light throw” to off-site areas.

D. **Ground Floor Uses in Parking Structures**

1. Parking structures shall be designed so that a minimum of fifty percent (50%) of the length of the exterior ground floor facade(s) with existing or projected adjacent foot traffic, excluding vehicle entrances and exits, provides ground floor area either built out as, or convertible to, retail/commercial or service uses.
 - a. **Minimum Depth.** The applicable ground floor area shall extend in depth a minimum of twenty (20) feet from the exterior parking structure facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet.
 - b. **Minimum Ceiling Height.** The minimum clear interior ceiling height standard for the retail/commercial or service use portion of parking structures shall be ten (10) feet for all street level building space.
 - c. **Fire Suppression.** Parking structure ground floors shall include fire suppressing sprinkler systems at the time of construction.
2. At the time of construction, a minimum of four hundred (400) square feet of leasable retail/commercial or service space shall be constructed and made available for occupancy. The remainder of the area necessary to fulfill the minimum retail/commercial or service use requirement specified in subsection (E)(1) of this section, but not included at the time of construction, shall employ window display cases, as specified in SMC 15.300.460 Parking Design, subsection (C)(4)(c)(ii) to meet the transparency requirements of SMC 15.300.610 Ground Floor Transparency Requirements.

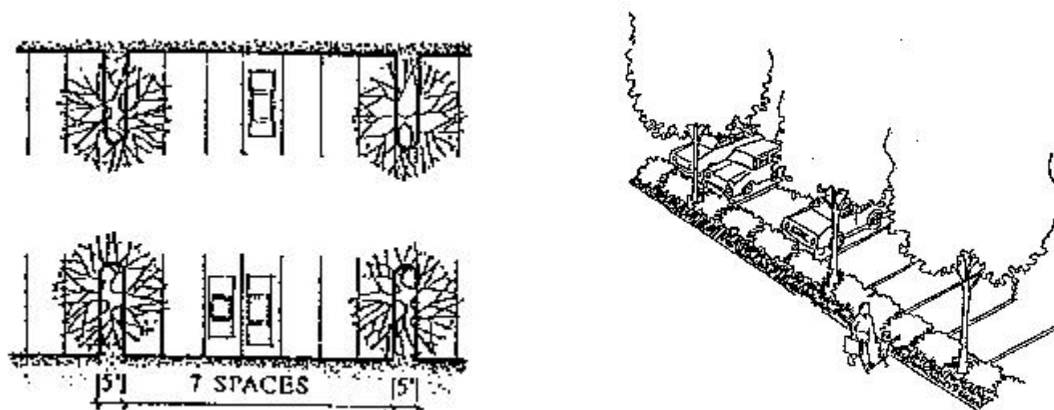
3. Parking structures with ground floor retail/commercial or service uses will be granted an additional parking allowance as follows:
 - a. The number of parking spaces displaced by the portion of the parking structure ground floor designed for retail/commercial or service uses may be added to the maximum number of allowed parking spaces established for on-site land uses.



15.300.500 Landscaping Standards

- A. In addition to the standards of this section and chapter, landscaping requirements shall be provided pursuant to SMC Chapter 15.405 Landscaping and Tree Retention
- B. **Surface Parking Lot Landscaping and Treatment of Perimeter**
 1. At least ten percent (10%) of the interior surface parking area shall have landscaping when the total number exceeds twenty (20) parking stalls, including a minimum of one (1) tree for every seven (7) parking stalls to be distributed between rows and/or stalls throughout the parking lot.
 2. Surface parking shall be visually screened from public and/or private streets by means of building placement and/or landscaping. The perimeter of a parking lot shall be planted with five (5) feet of Type III landscaping, or if site layout requires, a maximum four (4) foot high fence and sufficient landscaping to filter views. Any abutting landscaped areas can be credited toward meeting this standard.

3. The required width dimension for interior parking area planting beds shall be a measurement of the usable soil area between pavement curb edges. Except as noted in this subsection, trees and required landscaping shall be placed in planting beds at least five (5) feet wide between parking rows and/or stalls within the interior of the parking lot.



15.300.600 Building Design

Purpose: Buildings should be designed to promote an architecturally appealing environment. Design emphasis should be given to the pedestrian through the provision of inviting building entries, street-level amenities and other structural and facade elements to encourage pedestrian interaction.

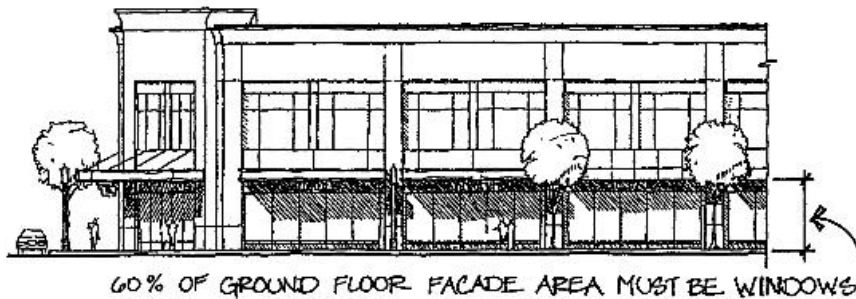
15.300.610 Street Level Design

A. Ground Floor Transparency Requirements

1. Windows shall be provided on the street level rather than blank walls to encourage a visual link between the business and passing pedestrians.
2. Transparency requirements shall apply to buildings with a ground floor retail/commercial or service use, as defined in SMC 15.300.730 and in the City Center Use Charts (SMC 15.300.050 through 15.300.055), including portions of buildings where ground floor uses are convertible to a retail/commercial or service use. Transparency requirements shall not apply to portions of a building with ground floor housing.
 - a. Windows shall cover at least sixty percent (60%) of the public street facing ground floor building wall area.

3. Transparency Design Requirements

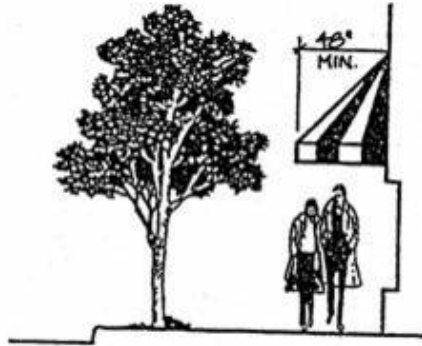
- a. Transparency requirements shall apply to that area of the ground floor building wall fronting the street up to the finished ceiling height of the first floor building space.
- b. Windows shall begin twelve (12) to thirty (30) inches above the finished grade of the first floor building space.
- c. At the first floor building level, darkly tinted, mirrored or reflective glass shall not be used. Lightly tinted windows are allowed for nonretail ground floor uses.



B. Pedestrian Weather Protection Along Building Facades

1. Building facades with ground floor retail/commercial or service uses shall be designed to provide for pedestrian weather protection through the use of awnings, canopies, colonnades, marquees, or building overhangs.
2. **Pedestrian Weather Protection Structure Design**
 - a. **Length.** Pedestrian weather protection structures shall extend along at least the length of the street-facing facade with the ground floor retail/commercial or service use.
 - b. **Width.** Pedestrian weather protection structures shall extend a minimum of four (4) feet out from the building facade. The maximum horizontal projection from the surface of the building shall be eight (8) feet or seventy-five percent (75%) of the distance to the curb face, whichever is less. Pedestrian weather protection structures shall be architecturally integrated with the ground level design of the building to which it is attached.

- c. **Height.** The minimum height of pedestrian weather protection structures shall be eight (8) feet and six (6) inches above the sidewalk surface. Maintain a horizontal consistency by aligning the bottom edge of weather protection structures with those on adjacent buildings. Where the grade is sloping, maintain the average height above grade of adjacent weather protection structures.



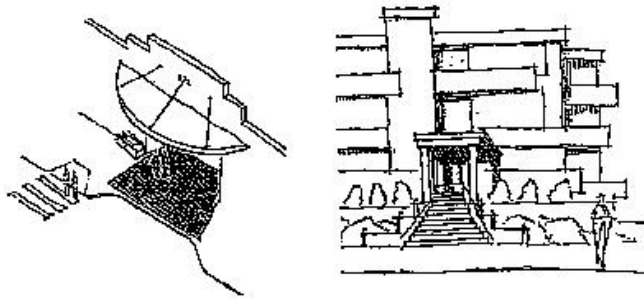
3. **Pedestrian Weather Protection and Building Façade Landscaping.** Building facade landscaping shall not be required under pedestrian weather protection structures along public or private street frontages. Any facade landscaping provided under pedestrian weather protection structures shall be of such width that a minimum four (4) feet of unobstructed walking area remains under the building awning, canopy, overhang, or other weather protection structure.
- a. Building facade landscaping in front of a ground floor retail use shall be designed and maintained to avoid obscuring visibility of street-facing windows or limiting access to building entrances, and shall consist of:
- i. Evergreen shrubs spaced no more than four (4) feet apart that do not exceed a height of four (4) feet at maturity;
 - ii. Ground cover; and
 - iii. Seasonal displays of flowering annual bedding plants.

15.300.620 Pedestrian Building Entries

- A. **Primary Building Entries.** Primary building entries shall be designed to be clearly visible or recognizable from an adjacent public or private street through the incorporation of two (2) or more of the following features:
- 1. Canopies, awnings, or other entry coverings that provide pedestrian shelter and interest;

2. Distinctive architectural elements such as a variation in the building footprint, roof form, or amount of transparent glazing;
3. Pedestrian-scaled ornamental lighting no greater than sixteen (16) feet in height;
4. Landscaping designed as entry focal point.

B. Ground Level Building Entries. All ground level building entries shall be located no more than three (3) feet above or below the grade of the sidewalk. In the case of an allowable grade difference between a building entry and adjoining sidewalk, provide stairs and/or ramps to accommodate pedestrian access.

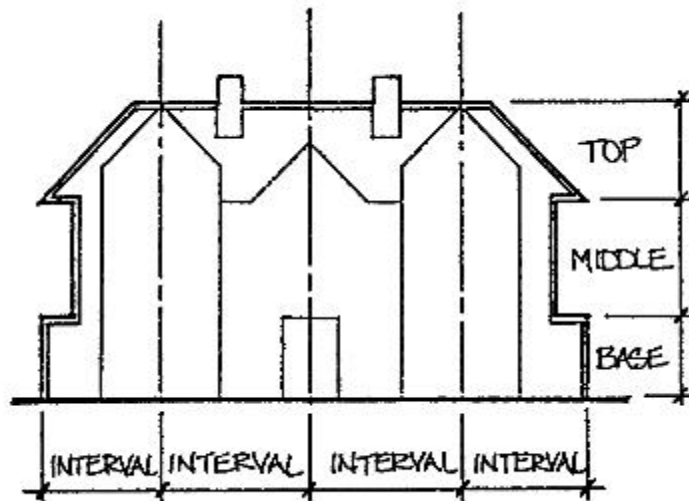


15.300.630 Building Facades

A. Character and Massing

1. Building facades one hundred (100) feet or greater in length shall incorporate vertical and/or horizontal variations in setback, material or fenestration design along the length of the applicable facade, in at least two (2) of the following ways listed below (see City Center Overlay District parking structure standards in SMC Chapter 15.455 Parking and Circulation for character and massing requirements specific to parking structures):
 - a. **Vertical Facade Changes.** Incorporate intervals of architectural variation at least every eighty (80) feet over the length of the applicable facade, such as:
 - i. Varying the arrangement, proportioning and/or design of windows and doors;
 - ii. Incorporating changes in architectural materials; and/or
 - iii. Projecting forward or recessing back portions or elements of the applicable facade. Front facades incorporating a variation in building setback shall include within the setback such architectural elements as covered or recessed building entries, plazas or courtyards, storefront or bay windows, seating and/or planting areas.

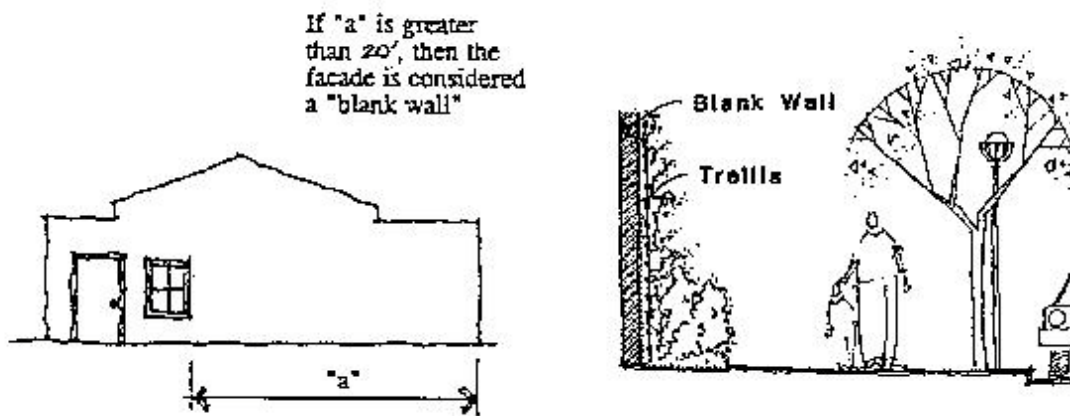
- b. **Horizontal Facade Changes.** Designed to differentiate the ground floor from upper floors, such as:
 - i. Stepping back the upper floors from the ground floor building facade;
 - ii. Changing materials between the building base and upper floors;
 - iii. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.



B. Treatment of Blank Walls

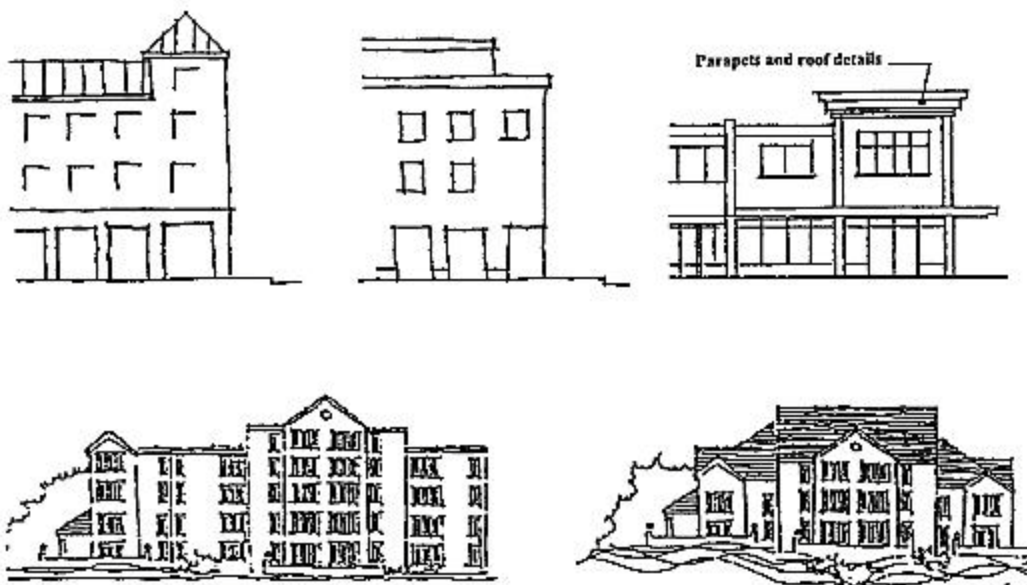
- 1. **Definition.** The definition of a “blank wall” is any wall or portion of a wall that is located within forty (40) feet of a street or pedestrian-only corridor and is without a ground level window, door or facade opening along any street-facing facade section of twenty (20) feet in length or more.
- 2. Where blank wall sections are unavoidable due to the requirements of a particular land use or structural needs, they shall not exceed a length of fifty (50) feet, or twenty percent (20%) of the length of the street-facing facade, whichever is less.
- 3. **Design Treatments.** Blank wall sections of allowed lengths shall receive one (1) or more of the following special design treatments up to at least the finished ceiling height of the first floor building space in order to increase pedestrian comfort and interest:
 - a. Install vertical trellis in front of the wall with climbing vines or other plant materials over at least thirty percent (30%) of the blank wall surface;

- b. Provide a decorative masonry pattern, or other architectural feature as approved by the Director, over at least thirty percent (30%) of the blank wall surface; and/or
- c. Employ small setbacks, projections, indentations, or intervals of material change to break up the wall's surface.



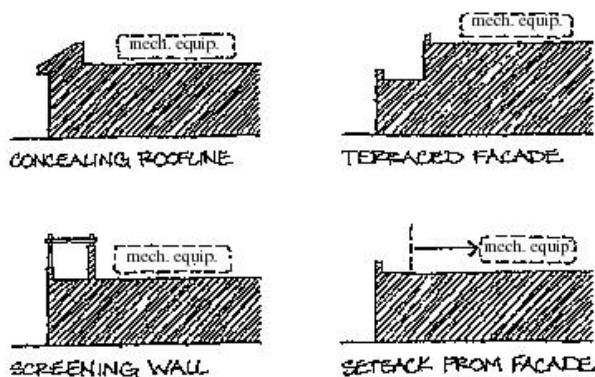
15.300.640 Roof Lines and Equipment

- A. **Roof Lines.** In order to provide a visual terminus to the tops of City Center Overlay District buildings and soften rectilinear forms, roof designs must conform to one (1) of the following options:
- 1. **Roof Line with Architectural Focal Point.** A roof line focal point refers to a prominent rooftop feature such as a peak, tower, gable, dome, barrel vault or roof line trellis structure.
 - 2. **Roof Line Variation.** The roof line articulated through a variation or step in roof height or detail, such as:
 - a. **Projecting Cornice:** Roof line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
 - b. **Articulated Parapet:** Roof line parapets shall incorporate angled, curved or stepped detail elements.
 - 3. **Pitched Roof or Full Mansard.** A roof with angled edges, with or without a defined ridge line and extended eaves.
 - 4. **Terraced Roof.** A roof line incorporating setbacks for balconies, roof gardens, or patios.



B. **Rooftop Equipment.** Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through one (1) or more of the following methods:

1. A concealing roof line;
2. A terraced facade;
3. A screening wall or grillwork directly surrounding the equipment;
4. Sufficient setback from the facade edge to be concealed from ground level view.



15.300.700 Mixed Use and Multi-Family Development Standards

15.300.710 Mixed Use Development Standards

Purpose: Incorporate a mixture of different types of uses in one (1) structure or in close proximity to encourage pedestrian circulation, maximize site development potential and create an active environment. Design ground floors to accommodate commercial uses that benefit from a high degree of pedestrian activity while upper floors should be devoted to residential uses. The following regulations shall supersede the mixed use standard in SMC 15.520.300 Residential Mixed Use Standards, and shall apply to City Center developments proposing land uses specified as being part of a mixed use development in SMC 15.300.055 City Center Overlay District Use Chart.

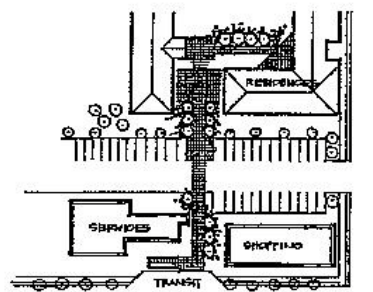
15.300.720 Definition of Mixed Use

Mixed use refers to the combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site in one (1) of the following ways:

- A. **Vertical Mixed Use.** A single structure with the above floors used for residential or office use and a portion of the ground floor for retail/commercial or service uses.
- B. **Horizontal Mixed Use – Attached.** A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential or office uses behind.
- C. **Horizontal Mixed Use – Detached.** Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.



VERTICAL MIXED USE.



HORIZONTAL MIXED USE - DETACHED

C.

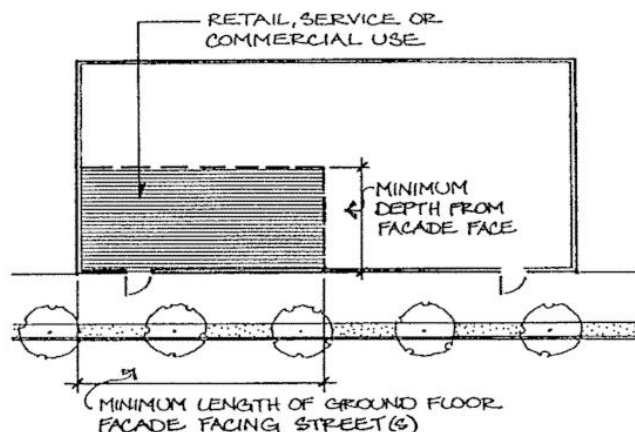
15.300.730 Ground Floor Uses in Mixed Use Projects

(For ground floor use requirements relative to parking structures, see SMC 15.300.460(D) Ground Floor Uses in Parking Structures.) The following shall apply to vertically mixed use buildings, as well as structures in horizontal mixed use projects sited within the maximum front yard setback: (see SMC 15.300.720 Definition of Mixed Use for definitions of mixed use types.)

- A. **Minimum Ground Floor Use Requirements.** A minimum of fifty percent (50%) of the length of the exterior ground floor facing the street(s), excluding vehicle entrances, exits, and alleys, shall be designed to be occupied by a retail/commercial or service use. The leasable ground floor area shall extend in depth a minimum 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.

A partial list of permitted retail/commercial or service uses are specified below (for a detailed listing of permitted uses, refer to the City Center use charts):

1. **Retail/Commercial.** Retail/commercial uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, hotels/motels, restaurants, and other retail/commercial uses that are not specifically auto-oriented in scale or nature.
 2. **Services.** General offices, such as professional, financial, insurance and real estate services; or personal services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries and health clubs.
- B. **Ceiling Heights.** The minimum clear interior ceiling height standard for the retail/commercial or service use portion of mixed use buildings shall be a minimum ten (10) feet for all street level building space.
- C. **Architecture and Entrances.** Pedestrian-level commercial uses in vertical mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible.
- D. **Signs.** Ground floor businesses shall provide business identity signs that fit with the architectural character of the site and shall conform to all other applicable sign requirements identified in the SeaTac Municipal Code.



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 neighborhoods, and that provide linked open space. Townhouse units should be well-designed and architecturally appealing.

- A. Multi-family development within the City Center Overlay District shall meet the requirements of SMC 15.510 Chapter Multi-Family Design Standards. Additionally, the following sections of the City Center standards shall apply to projects as stated below:
 - 1. The following standards shall apply to all multi-family projects in the City Center Overlay District:
SMC 15.300.100 through 15.300.120;
SMC 15.300.200 through 13.300.230;
SMC 15.300.250;
SMC 15.300.325;
SMC 15.300.400 through 15.300.450
 - 2. The following standards shall apply only to ground floor commercial in mixed use residential projects:
SMC 15.300.610 through 15.300.630;
SMC 15.300.300 through 15.300.320, SMC 15.300.710 through 15.300.730.

15.300.800 Additional 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 and Multi-Family Dwellings.** Single-family 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.

15.300.820 Signs

Monument signs shall be located according to an approved site plan and in a manner that does not obstruct pedestrian movement.

15.300.900 Development Incentives

In addition to the following, incentives in SMC Chapter 15.425 Development Incentives may apply.

15.300.950 Parking Bonus Incentive Program for Structured Public/Private Parking

- A. A parking allowance bonus, beyond the maximum parking specified in SMC 15.300.410(A)(2), will be granted to those developments which provide retail/commercial or service space beyond the requirements of SMC 15.300.730, or a public benefit in the form of:
1. Dedicated public right-of-way, in an arrangement and amount per parcel that conforms to the City Center vehicular and pedestrian access plan; and/or
 2. Publicly accessible on-site open space greater than the minimum ten percent (10%) of net site area required, or an equivalent monetary contribution to the City Center open space fund; and/or
 3. A water feature or public art display incorporated into publicly accessible on-site open space, as approved by the Director.
- B. The formula for calculating parking bonuses above maximum allowed for on-site land uses shall be as follows:
1. One (1) additional parking stall will be awarded for each one hundred fifty (150) square feet of interconnected public right-of-way dedicated according to the City Center vehicular and pedestrian access plan;
 2. One (1) additional parking stall will be awarded for each one hundred fifty (150) square feet of publicly accessible on-site open space greater than the minimum ten percent (10%) of net site area required. To receive parking bonus in lieu of additional on-site open space, developments may contribute to the City Center open space fund in increments of equivalent monetary value;
 3. Except for hotel/motel uses, one (1) additional parking stall will be awarded for each two hundred fifty (250) square feet of retail/commercial, service, or residential space, in addition to the minimum ground floor retail/commercial or service space required under SMC 15.300.720, included on the same site as part of a mixed use development at the time of construction;
 4. Hotel/motel uses shall be awarded one-half (0.5) parking space per hotel/motel unit, in addition to the minimum ground floor retail/commercial or service space required under SMC 15.300.720, included on the same site as part of a mixed use development at the time of construction; and/or
 5. Up to sixty (60) additional parking stalls may be awarded for a water feature or public art display of equivalent value incorporated into publicly accessible on-site open space, as approved by the Director. Value shall be determined by the per-square-foot market value of the underlying land multiplied by the square footage of the additional parking stalls.

Chapter 15.305

South 154th Street Station Area Overlay District

Sections:

15.305.005 Purpose

15.305.010 Authority and Application

15.305.050 Use Chart and Pedestrian-Oriented Use Regulations

15.305.055 S. 154th Street Station Area Overlay District Use Chart

15.305.057 Pedestrian-Oriented Use Requirements

15.305.100 Circulation

15.305.110 Circulation Requirements

15.305.120 Internal Access Roads

15.305.130 Pedestrian Requirements

15.305.200 Site Planning and Building Orientation

15.305.210 Building Placement/Setbacks

15.305.220 Development Abutting Two (2) or More Street Frontages

15.305.230 Relation to Adjacent Development

15.305.240 Projects on or Near the Edge of a UL or UM Residential Zone

15.305.250 The Layout and Width of Street Front Pedestrian Zone

15.305.260 Driveway Entrances

15.305.270 Service Element Location and Design

15.305.280 Exterior Lighting

15.305.300 Open Space and Amenities

15.305.310 Minimum Open Space Area Required

15.305.320 Front Yard Open Space

15.305.330 Alternative Methods for Meeting Open Space Requirements

15.305.340 Open Space Design Standards

15.305.350 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 Landscape 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 Roof Lines and Equipment

15.305.700 Mixed Use and Multi-Family Development Standards

- 15.305.710 Mixed Use Development Standards
- 15.305.720 Definition of Mixed Use
- 15.305.730 Ground Floor Uses in Mixed Use Projects
- 15.305.740 Multi-Family Development Standards

15.305.800 Additional Standards

- 15.305.810 Fences
- 15.305.850 Signs

15.305.900 Development Incentives

15.305.005 Purpose

- A. The following standards are intended to implement the City's vision for the S. 154th Street Station Area by promoting integrated development and pedestrian-oriented design, a diversity of uses within close proximity, open space, and a focal point for community identity.
 - 1. **Urban Design Vision.**
 - a. The urban design vision for the S. 154th Street Station Area Overlay District is intended to support an environment that is pedestrian-oriented, visually pleasing and easily accessible to the pedestrian, motorist and public transit user. New development should contribute economic and social opportunities through the establishment of a mix of uses that provide local shopping, services, offices, restaurants, residences, festivals, special events and entertainment experiences.
 - b. New development should include public amenities, such as storefronts with canopies, street trees, seating, fountains or water features, outdoor cafes, sculpture or other forms of art, and places for gathering. The use of materials, color, texture, form and massing, proportion, public amenities, mitigation of environmental impacts, landscaping and vegetation and architectural detail should be incorporated in the design of new development with the purpose of supporting a human-scale, pedestrian-oriented station area. New development shall be coordinated and consistent with the S. 154th Street Station Area Action Plan.
- B. Each standard includes examples and illustrations of ways in which the intent of the standard could be achieved. The graphic illustrations are meant to be examples and not the only acceptable means to accomplishing the intent of the illustrated standards. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples that fulfill the intent of the design standard.

15.305.010 Authority and Application

- A. The provisions of this chapter shall apply to the S. 154th Street Station Area Overlay District as delineated in the S. 154th Street Station Area Overlay District Map at the end of this section. Within the S. 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 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 S. 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 meeting with the Development Review Committee in order 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 special standards may be permitted, subject to the approval of the Director:
 - 1. If the strict interpretation or application of these 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 S. 154th Street Station Area 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, unless otherwise prohibited in this chapter; 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.

1. **Development Agreement Prohibition.** Development agreements are prohibited for park-and-fly commercial parking and other long-term (overnight) commercial parking facilities which provide parking space for a fee.
- E. **Single Family Exemption.** Existing single-family homes are exempt from the provisions of this chapter.
- F. **High Capacity Transit.** Standards for high capacity transit facilities, as identified in Chapter 15.530 SMC, shall apply to all applicable development within the S. 154th Street Station Area Overlay District.

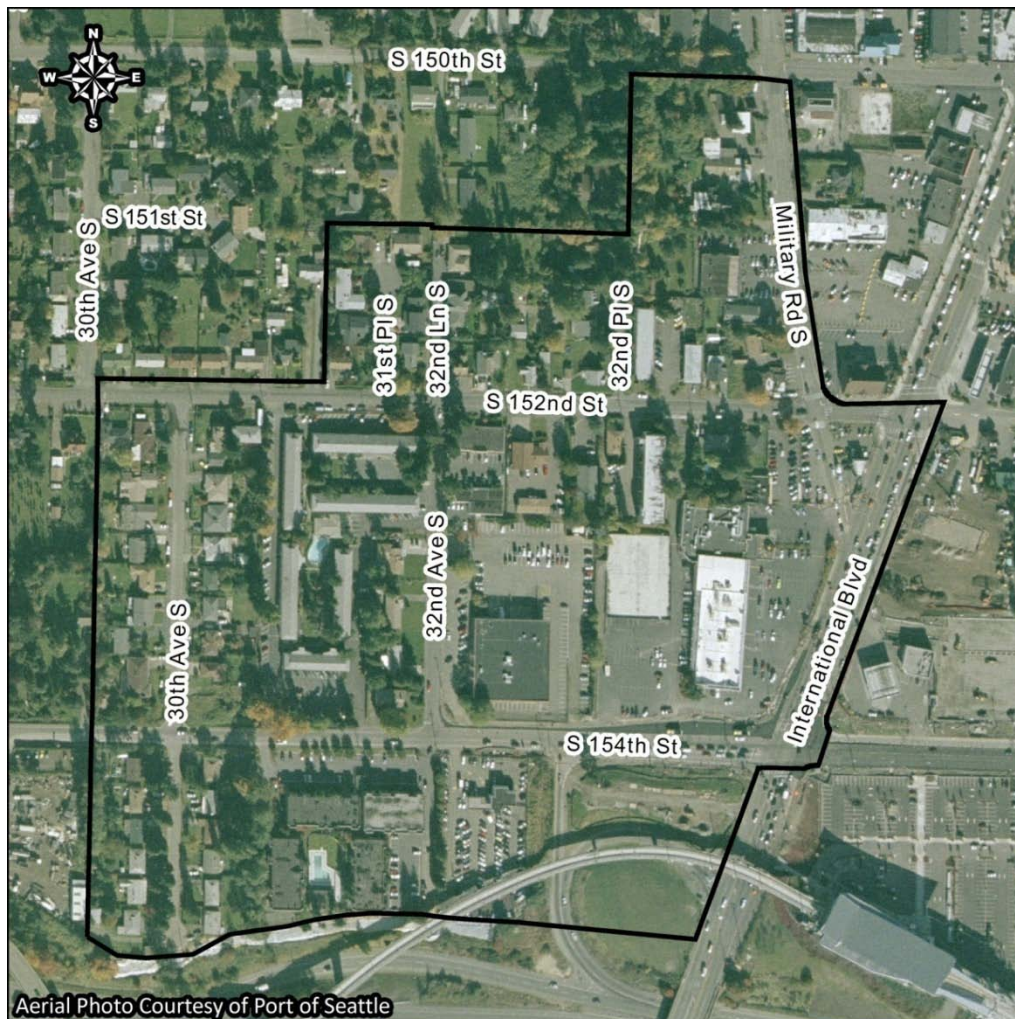


Figure: S. 154TH STREET STATION AREA OVERLAY DISTRICT MAP

15.305.050 Use Chart and Pedestrian-Oriented Use Regulations

- A. **Land Use Definitions Specific to the S. 154th Street Station Area Overlay District.** In addition to the land use definitions in SMC Chapter 15.105 Definitions, the following definitions apply in the S. 154th Street Station Area Overlay District:

“Drive-through facility” means a business or portion of a business where a consumer is permitted or encouraged, either by the design of physical facilities or by the provisions of services and/or packaging procedures, to carry on business while seated in a motor vehicle.

“Office use” means the use of a room or group of rooms for conducting the affairs of a business, profession, service, or government and generally furnished with desks, tables, files and communication equipment.

“Park-and-fly commercial parking” means commercial parking facilities which provide short- or long-term parking space for a fee, for airport parking for travelers.

“Pedestrian-oriented uses” means uses that stimulate pedestrian activity along the sidewalk frontage of a building.

“Personal services” means a business that provides services relating to personal grooming.

“Public facility” means a use which serves the public and is generally of a public service, noncommercial nature.

- B. **Selected Prohibited Uses.** This section highlights selected uses that are prohibited within the S. 154th Street Station Area Overlay District. The S. 154th Street Station Area Overlay District use chart in SMC 15.305.055 presents the full listing of uses that are prohibited and allowed within the station area with the addition of the following prohibited uses listed in subsection (1) of this section.

1. The following uses shall be prohibited within the station area:
 - a. Park-and-fly commercial parking facilities.
 - b. Exterior (outdoor) storage. Outdoor seating for restaurants and pedestrian-oriented accessory uses, such as flower, food, or drink stands, are exempt from this requirement.
 - c. Drive-through facilities.

C. 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.

15.305.055 S. 154th Street Station Area Overlay District Use Chart**ZONES:****UL-Urban Low****UM-Urban Medium****UH-Urban High****UH-UCR-Urban High-Urban****T-Townhouse****NB-Neighborhood Business****O/C/MU-Office/Commercial/Mixed Use****O/CM-Office/Commercial****CB-C-Community Business in the Urban Center****P – Park**

P-Permitted Use; C-Conditional Use Permit required

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
ANIMALS								
Kennel/Cattery								
Stables							P	
Veterinary Clinic				P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
BUSINESS SERVICES								
Airport Support Facility								
Cargo Containers								
Commercial/Industrial Accessory Uses					C			
Conference/Convention Center				P(1)	P(1)			(1) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 .Pedestrian-Oriented Use Requirements.
Construction/Trade					C			
Distribution Center/Warehouse								
Equipment Rental, Large								
Equipment Rental, Small					C			
Equipment Repair, Large								
Equipment Repair, Small					P(1)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Helipad/Airport and Facilities								

Division III. Overlay Districts and Zones

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Professional Office			P(1)	P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Storage, Self-Service								
Truck Terminal								
CIVIC & INSTITUTIONAL								
Cemetery								
City Hall		P	P	P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Court					P			
Fire Facility		P	P	P	P			
Police Facility		P	P	P	P			
Public Agency Office			P	P	P			
Public Agency Yard								
Public Archives					P			
Social Service Office			C	P	P			
EDUCATIONAL								
College/University		C	C	P	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Elementary/Middle School		C	C	C				
High School		C	C	C	C			
Specialized Instruction School		P(1)	P(1)	P	P(2)			(1) Limited to three (3) students per day. (2) Permitted as a part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Vocational/Technical School				P	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
HEALTH & HUMAN SERVICES								
Day Care I		P(1)	P(1)	P(1)		P(1)		See SMC Ch. 15.420 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			See SMC Ch. 15.420 Day Care Facilities.
Hospital					P			
Medical Dental Lab			C	C	P			
Medical Office/Outpatient Clinic			P(1)	P(1)	P			(1) Permitted as a part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Miscellaneous Health				C	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.

Division III. Overlay Districts and Zones

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Opiate Substitution Treatment Facility					C			Subject to the CUP-EPF siting process (SMC 15.115.040 Essential Public Facilities).
Secure Community Transition Facility					C			
Transitional Housing			C	C	P(1)			<p>Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders</p> <p>(1) Permitted only as part of a mixed use development, as described in SMC 15.305.730 Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC as described in SMC 15.305.720 Definition of Mixed Use.</p>
MANUFACTURING								
Aerospace Equipment								
Apparel/Textile Products								
Biomedical Product Facility								
Chemical/Petroleum Products								
Commercial/Industrial Machinery								
Computer/Office Equipment								
Electronic Assembly								
Fabricated Metal Products								
Food Processing								
Furniture/Fixtures								
Laboratories, Research, Development & Testing					C			
Manufacturing, Light Misc.								
Winery/Brewery/ Distillery					P(1)			(1) Micro winery/brewery/distillery with retail section.
Paper Products								
Primary Metal Industry								

Division III. Overlay Districts and Zones

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Printing/Publishing								
Recycling Processing								
Rubber/Plastic/Leather/Mineral Products								
Textile Mill								
Wood Products								
MOTOR VEHICLES								
Auto/Boat Dealer								
Auto Service Center								
Auto Supply Store					P(1)			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Auto Wrecking								
Commercial Marine Supply					P			
Electric Vehicle Infrastructure	P(1)	P(1)	P(2)	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								
Mobile Refueling Operation		P	P	P	P	P		See SMC Ch. 15.450 Mobile Refueling. (1) Permitted only to refuel heavy equipment at a construction site, subject to the criteria under SMC 15.450
Tire Retreading								
Towing Operation								
Vehicle Rental/Sales								
Vehicle Repair, Small								
RECREATIONAL & CULTURE								
Amusement Park								
Community Center		C	P	P(1)	P(1)		P	(1) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.
Drive-In Theater								
Golf Course							P	

Division III. Overlay Districts and Zones

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Health Club			C (1)	P(2)	P(2)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.
Library		P	C	P(1)	P(1)	C		(1) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.
Museum		C	C	P(1)	P(1)			(1) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.
Nonprofit Organization		C/P (1,2)	P	P(3)	P(3)		C/P (1,2)	(1) Allowed as a minor CUP subject to criteria under SMC 15.115.020(E). (2) Allowed as a permitted use subject to the criteria in SMC 15.470. (3) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.
Park		P	P	P(1)	P(1)	P	P	(1) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.
Recreational Center			P	P(1)	P(1)		P	

Division III. Overlay Districts and Zones

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Religious Use Facility		C/P (1,2)	P	P(3)	P(3)		C/P (1,2)	<p>(1) Allowed as a minor CUP subject to criteria under SMC 15.115.020(E).</p> <p>(2) Allowed as a permitted use subject to the criteria in SMC 15.470.</p> <p>(3) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.</p> <p>(4) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p>
Religious Use Facility Accessory		C/P (1,2,3)	C(1)	P (1,4)	P(4)		C/P (2,3)	<p>(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p> <p>(2) Allowed as a minor CUP subject to criteria under SMC 15.115.020(E).</p> <p>(3) Allowed as a permitted use subject to the criteria in SMC 15.470.</p> <p>(4) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.</p>
Stadium/Arena								
RESIDENTIAL								
College Dormitory					P			
Duplex		P				P(1)		(1) Duplexes allowed in townhouse zone only as part of townhouse development. See SMC Ch 15.505 for standards.
Dwelling Unit, Detached								Existing single-family homes are exempt from the provisions of this chapter.
Manufactured /Modular Home								
Mobile Home								
Mobile Home Park								
Multi-Family		P(1)	P(1)	P	P			(1) Ground floor pedestrian-oriented uses, as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements, are allowed, but not required in the UM zones and in the UH-1,800 and UH-900 zones.
Townhouse		P				P		
RESIDENTIAL, RETIREMENT & ASSISTED LIVING								

Division III. Overlay Districts and Zones

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Community Residential Facility I	P	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 15.305.730 Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC 15.305.720 Definition of Mixed Use.
Community Residential Facility II			P	P	P(1)			(1) Permitted only as part of a mixed use development, as described in SMC 15.305.730 Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC 15.305.720 Definition of Mixed Use.
Convalescent Center/ Nursing Home		P	P	P				
Retirement Apartments		P	P	P	P			
RESIDENTIAL, ACCESSORY								
Home Occupation		P	P	P	P	P		See SMC 15.465.500 Home Occupations.
Shed/Garage		P(1)	P(1)	P(1)		P		See SMC Chapter 15.405 Accessory and Tent Structures. (1) Limited to 1,000 gross square feet and a 20 foot height limit (highest point).
RETAIL & COMMERCIAL								
Agricultural Crop Sales (Farm Only)					P			
Antique/ Secondhand Store				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Apparel/ Accessory Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Arcade (Games/Food)			P(1)	P(1, 2)	P(2)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.
Beauty Salon/ Personal Grooming Service			P(1)	P(2)	P			(1) Small, resident-oriented uses only. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.

Division III. Overlay Districts and Zones

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Coffee Shop/ Retail Food Shop			P(1)	P(2)	P			(1) Small, resident-oriented uses only (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Department/ Variety Store					P			
Drug Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Dry Cleaner			P (1,2)	P(2)	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 15.305.720 Definition of Mixed Use.
Espresso Stand			P	P	P			Walk-up only
Fabric Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Financial Institution				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Florist Shop			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Food Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Forest Products					P(1)			(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations.
Furniture Store				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Hardware/Garden					P			
Hobby/Toy Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Jewelry Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Laundromat		P(1)	P(2)	P	P			(1) Small, resident-oriented uses only (2) Small, resident-oriented uses only, as part of a residential mixed use project
Liquor Store					P			
Media Material			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Other Retail Uses			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Pet Store				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Photographic and Electronic Store				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Restaurant			C(1)	P(2)	P			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Sexually-Oriented Business					C			See SMC 15.415.200 Sexually-Oriented Businesses.
Sporting Goods and Related Stores				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Tavern				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Theater				P	P		P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Wholesale/ Bulk Store					C			
RETAIL & COMMERCIAL, LODGING								

Division III. Overlay Districts and Zones

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Bed and Breakfast		P	P	P				See SMC 15.465.300 Bed and Breakfast Standards.
Hotel/Motel and Associated Uses			C(1)	P(2)	P			(1) Conditional use with greater than or equal to fifty percent (50%) residential use. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
UTILITIES								
Communications Facility		C/P	C/P	C/P	C/P	C/P		See SMC Chapter 15.480 Wireless Communications Facilities for specific use and development standards.
Utility Substation			C	C	C			
Utility Use		C	C	C	C			
Wireless Communications Facility		C/P	C/P	C/P	P	C/P		See SMC Chapter 15.480 Wireless Communications Facilities for specific use and development standards.

15.305.057 Pedestrian-Oriented Use Requirements

New development and redevelopment projects that are located on streets intended for high levels of pedestrian activity shall provide street level pedestrian-oriented retail, restaurant, public or personal service uses. For specific locations of streets with pedestrian-oriented use requirements, see Primary and Secondary Pedestrian-Oriented Streets Map at the end of this section.

- A. **Pedestrian-Oriented Uses.** These uses are limited to the following: retail, restaurant/food establishment, personal services or public facilities. For definitions of pedestrian-oriented uses, see SMC 15.305.050(A) Land Use Definitions Specific to the S. 154th Street Station Area Overlay District.
- B. **Primary Pedestrian-Oriented Street.** On primary pedestrian-oriented streets, a minimum of seventy-five percent (75%) of the length of the exterior ground floor facing the street, excluding vehicle entrances, exits, and alleys, shall be pedestrian-oriented retail, restaurant, personal service or public uses. For specific locations of primary pedestrian-oriented streets, see the Primary and Secondary Pedestrian-Oriented Streets Map at the end of this section.

1. Existing Primary Pedestrian-Oriented Streets.

- a. International Boulevard: west side of International Boulevard between S. 154th Street and S. 152nd Street.
- b. S. 154th Street: north side of S. 154th Street west of International Boulevard.
- c. Military Road: west side of Military Road from International Boulevard to S. 152nd Street.
- d. S. 152nd Street: south side of S. 152nd Street west of International Boulevard and Military Road.

2. New Primary Pedestrian-Oriented Streets.

- a. New north-south street: the southern portion of the new north-south street north of S. 154th Street. (Pedestrian-oriented uses shall be provided on both sides of the street.)
- b. New east-west street: the eastern portion of the new east-west street west of International Boulevard. (Pedestrian-oriented uses shall be provided on both sides of the street.)

- C. **Secondary Pedestrian-Oriented Street.** On secondary pedestrian-oriented streets, a minimum of sixty percent (60%) of the length of the exterior ground floor facing the street, excluding vehicle entrances, exits, and alleys, shall be pedestrian-oriented retail, restaurant, personal service or public uses. Locations of secondary pedestrian-oriented streets are identified on the Primary and Secondary Pedestrian-Oriented Streets Map at the end of this section.
1. **Existing Secondary Pedestrian-Oriented Streets.**
- a. S. 154th Street: north side of S. 154th Street east of 32nd Avenue South.
 - b. 32nd Avenue S: east side of 32nd Avenue S. north of S. 154th Street.
- D. **Other Streets.** For projects that are not located on primary or secondary pedestrian-oriented streets, and that do not have a mixed use requirement, a minimum of sixty percent (60%) pedestrian-oriented retail, restaurant, personal service or public use is encouraged but not required for the ground floor facing the street.
- E. **Required Mixed Use Projects.** For projects with required mixed use elements as specified in the use chart in SMC 15.305.055, see SMC 15.305.710 Mixed Use Development Standards for additional ground floor use standards. When projects with required mixed use elements are located on primary or secondary pedestrian-oriented streets, the ground floor use requirements for the primary or secondary pedestrian-oriented streets apply.

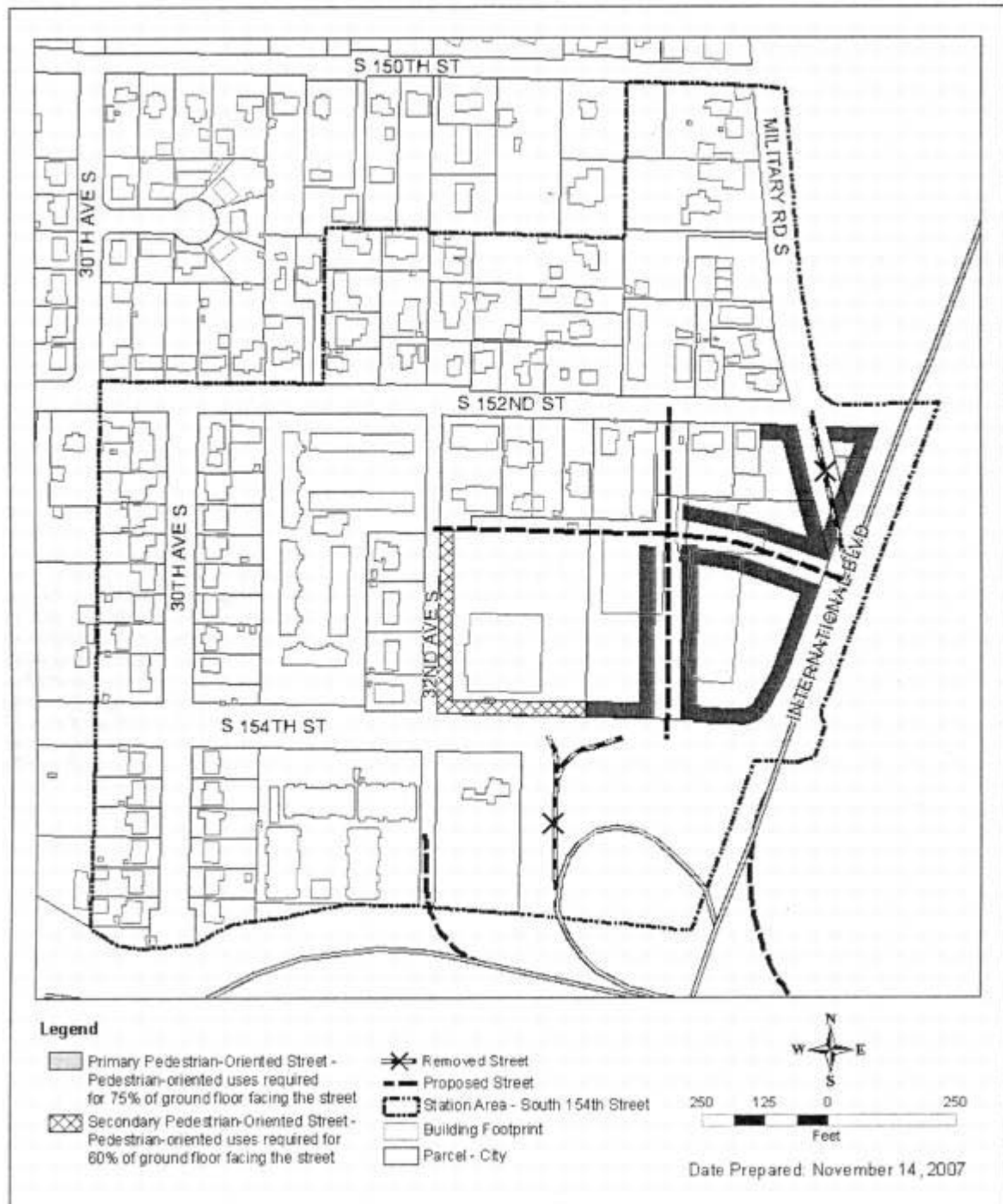


Figure:
PRIMARY AND SECONDARY PEDESTRIAN-ORIENTED STREETS MAP

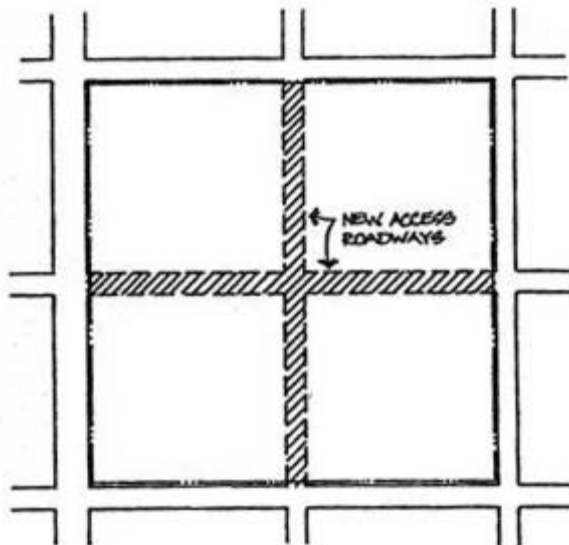
15.305.100 Circulation

Purpose: Create a station area overlay district with an emphasis on the needs of the pedestrian which is also accessible and convenient for vehicles. Sufficient vehicular and pedestrian circulation should be provided through the establishment of an adequate network of streets and sidewalks. Placement of structures, landscaping, circulation patterns and access points should collectively seek to promote an integrated, multi-modal transportation system. Creatively designed, clean and functional pedestrian connections are encouraged to provide access throughout the station area overlay district, between properties and to and from the public right-of-way. Pedestrian corridors should be inviting in their overall design, such as through the provision of street furniture and landscaping, and should feel secure by providing adequate safety measures, such as lighting. Circulation infrastructure within the station area shall be designed and constructed to achieve the urban design vision set forth in SMC 15.305.005(A)(1) Urban Design Vision.

15.305.110 Circulation Requirements

Pedestrian and vehicular circulation within the S. 154th Street Station Area Overlay District is intended to provide for public access, safe traffic flow, and connections to established vehicular and pedestrian routes. Vehicular circulation shall be as approved by both the and the Director of Public Works.

- A. All new or reconstructed S. 154th Street Station Area Overlay District streets, whether public or private, shall be constructed according to the City's adopted street standards. Street specifications and requirements can be found in SMC Title 11 Streets, Sidewalks, and Public Thoroughfares.
 - 1. Street sections available in SMC Title 11 include:
 - a. S. 154th Street west of 32nd Avenue S.
 - b. Military Road S.
 - c. S. 152nd Street east of 32nd Avenue S.
 - d. 32nd Avenue S.
 - e. 30th Avenue S.
 - f. Other new public or private streets within the S. 154th Street Station Area Overlay District.
 - 2. Street sections may differ at intersections to provide channelization for left and/or right turns. Modifications may also be needed to accommodate the existing terrain.
 - 3. For dimensions of sidewalks on public and private streets, see SMC 15.305.250 The Layout and Width of Street Front Pedestrian Zone.



- B. An owner or developer shall coordinate with owners of adjacent parcels and consolidate, wherever possible, vehicular circulation routes to interconnect public and/or private streets in conformance with the adopted S. 154th Street Station Area Plan. Where appropriate, circulation corridors shall extend to the boundary line of the site parcel in order to provide for future development of adjacent parcels and connections with existing public and/or private streets.
- C. Dead-end streets shall be permitted only where there is no feasible connection with an adjacent public and/or private street and during the phasing of the construction of new roads.
- D. Half-streets or other partial streets shall not be allowed, except as an interim circulation route as approved by both the Director and the Director of Public Works, in which the other portion of the public or private street shall be developed on an adjacent parcel.

15.305.120 Internal Access Roads

Internal access roads are established to provide vehicular and pedestrian access to the interior of the station area overlay district, to create connections between existing streets and to provide opportunities for new street frontages for retail and other business.

- A. Development shall provide internal access roads per the following (see Circulation in the S. 154th Street Station Area Overlay District Map below for the general alignment of the internal access roads):
 - 1. A north-south street from S. 154th Street on the south connecting to S. 152nd Street on the north. This can be either a public or private street that can be implemented in phases as redevelopment occurs on applicable sites.

2. An east-west street from 32nd Avenue S. on the west to International Boulevard on the east. This is intended to be either a public or private street that can be implemented in phases as redevelopment occurs on applicable sites.



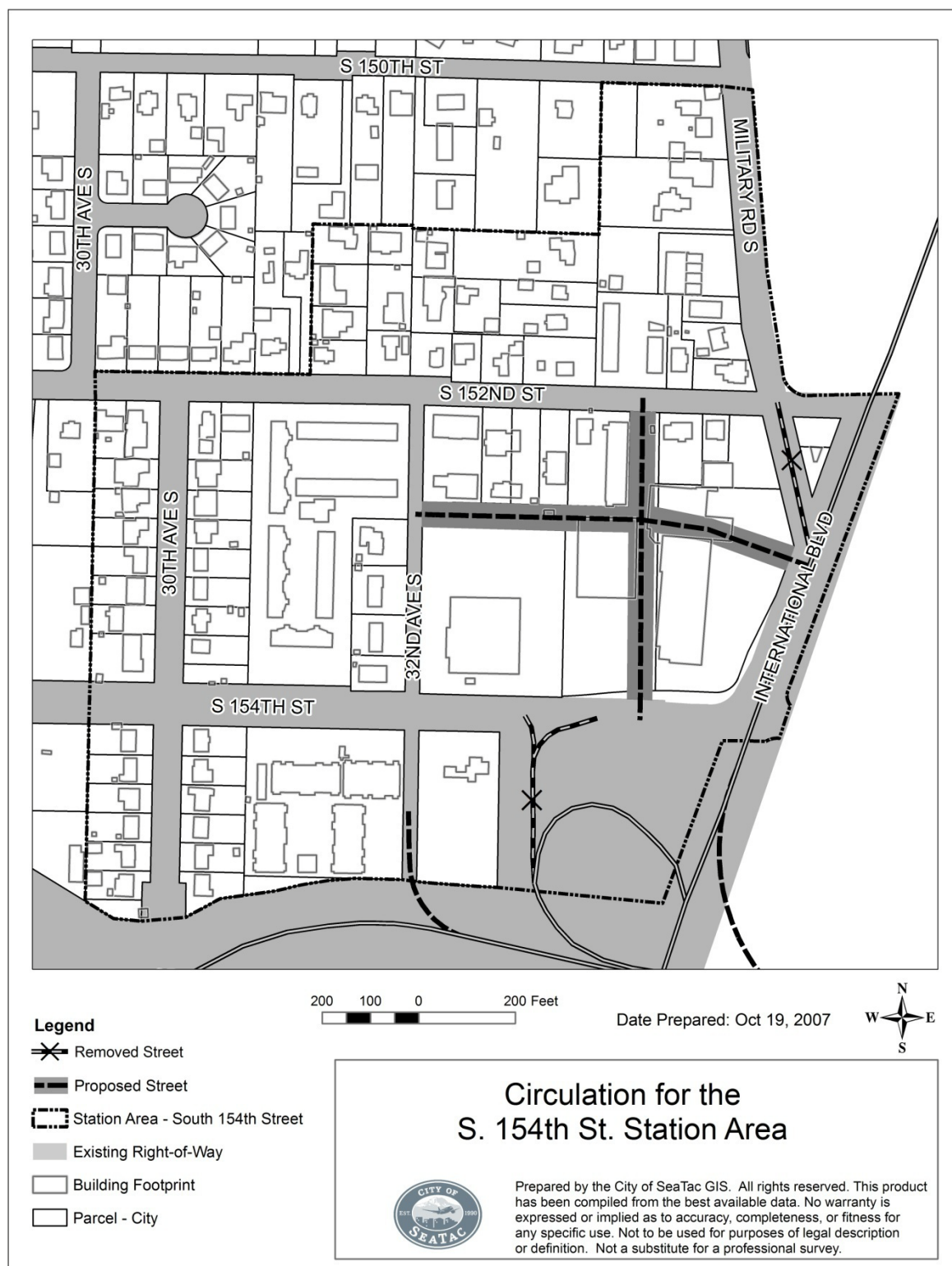
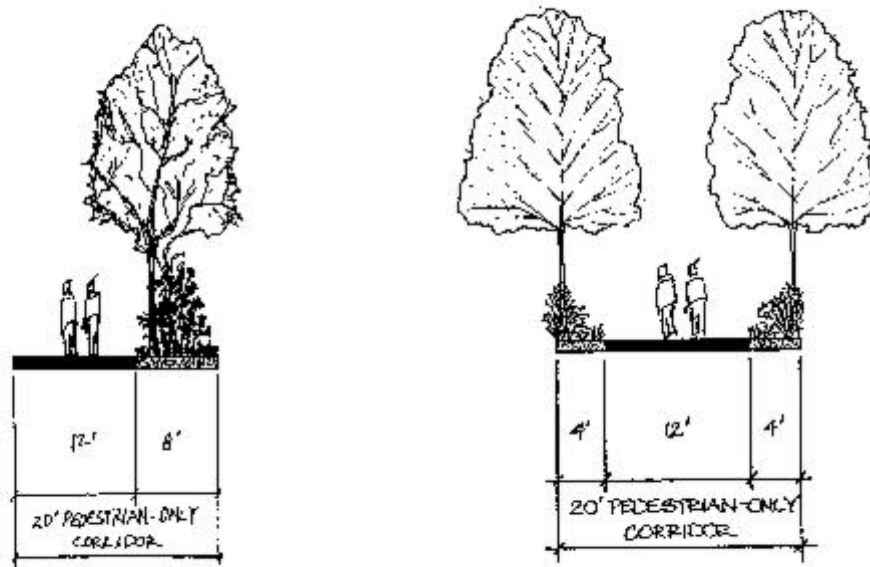


Figure:
CIRCULATION IN THE S. 154TH STREET STATION AREA OVERLAY DISTRICT

15.305.130 Pedestrian Requirements

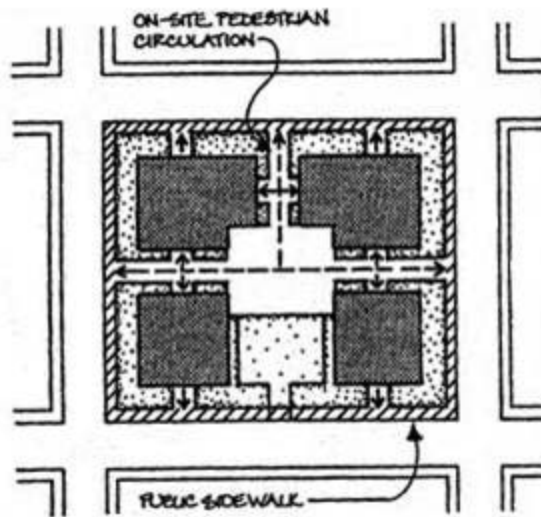
Pedestrian requirements are intended to create a network of linkages for pedestrians to improve safety and convenience and enhance the pedestrian environment.

- A. All site plans proposing multiple buildings designed for residential occupancy or business access shall connect building entrances to one another and to pedestrian ways on adjacent public and/or private streets via a minimum eight (8) foot wide walkway system separated from vehicular traffic. Public sidewalks may be considered part of the walkway system if they provide convenient movement between structures. Fences, landscaping and other site improvements shall be located so as not to impede safe and convenient pedestrian circulation.
- B. On-site pedestrian ways shall be designed to connect to off-site pedestrian way systems on adjoining properties and public and/or private streets. On-site extensions of pedestrian circulation systems shall align with existing pedestrian off-site links.
- C. Pedestrian-only corridors separate from the vehicular street system shall be a minimum of twenty (20) feet wide with a minimum twelve (12) foot pathway of an approved surfacing material.



- D. Public easements for pedestrian circulation shall be open to the public twenty-four (24) hours a day. Private easements for pedestrian circulation should remain open to the maximum extent possible.
- E. Primary pedestrian circulation and access shall be at grade. Elevated pedestrian walkways, if approved by the Director, may be permitted for the following purposes:

1. To provide an extension to or direct connection with an elevated walkway/moving sidewalk;
 2. To overcome obstacles of terrain;
 3. To connect immediately adjacent components of a single development; or
 4. To connect with elevated transit stations.
- F. To promote public transit use, paved sidewalks or walkways shall be provided between building entrances and the nearest transit stop located within or adjacent to the subject property. Wherever possible, buildings shall be sited adjacent to or connected with transit stop facilities. Lighting shall be provided along pedestrian walkway connections and adjacent to transit stop facilities.

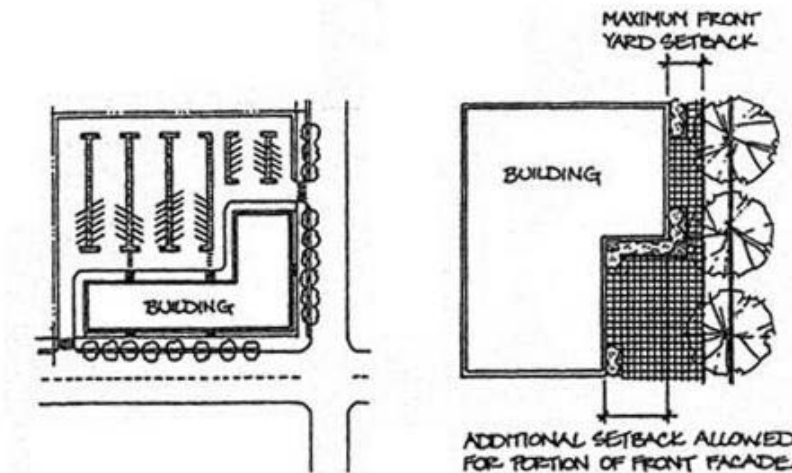


15.305.200 Site Planning and Building Orientation

Purpose: Design structures to have both an external orientation, to the streetscape, and an internal orientation, to the pedestrian environment, with unifying open space and pedestrian pathways. Design emphasis should be given to the pedestrian rather than the auto environment, through placement of parking in a less prominent location (such as underground, or to the rear of the building, rather than in front), the requirement of 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 and compatibility with adjacent development with regard to scale, proximity and landscaping. Lighting and landscaping should allow for safety and visibility of public and semi-public areas. Structures shall be sited and designed to achieve the urban design vision set forth in SMC 15.310.005(A)(1) Urban Design Vision.

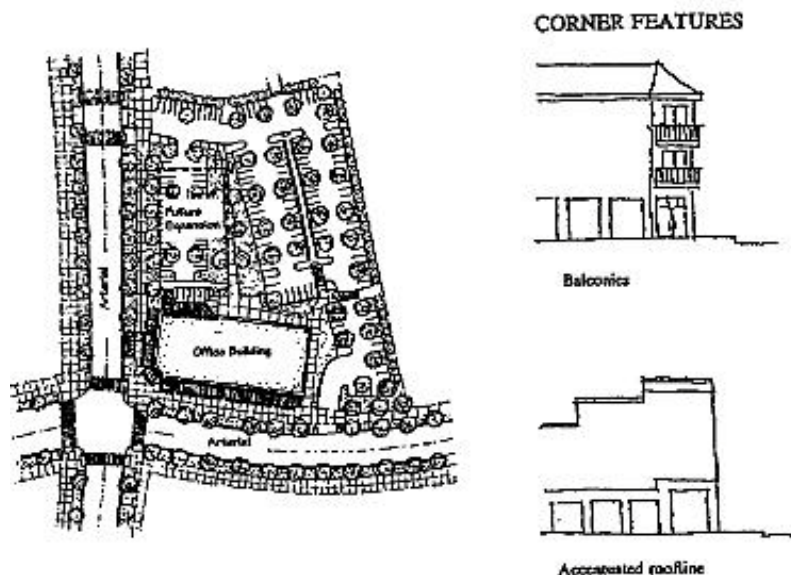
15.305.210 Building Placement/Setbacks

- A. **Maximum Front Yard Setback.** For properties within the S. 154th Street Station Area Overlay District, the maximum front yard setbacks shall be as follows:
1. A maximum of twenty (20) feet adjacent to International Boulevard, for at least sixty percent (60%) of the building's front facade.
 2. A maximum of ten (10) feet adjacent to all other public and/or private streets, for at least sixty percent (60%) of the building's front facade.
 3. Conflicts with the building placement/setbacks standards that arise because of the location of existing or required utilities may be allowed as approved by the Director.
- 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 and shall have a minimum length equal to sixty percent (60%) of the front property line. 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 sixty percent (60%) 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 if a pedestrian activity is planned for that space, such as an entry, pedestrian plaza, outdoor dining, or a garden space associated with residences. The applicant may propose a greater setback to provide greater pedestrian interest and activity subject to approval by the Director.
- 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 15.305.320 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 conflict with the required landscaping in Chapter 15.445 Landscaping and Tree Retention, the side and rear yard setbacks in the landscaping standards in SMC Chapter 15.400.100 shall supersede.



15.305.220 Development Abutting Two (2) or More Street Frontages

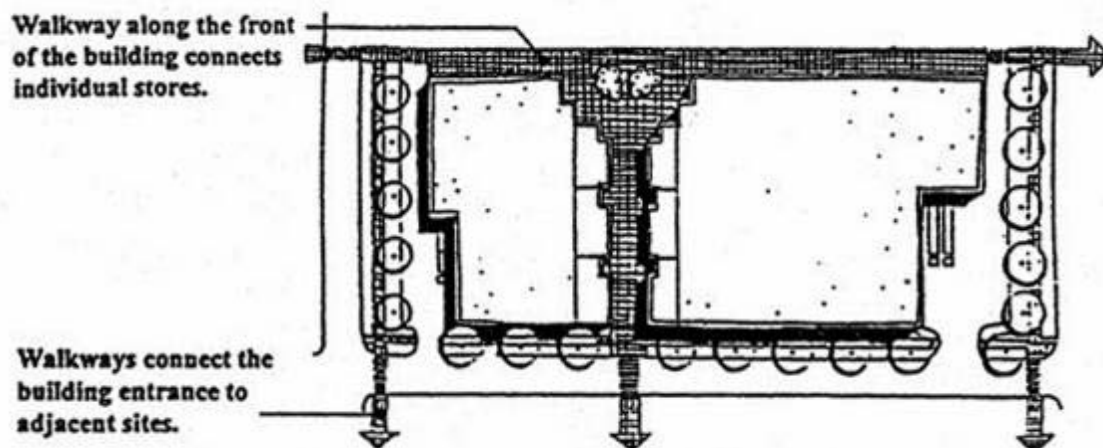
- A. If a building lot abuts two (2) or more public or private streets, the maximum front yard setback shall apply to the two (2) public and/or private streets with the highest roadway classifications as defined by the SeaTac Comprehensive Plan. If three (3) or more public and/or private streets have the same roadway classification, then the property owner shall select the two (2) public and/or private streets to which the maximum front yard setback shall be applied.
- B. Buildings on corner lots shall orient front facades to both the corner and adjacent public and/or private street fronts. The primary building entry shall be located on a front facade (i.e., facing a publicly accessible street). Pedestrian entries near or on the corner are encouraged.
 1. **Corner Buildings and Architectural Focal Points.** Development at the intersection of either S. 154th Street or S. 152nd Street and International Boulevard shall include architectural focal points that increase the visibility and landmark status of corner buildings, such as one (1) or more of the following:
 - a. Transparent glazing incorporated into corner building design;
 - b. Tower elements and/or roof lines that accentuate the corner;
 - c. Balconies or building terraces at or near the corner.



15.305.230 Relation to Adjacent Development

Proposed developments shall connect with adjoining parcels to take advantage of opportunities to mutually improve development design.

- A. Adjacent developments shall link open spaces and landscaping whenever possible.
- B. Proposed developments shall provide publicly accessible pedestrian connections to adjacent residential neighborhoods wherever possible, via a through-block walkway or links to sidewalks. Provide stairs or ramps where necessary when topographic barriers, such as steep slopes, inhibit direct access to surrounding development or destination points, such as transit stops.
- C. Where developments with multi-family residential components are located adjacent to retail, commercial, employment, or institutional uses, side and/or rear yard landscape buffers shall be intersected by approved pedestrian circulation routes in order to facilitate convenient walking connections to adjacent uses or services.
- D. Buildings or structures that terminate view corridors shall include architectural features that increase the visibility and landmark status of the subject building facade, such as a clearly defined building modulation, pedestrian entry feature, and/or roof line that accentuates the building as a focal point.



15.305.240 Projects on or Near the Edge of a UL or UM 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 UH zone development on neighboring residential districts, the following standards shall apply:

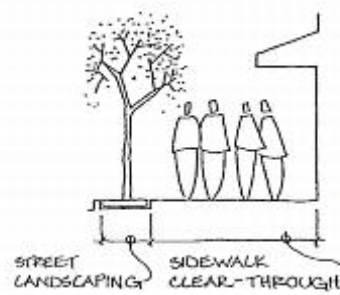
- A. **Adjacent to UL Zone.** Properties abutting a UL zone shall incorporate the following:
 - 1. A maximum building height of thirty-five (35) feet, relative to the base elevation of the adjacent UL-zoned parcel(s) where that base elevation is higher than the base elevation of the proposed project, shall apply to all portions of a structure within sixty (60) feet of a UL 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 SMC15.400.100; 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 UL zone. Side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC15.445.210.
 - 3. Parking shall not be permitted within the side and/or rear yard building setback adjacent to a UL zone.
- B. **Adjacent to UM Zone.** Properties abutting a UM 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 UM 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.



15.305.250 The Layout and Width of Street Front Pedestrian Zone

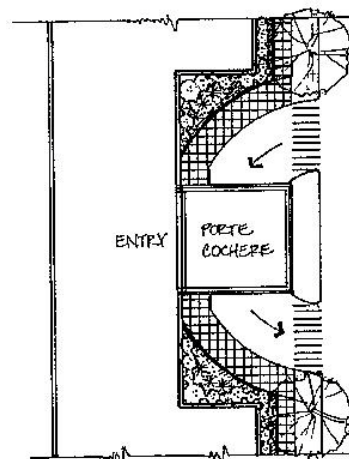
Within the S. 154th Street Station Area Overlay District, all new sidewalks and street improvements shall include a street front pedestrian zone consisting of a sidewalk clear-through zone and a street landscaping zone. New development in the S. 154th Street Station Area Overlay District shall provide sidewalks at the widths required within this section to contribute to the pedestrian orientation of new development.

- A. **Sidewalk Clear-Through Zone.** A pedestrian sidewalk clear-through zone shall be created along the public and/or private street frontage consisting of a minimum eight (8) foot wide paving area on streets using the twelve (12) foot sidewalk, and consisting of a minimum four (4) foot wide paving area on other streets. The pedestrian sidewalk clear-through zone shall be free of physical obstructions to pedestrian movement.
- B. **Street Landscaping Zone.** A minimum four (4) foot wide street landscaping zone adjacent to the street curb shall be required on streets where both the twelve (12) foot and eight (8) foot sidewalks are used. The street landscaping zone shall consist of a combination of trees, landscaping, light poles, and street furniture in a manner to be approved by the Director.
 1. The street landscaping zone will include City-approved tree wells and grates for street trees in addition to street trees.
 2. Street trees shall be deciduous shade trees capable of at least twenty-five (25) feet in height. Street trees shall be planted within the street landscaping zone along public and/or private streets and be spaced no more than thirty (30) feet apart as described in street landscaping standards in SMC Chapter 15.445 Landscaping and Tree Retention, except where variations in tree spacing, as approved by the Director, may be considered to enhance plaza areas, emphasize building focal points or avoid visually blocking retail storefront entrances.



15.305.260 Driveway Entrances

- A. Automobile access shall be consolidated with no more than one (1) driveway per one hundred fifty (150) linear feet of street frontage.
- B. Curb cuts should be minimized whenever possible through the use of shared driveways.
- C. Pedestrian entry routes interrupted by driveways shall be distinguished from the driveway surface by decorative paving to the building entrance.
- D. Driveways serving front yard porte cochere building entries shall be approved by the Director and include only the short-term parking that can be accommodated along one (1) double-loaded drive aisle.



15.305.270 Service Element Location and Design

To reduce the potential negative impacts of service elements such as waste receptacles and loading docks, service and loading areas shall be located away from sidewalks and other pedestrian areas, and screened from public view. The following requirements shall also be met:

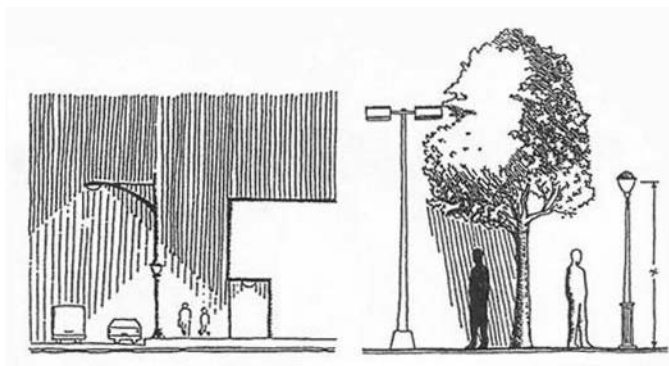
- A. Service elements shall be concentrated and located where they are accessible to service vehicles and convenient for tenant use.

- B. In addition to standard closure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, including the roof, and screened around their perimeter by a wall or fence and have self-closing doors.
- C. Service elements shall be designed to meet CPTED standards. (See SMC Chapter 17.04 CPTED Concepts.)

15.305.280 Exterior Lighting

Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from car or transit circulation.

- A. Lighting standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas.
- B. Light fixtures illuminating the pedestrian walkway network shall be between twelve (12) feet and fifteen (15) feet in height. The level of lighting shall conform with the requirements of Chapter 17.40 SMC, Walkway, Bikeway and Park Lighting.
 - 1. Light fixtures shall be sited and directed to minimize glare off of the project site.
- C. **Building Entrances.** All building entrances should be well lit to provide inviting access and safety. Lighting standards for building entries shall range between twelve (12) feet and fifteen (15) feet in height.
- D. **Parking Areas.** Lighting standards for parking areas shall be no greater than sixteen (16) feet in height, and used to illuminate surfaces intended for pedestrians or vehicles within the parking area. Light fixtures shall be sited and directed to minimize glare off site.
- E. Light standard designs shall be approved by the Director, and be in conformance with a consistent lighting standard design, if one exists, throughout the S. 154th Street Station Area Overlay District.



15.305.300 Open Space and Amenities

Purpose: Break up dense development patterns with passive or active open spaces such as plazas, parks, trails and other means and link them wherever possible. Open spaces should be usable, have good access and take advantage of local amenities. Planted areas should be used to frame and soften structures, to define site functions, to enhance the quality of the environment, to screen undesirable views and to create identity. Whenever possible, development should include seating areas and be enhanced by such features as trees and flower displays, fountains, art and open spaces. Outdoor spaces and landscaping shall also be designed to achieve the urban design vision set forth in SMC15.305.005 (A)(1) Urban Design Vision.

15.305.310 Minimum Open Space Area Required

A. A minimum of ten percent (10%) of net site area shall be set aside as usable outdoor open space accessible to the public. This requirement applies to all new commercial and mixed use development in the station area overlay district, except residential-only projects. Open space requirements for residential-only projects can be found in SMC Chapter 15.510SMC, Multi-Family Housing Design Standards.

1. **Areas that Do Not Qualify as Open Space.** The following shall not be included toward meeting the minimum usable open space requirement:
 - a. Required landscaping and sensitive area buffers without common access links, such as pedestrian trails.
 - b. Driveways, parking, or other auto uses.
 - c. Areas of a parcel with slopes greater than eight percent (8%) shall not qualify as usable outdoor open space, unless the area has been developed with an enhanced accessibility system of stairs, ramps, terraces, trails, seating areas, or other site improvements as approved by the Director.
 - d. Setback areas, unless developed as usable open space.
 - e. Access to parking areas, lobby entrances and stairs.

15.305.320 Front Yard Open Space

The following front yard open space regulation shall supersede the street frontage landscape requirement as specified in the landscaping chart in SMC 15.445 Landscaping and Tree Retention:

- A. **Front Yard Open Space Requirements.** The minimum open space requirement shall include front yard open space, with a minimum area of at least fifty percent (50%) of the overall open space requirement specified in SMC15.305.310 Minimum Open Space Area Required.

15.305.330 Alternative Methods for Meeting Usable Open Space Requirements

Developments have the option of contributing to a S. 154th Street Station Area open space fund up to fifty percent (50%) of the overall open space requirement specified in SMC15.305.310 Minimum Open Space Area Required, in lieu of setting aside additional on-site open space area greater than the minimum required in SMC15.305.320 Front Yard Open Space.

- A. The City shall use the funds contributed to the S. 154th Street Station Area open space fund within six (6) years on an approved open space/park project(s) or return said funds to contributors.
- B. Revenue from the S. 154th Street Station Area open space fund may be applied only to open space/park projects within the defined S. 154th Street Station Area.

15.305.340 Open Space Design Standards

- A. **Arrangement and Design of Front Yard Open Space.** Front yard open space shall be developed and arranged in a manner that is accessible to the public, directly connected to a sidewalk or pedestrian pathway, and bordered on at least one (1) side by, or readily accessible from, approved structure(s) on site. Front Yard Open Space shall be placed in one (1) or more of the following ways, as approved by the Director:

- 1. **Plaza, Courtyard, or Pocket Park.** Publicly accessible open space of a minimum one thousand (1,000) square feet constructed contiguous with new or existing sidewalks shall link the open space elements with adjacent sidewalks, pedestrian paths, bikeways, and building entrances. Open space shall consist of at least fifty percent (50%) decorative paving. One (1) tree shall be required for every two hundred (200) square feet of decorative paving area. Decorative paving areas shall be constructed of such materials as stamped, broom finish, scored concrete, brick or modular pavers, tiles, inlaid artwork, or similar materials as approved by the Director.

- a. **Additional Courtyard Standards.** Publicly accessible courtyard designs shall conform to the following standards:

- i. The courtyard dimension is a measurement of the usable open space between two (2) buildings or to a property line, and shall have a width equal to the height of the building, up to a maximum of seventy-five (75) feet, but in no case less than twenty (20) feet.
- ii. If the enclosing walls of a courtyard terrace upward and back with succeeding stories, the courtyard dimension shall be measured from the lowest enclosing floor or projection.

- 2. **Additional Paving Contiguous with Sidewalk.** A minimum five (5) foot wide paving area constructed contiguous with a new or existing sidewalk

along the length of the front yard building facade, coupled with a direct connection between the building entrance and sidewalk.

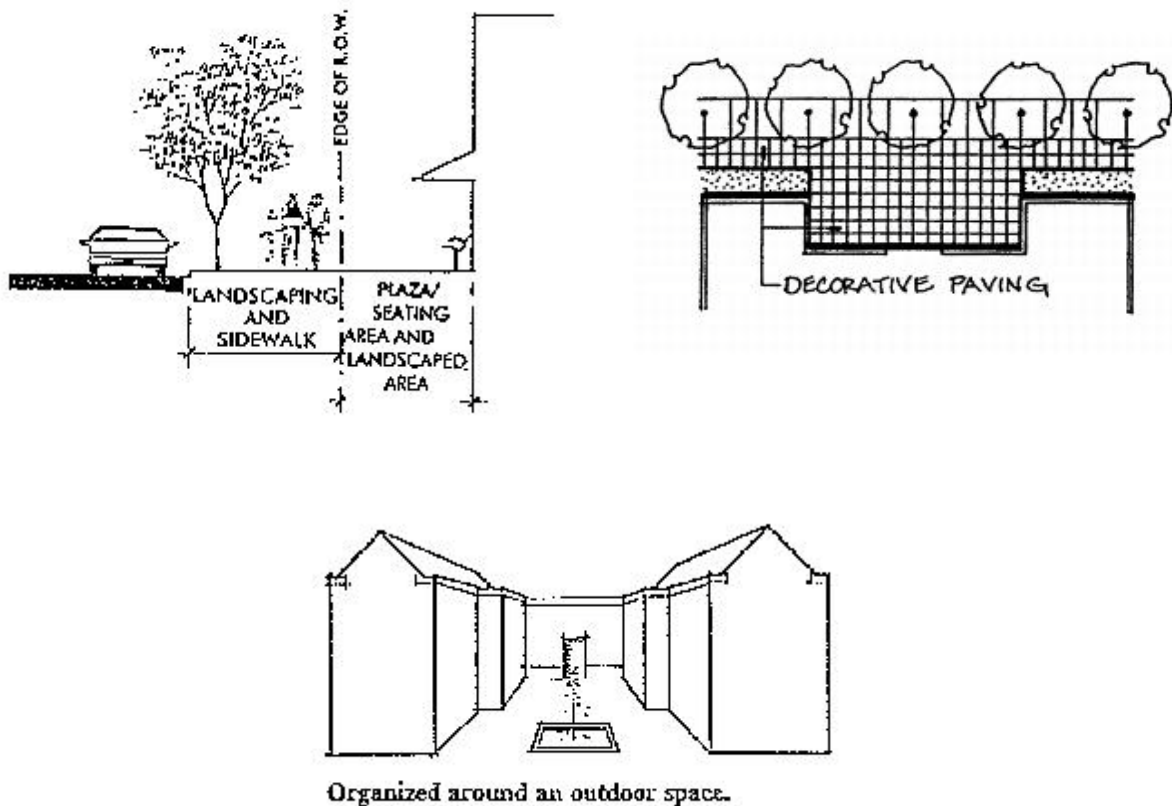
B. Performance Standards for Open Space

1. **Outdoor Seating.** Publicly accessible plazas, courtyards, and pocket parks shall include at least one (1) linear foot of seating per each forty (40) square feet of plaza, courtyard, or pocket park space on site. Outdoor seating shall be in the form of:
 - a. Freestanding outdoor benches of a minimum sixteen (16) inches wide; or
 - b. Seating incorporated into low walls, raised planters or building foundations at least twelve (12) inches wide and eighteen (18) inches high.
2. **Focal Point for Plazas, Courtyards and Pocket Parks.** In addition to seating, publicly accessible plazas, courtyards, and pocket parks shall incorporate one (1) or more of the following open space amenities, as approved by the Director, in order to encourage pedestrian use and activity:
 - a. Public art such as a sculpture or a water feature;
 - b. Transit stops, where appropriate;
 - c. Performance/stage areas; or
 - d. Other public amenities.
3. **Accessory Site Furnishings.** Accessory site furnishings shall be located so as not to obstruct pedestrian access along sidewalks and to businesses.
 - a. Waste receptacles, movable planters and other accessory site furnishings shall be of a design which is compatible with the design of the plaza, courtyard, or pocket park through the use of similar detailing or materials.

C. Arrangement and Design of Remaining Open Space. In cases where front yard open space requirements have been met, but additional open space must be provided to meet minimum usable open space requirements, the following open space options can be utilized:

1. The remaining percentage of required minimum usable open space may be installed as plantings within or immediately adjacent to the plaza, courtyard, or pocket park provided as front yard open space.

2. **Multi-Purpose Green Space.** A combination of grass, pedestrian ways, and seating areas of a minimum two hundred (200) square feet. One (1) tree shall be required for every two hundred (200) square feet of green space area.
- D. Sun angles and wind pattern should be considered in the design of plazas, courtyards and pocket parks to maximize sunlight areas.
- E. Open space areas on site shall be organized and designed in a manner that allows for maximum integration with open space on adjacent parcels, as specified in SMC 15.300.230 Relation to Adjacent Development.



15.305.350 Open Space Maintenance

All open space improvements shall be maintained in good condition. Maintenance shall include regular watering, mowing, pruning, clearance of debris and weeds, removal and replacement of dead plants and the repair and replacement of irrigation systems.

- A. Water features such as fountains must be functional, operating on a continuous basis, and maintained in good condition.

15.305.400 Parking Standards

Purpose: Minimize parking as a dominant land use. Parking should be screened through its placement behind structures and via landscaping. Parking shall be provided in such a way as to facilitate the achievement of the urban design vision set forth in SMC 15.300.005(A)(1) Urban Design Vision.

15.305.410 Off-Street Parking Requirements and Reductions

A. Required Off-Street Parking Spaces

1. **Minimum Parking Requirements.** The minimum parking spaces required shall be those established in the parking chart in Chapter 15.455 Parking and Circulation SMC.
 - a. **One Bedroom Unit Exception to Minimum Parking Spaces Required.** The minimum standard for a one (1) bedroom unit in a multi-family development shall be one (1) parking space.
 - b. In cases where the minimum parking standards established under SMC Chapter 15.455 Parking and Circulation are greater than the maximum spaces allowed in this section, then the parking standards of SMC 15.305.(A)2 below shall supersede and also serve as the minimum number of parking spaces required.

2. Maximum Parking Requirements

LAND USE	MAXIMUM SPACES ALLOWED
<i>Where calculations result in fractions of parking spaces, the maximum number of parking stalls shall be determined by rounding up to the next whole number.</i>	
Residential Uses	
College Dormitory	1 per bedroom unit
Duplex/Townhouse	2 per dwelling unit
Multi-Family	1 per bedroom, up to 2 per dwelling unit maximum
Community Residential Facility	1 per bed
Convalescent Center/Nursing Home	1 per 3 beds
Retirement Apartments	1 per unit
Recreational/Cultural Uses	
Conference/Convention Center	5 per 1,000 SF of building area
Library/Museum/Cultural Facility	4 per 1,000 SF of building area
Community Center/Recreation Center	4 per 1,000 SF of building area
Sports/Fitness/Health Club	4 per 1,000 SF of building area
Theater	0.75 per fixed seat, plus 1 per employee
General, Educational and Health Services Uses	
General Service Uses	4 per 1,000 SF of building area
Educational Uses	1 per employee, plus 1 per 2 students
Health Services Uses	4 per 1,000 SF of building area
Transitional Housing	1 per 2 bedrooms
Government/Office, Business Uses	
Business Service/Office Uses	3 per 1,000 SF of building area
Retail/Commercial/Manufacturing Uses	
Retail Uses	4 per 1,000 SF of leasable space
Bed and Breakfast	1 per bedroom, plus 2 for residents
Hotel/Motel and Associated Uses	1 per bedroom, plus the following for associated uses:
with restaurant/lounge/bar	4 per 1,000 SF of building area
with banquet/meeting room	5 per 1,000 SF of gross building area
Manufacturing Uses	1 per employee, plus 2 per 1,000 SF of building area

C. Parking Reductions.

1. There may be additions or reductions to allowed parking spaces based on a parking plan demonstrating an increased or decreased need to serve residents and/or customers.
2. See SMC Chapter 15.455 Parking and Circulation for available parking reductions.

15.305.420 Off-Street Loading Requirements

Off-Street loading requirements shall be provided pursuant to SMC Chapter 15.455 Parking and Circulation.

15.305.430 Bicycle Parking

The provision of safe and convenient places to park bicycles is encouraged in the station area. Providing a secure and convenient place to store bicycles encourages their use.

- A. Bicycle parking shall be provided based on at least one (1) space for each ten (10) automobile parking spaces required.
- B. The location of bicycle racks and/or lockers shall be in a secured area and be highly visible to building occupants and security personnel. Racks shall have provisions for using bicycle locks and shall be compatible with building and site design.

15.305.440 General Parking Design and Construction Standards

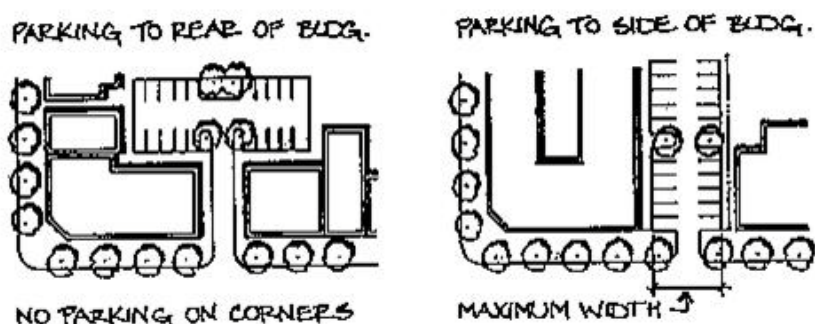
General parking design and construction requirements shall be provided pursuant to SMC Chapter SMC Chapter 15.455 Parking and Circulation.

15.305.450 Surface Parking

A. Location of Surface Parking Lots.

1. No parking shall be located between the building and the front property line. An exception may be made in the case of passenger loading and off-loading in the driveway of a porte cochere in conformance with SMC 15.305.260 Driveway Entrances and approved by the Director. Surface parking shall be located behind a building or to the side of a building.
2. **Parking Next to Building.** Parking located next to a building and within forty (40) feet of the front property line shall not occupy more than the width of one (1) lengthwise parking stall and one (1) travel lane, or thirty (30) feet, whichever is less.

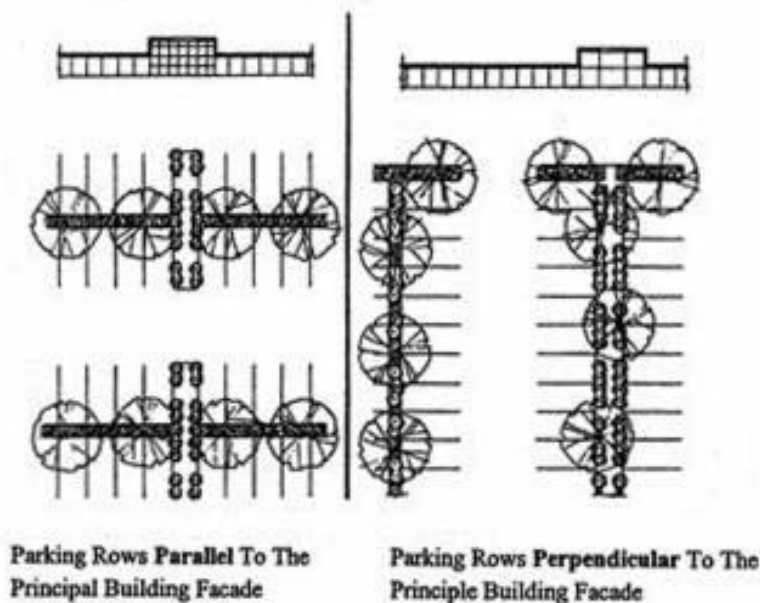
3. **Parking Where Building Frontage Less than One Hundred (100) Feet.**
In cases where the minimum frontage on a public or private street is less than one hundred (100) feet, no parking shall be allowed in the first twenty (20) feet of the front property line, the front facade of the new or redeveloped building shall occupy at least sixty percent (60%) of the total lot frontage and the vehicular access way may be no wider than twenty-four (24) feet.
4. **Parking on Corner Lots.** On corner lots, no parking shall be located between the building and either of the two (2) front property lines. If a parcel abuts more than two (2) public or private streets, no parking shall be located between the building and the front property line abutting the two (2) public and/or private streets with the highest classification.



B. Pedestrian Circulation Through Parking Lots

1. Surface parking lots containing one hundred (100) parking spaces or more shall provide pedestrian walkways through the parking field.
2. **Pedestrian Walkway Locations**
 - a. For parking rows perpendicular to the principal building facade, pedestrian ways shall be located between two (2) rows of parking spaces at a minimum of one (1) pedestrian way every two hundred (200) feet.
 - b. For parking rows parallel to the principal building facade, pedestrian ways shall be incorporated adjacent to a series of aligned landscape islands at a minimum of one (1) walkway every twenty-one (21) parking spaces.
3. **Pedestrian Walkway Design**
 - a. Pedestrian walkways shall be raised, and shall be a minimum of eight (8) feet wide, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to non-street front building entrances or existing pedestrian ways.

- b. Clearly distinguish the pedestrian way network from car or transit circulation. This is particularly important in areas where these various travel modes intersect, such as at driveway entrances and in parking lots.
- c. Where sidewalks or walkways cross vehicular driveways, provide a continuous raised crossing, or distinguish the crossing from the driveway surface by marking with a contrasting paving material.



15.305.460 Structured Parking

Purpose: Design parking structures to blend in with adjacent development. Emphasize design features that minimize the obtrusiveness of the parking use and encourage architectural compatibility with adjacent development. Parking structures shall be sited and designed to achieve the urban design vision set forth in SMC 15.305.005 Urban Design Vision.

- A. **General.** Parking structures shall comply with the following minimum requirements:
 - 1. Only one (1) freestanding parking structure shall be allowed per development site unless completely integrated into a commercial, residential or mixed use building. (Also see definition of “Development Site – Stand-Alone Parking Structures” in SMC Chapter 15.05 Definitions.)
 - 2. Parking structures providing off-street parking for retail, commercial, office, service, public, or residential use(s) shall clearly reserve and designate all required off-street parking spaces for those use(s).

B. Parking Structure Placement and/or Setbacks

1. Parking structures shall be located within the maximum front yard setback, as specified in SMC 15.305.210 Building Placement/Setbacks, or built to the side or rear of the subject property when located behind or to the side of additional buildings on site.

C. Parking Structure Design

1. The following parking structure design standards shall be in addition to or, in some cases, supersede applicable design standards in other sections in this chapter, and in SMC Chapter 15.455 Parking and Circulation.

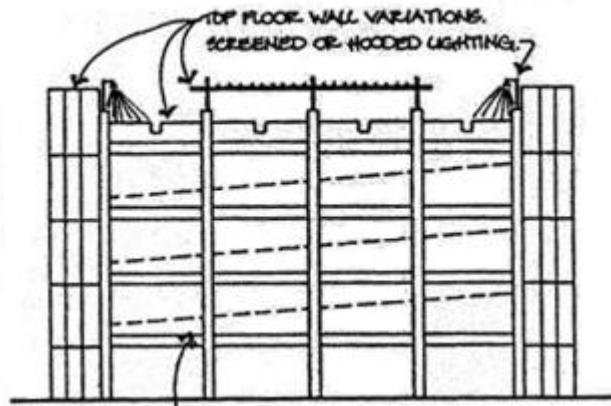
2. **Appearance and Integrated Design**

- a. All freestanding or above ground parking structure facades shall have the appearance of an office building or hotel building.
- b. Parking structures shall be architecturally integrated or designed with an architectural theme similar to the main building.

3. **Parking Structure Character and Massing.**

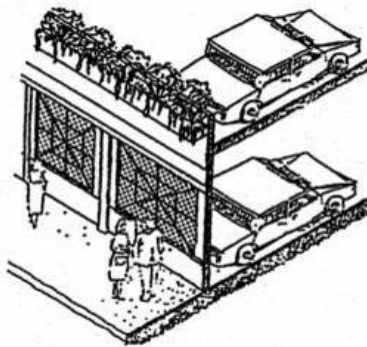
- a. Parking structure elevations over one hundred (100) feet in length shall incorporate vertical and horizontal variation in setback, material or fenestration design along the length of the applicable facade. In order to incorporate architectural variation within a project, a minimum of one (1) vertical facade change and a minimum of one (1) horizontal facade change shall be provided in the following ways:
- b. **Vertical Facade Changes.** Incorporate intervals of architectural variation at least every forty (40) feet over the length of the applicable facade, such as:
 - i. Varying the arrangement, proportioning and/or design of garage floor openings;
 - ii. Incorporating changes in architectural materials;
 - iii. Projecting forward or recessing back portions or elements of the parking structure facade.
- c. **Horizontal Facade Changes.** Designed to differentiate the ground floor from upper floors, such as:

- i. Stepping back the upper floors from the ground floor parking structure facade;
 - ii. Changing materials between the parking structure base and upper floors; and/or
 - iii. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.
- 4. **Parking Structure Top Floor Wall Design.** Parking structure top floor wall designs must conform to one (1) or more of the following options:
 - a. **Top Floor Wall with Architectural Focal Point.** A top floor wall focal point refers to a prominent wall edge feature.
 - b. **Top Floor Wall Line Variation.**
 - i. Projecting Cornice. Top floor wall line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
 - ii. Articulated Parapet. Top floor wall line parapets shall incorporate angled, curved or stepped detail elements.



- 5. **Minimizing Views into the Parking Structure Interior**
 - a. Facades of parking structures facing a public or private street or pedestrian way as defined by SMC 15.305.130 Pedestrian Requirements shall be designed without continuous horizontal parking floor openings.
 - b. For portions of parking structures without a ground floor retail, commercial, office, service or public use, a five (5) foot wide façade landscaping strip is required consisting of:

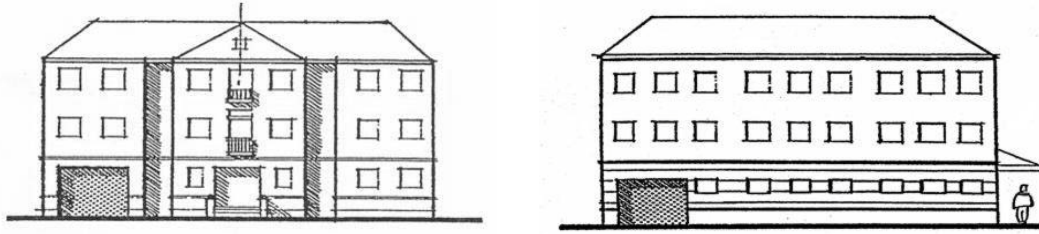
- i. A mix of evergreen shrub groupings spaced no more than four (4) feet apart that do not exceed a height of six (6) feet at maturity;
 - ii. Ground cover; and
 - iii. Seasonal displays of flowering annual bedding plants.
- c. Any portion of a parking structure ground floor with exposed parking areas adjacent to a public or private street shall minimize views into the parking structure interior through one (1) or more of the following methods which are in addition to the above facade landscaping strip:
 - i. Decorative trellis work and/or screening as architectural elements on the parking structure facade, without compromising the open parking structure requirements of the Building Code; and/or
 - ii. Glass window display cases incorporated into ground floor walls built between two (2) structural pillars. Glass window display cases shall be at least two (2) feet deep, begin twelve (12) to thirty (30) inches above the finished grade of the sidewalk, and cover at least sixty percent (60%) of the area between two (2) pillars.
- d. In addition to the above, minimize views into the upper floors of parking structures through one (1) or more of the following methods:
 - i. The use of planters integrated into the upper floors of parking structure facade design;
 - ii. Decorative trellis work and/or screening as architectural elements on the parking structure upper floor facades; and/or
 - iii. Upper parking floors designed as a pattern of window-like openings on the parking structure facade.



6. Parking Floors Located Under or Within Buildings

- a. Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of prominence on the street, location and design emphasis.

- b. Parking at grade under a building shall be completely enclosed within the building or wholly screened through any combination of walls, decorative grilles, or trellis work with landscaping.



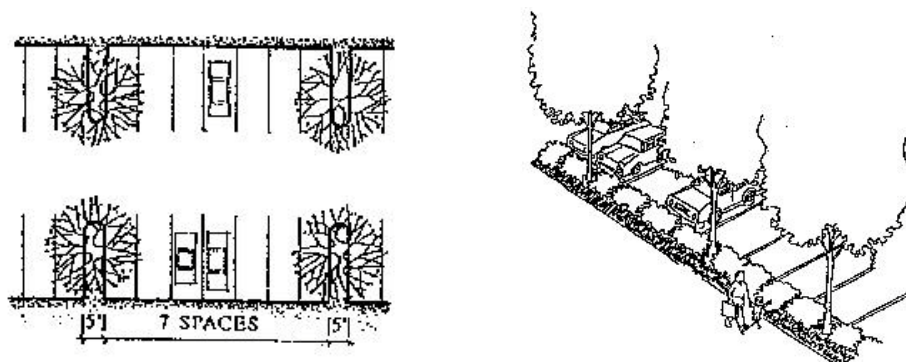
6. **Parking Structure Lighting**

- a. In addition to the following standards, lighting of parking structures shall be provided pursuant to SMC Chapter 17.28, Parking Structures.
- b. Lighting on and/or within multi-level parking structures shall be screened, hooded or otherwise limited in illumination area so as to minimize excessive “light throw” to off-site areas.

15.305.500 Landscaping Standards

- A. In addition to the standards of this section and chapter, landscaping requirements shall be provided pursuant to SMC Chapter 15.445 Landscaping and Tree Retention.
- B. **Surface Parking Lot Landscaping .**
 1. For parking lots with more than seven (7) parking stalls, a planting island with a minimum of one (1) tree shall be installed for every seven (7) parking stalls and shall be distributed between rows and/or stalls throughout the parking lot. This planting island area shall count towards the required landscaping in subsection (2) of this section, if applicable.
 2. At least ten percent (10%) of the interior surface parking area shall have landscaping when the total number exceeds twenty (20) parking stalls, including a minimum of one (1) tree and a planting island shall be installed for every seven (7) parking stalls and shall be distributed between rows and/or stalls throughout the parking lot.
 3. Surface parking shall be visually screened from public and/or private streets by means of building placement and/or landscaping. The perimeter of a parking lot shall be planted with five (5) feet of Type III landscaping, or if site layout requires, a maximum four (4) foot high fence and sufficient landscaping to filter views. Any abutting landscaped areas can be credited toward meeting this standard, if on the subject property.

4. The required width dimension for interior parking area planting islands shall be a measurement of the usable soil area between pavement curb edges. Except as noted in this subsection, trees and required landscaping shall be placed in planting islands at least five (5) feet wide between parking rows and/or stalls within the interior of the parking lot.



15.305.600 Building Design

Purpose: Buildings should be designed to achieve an architecturally appealing environment. Design emphasis should be given to the pedestrian through the provision of inviting building entries, street-level amenities and other structural and façade elements to encourage pedestrian interaction. Buildings should directly contribute to the attractiveness, safety and function of the street and public areas. Buildings should be designed to accommodate a range of uses over time. It is intended by this code to encourage a variety of building and design solutions in response to the standards and regulations outlined herein. Buildings shall be designed to achieve the urban design vision set forth in SMC 15.305.005 Urban Design Vision.

15.305.605 Minimum Building Height

Minimum building height requirements are utilized to encourage higher density development, create visual interest and facilitate a consistent building scale.

A. Minimum Building Height.

1. The minimum base building height within the S. 154th Street Station Area Overlay District shall be two (2) stories, or
2. One (1) story structures may be allowed subject to the following:
 - a. One (1) story structures shall be a minimum of eighteen (18) feet and have the appearance of two (2) story structures.

- B. Calculation of Minimum Building Height.** The overall height of a building shall be measured from the average of the highest and lowest grades of the site to the top of the parapet of the highest habitable floor.

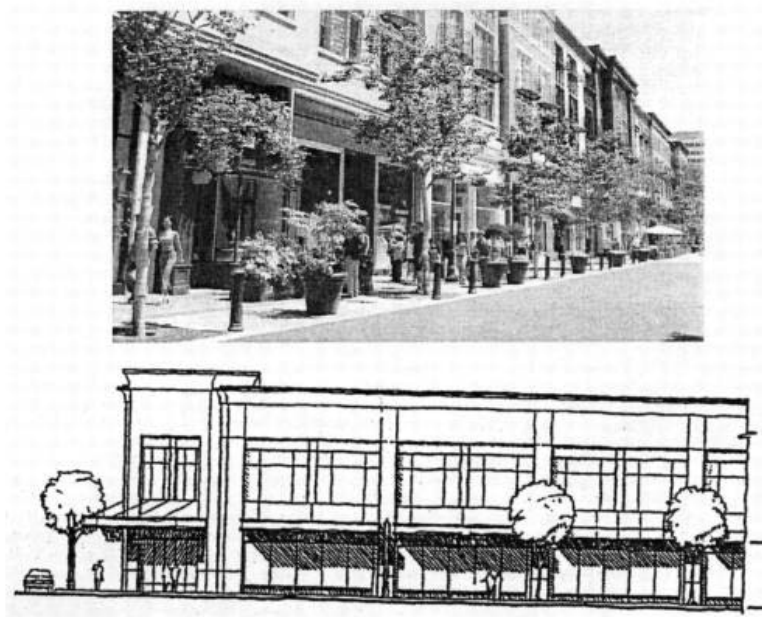
- C. **Maximum Structure Heights.** For maximum structure heights for zone classifications within the S. 154th Street Station Area Overlay District, see the dimensional standards charts in SMC 15.400.100.

15.305.610 Street Level Design

A. Ground Floor Transparency Requirements

1. Windows shall be provided on the street level rather than blank walls to encourage a visual link between the business and passing pedestrians.
2. Transparency requirements shall apply to buildings with a ground floor retail, commercial, office, service or public use, as defined in the S. 154th Street Station Area Overlay District use chart (SMC 15.305.055). Transparency requirements shall not apply to portions of a building with ground floor housing.
 - a. **Primary Pedestrian-Oriented Streets.** For projects on primary pedestrian-oriented streets, see SMC 15.305.057 Pedestrian-Oriented Use Requirements. Windows shall cover at least seventy-five percent (75%) of the public street-facing ground floor building wall area.
 - b. **Secondary Pedestrian-Oriented Streets.** For projects on secondary pedestrian-oriented streets, see SMC 15.305.057 Pedestrian-Oriented Use Requirements. Windows shall cover at least sixty percent (60%) of the public street-facing ground floor building wall area.
 - c. **Other Streets.** For projects that are not located on primary or secondary pedestrian-oriented streets, and that do not have a mixed use requirement, windows shall cover at least sixty percent (60%) of the public street-facing ground floor building wall area.
 - d. **Required Mixed Use Projects.** For projects that require a mixed use component as specified in the SMC 15.305.055 use chart, windows shall cover at least sixty percent (60%) of the public street-facing ground floor building wall area. When projects with required mixed use elements are located on primary or secondary pedestrian-oriented streets, the transparency requirements for the primary or secondary pedestrian-oriented streets apply.
3. **Transparency Design Requirements**
 - a. Transparency requirements shall apply to that area of the ground floor building wall fronting the street up to the finished ceiling height of the first floor building space.

- b. Windows shall begin twelve (12) to thirty (30) inches above the finished grade of the first floor building space.
- c. Building facades shall have clear windows with visibility into and out of the building. At the first floor building level, darkly tinted, mirrored or reflective glass shall not be used. Lightly tinted see-through windows are allowed for nonretail ground floor uses.



Examples: GROUND FLOOR TRANSPARENCY

B. Minimum Depth and Ceiling Heights for Street Level Nonresidential Uses.

Ground floor spaces of buildings intended for nonresidential uses that face public or private streets shall provide the following:

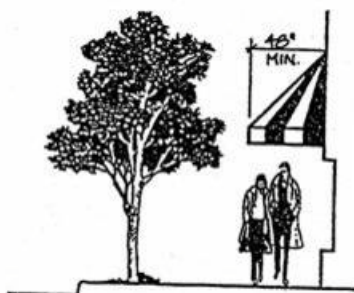
- 1. **Minimum Depth.** The leasable ground floor area shall extend in depth a minimum of thirty (30) feet from the exterior building facade.
- 2. **Minimum Ceiling Height.** The minimum clear interior ceiling height standard for the ground floor portion of buildings, extending in depth a minimum of thirty (30) feet from the exterior building façade, shall be at least thirteen (13) feet for all street level building space.

C. Pedestrian Weather Protection Along Building Facades

- 1. Building facades with ground floor retail, commercial, office, service or public uses shall be designed and constructed to provide for pedestrian weather protection through the use of canopies, colonnades, marquees, or building overhangs.

2. **Pedestrian Weather Protection Structure Design**

- a. **Length.** Pedestrian weather protection structures shall extend along at least the length of the street-facing facade with the ground floor retail, commercial, office, service or public use.
- b. **Width.** Pedestrian weather protection structures shall extend a minimum of five (5) feet out from the building facade along at least eighty percent (80%) of the front of the building. The maximum horizontal projection from the surface of the building shall be eight (8) feet or seventy-five percent (75%) of the distance to the curb face, whichever is less. Pedestrian weather protection structures shall be architecturally integrated with the ground level design of the building to which it is attached.
- c. **Height.** The minimum height of pedestrian weather protection structures shall be eight (8) feet and six (6) inches above the sidewalk surface. Maintain a horizontal consistency by aligning the bottom edge of weather protection structures with those on adjacent buildings. Where the grade is sloping, maintain the average height above grade of adjacent weather protection structures.



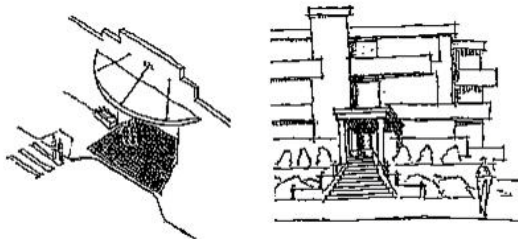
- i. The bottom edge of the pedestrian covering shall not extend higher than fifteen (15) feet above ground level.
 - d. **Color/Material.** The color, material, design and configuration of the pedestrian covering shall be as approved by the Director. Coverings with visible corrugated metal or corrugated fiberglass are not permitted. Fabric, plastic and rigid metal awnings are acceptable if they meet the applicable standards. All lettering and graphics on pedestrian coverings must conform to the sign regulations in the City of SeaTac Zoning Code.
3. **Pedestrian Weather Protection and Building Façade Landscaping.** Building facade landscaping shall not be required under pedestrian weather protection structures along public or private street frontages. Any facade

landscaping provided under pedestrian weather protection structures shall be of such width that a minimum four (4) feet of unobstructed walking area remains under the building canopy, overhang, or other weather protection structure.

- a. Building facade landscaping in front of a ground floor retail use shall be designed and maintained to avoid obscuring visibility of street-facing windows or limiting access to building entrances, and shall consist of:
 - i. Evergreen shrubs spaced no more than four (4) feet apart that do not exceed a height of four (4) feet at maturity;
 - ii. Ground cover; and
 - iii. Seasonal displays of flowering annual bedding plants.

15.305.620 Pedestrian Building Entries

- A. **Location.** The primary building entry shall be located on the facade facing a public or private street.
- B. **Design.** Primary building entries shall be designed to be clearly visible or recognizable from an adjacent public or private street through the incorporation of the following features:
 - 1. Canopies or other entry coverings that provide pedestrian shelter and interest;
 - 2. Distinctive architectural elements such as a variation in the building footprint, roof form, or amount of transparent glazing;
 - 3. Pedestrian-scaled ornamental lighting no greater than fifteen (15) feet in height.
- C. **Landscaping.** Landscaping designed as entry focal point is encouraged.
- D. **Ground Level Building Entries.** All ground level building entries shall be located no more than three (3) feet above or below the grade of the sidewalk. In the case of an allowable grade difference between a building entry and adjoining sidewalk, provide stairs and/or ramps to accommodate pedestrian access.

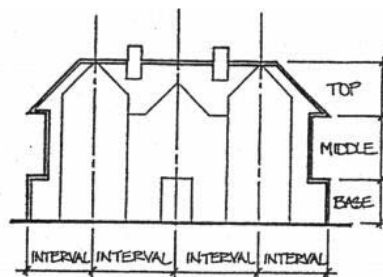


15.305.630 Building Facades

A. Character and Massing

All building facades shall include measures to reduce the apparent scale of the building, break up long blank walls, add visual interest and enhance the character of the neighborhood. Examples include modulation, articulation, defined entrances, and display windows. Building facades one hundred (100) feet or greater in length shall incorporate vertical and horizontal variations in setback, material or fenestration design along the length of the applicable facade. See SMC 15.305.460(C)(3) for character and massing requirements specific to parking structures in the S. 154th Street Station Area Overlay District.

1. **Vertical Facade Changes.** In order to incorporate architectural variation within a project, a minimum of one (1) vertical facade change shall be provided at least every forty (40) feet over the length of the applicable facade, such as:
 - a. Varying the arrangement, proportioning and/or design of windows and doors;
 - b. Incorporating changes in architectural materials; and/or
 - c. Projecting forward or recessing back portions or elements of the applicable facade. Front facades incorporating a variation in building setback shall include within the setback such architectural elements as covered or recessed building entries, plazas or courtyards, storefront or bay windows, seating and/or planting areas.
2. **Horizontal Facade Changes.** In order to differentiate the ground floor from upper floors, a minimum of one (1) horizontal facade change shall be provided, such as:
 - a. Stepping back the upper floors from the ground floor building facade;
 - b. Changing materials between the building base and upper floors;
 - c. Including a continuous cornice line between the ground floor and upper floors.



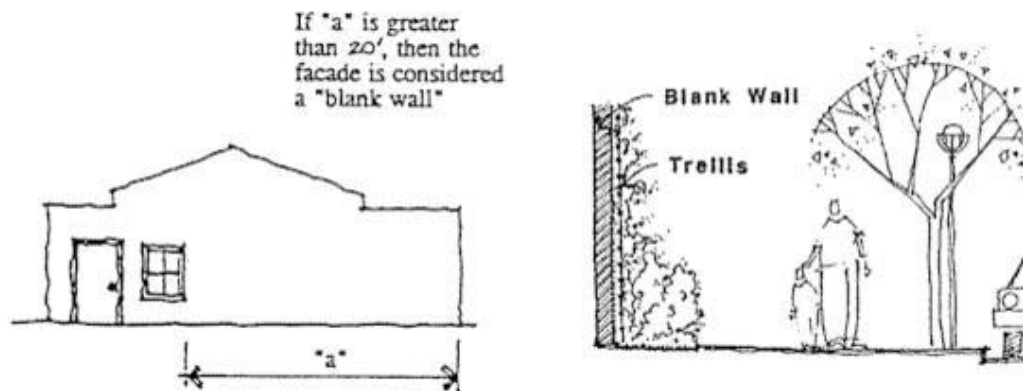
B. Upper Level Setback

1. Design techniques shall be used to minimize perceived building mass, allow greater sunlight and achieve superior architectural and human scale from abutting right-of-way and public open spaces. Buildings located at corners shall serve as gateways to the neighborhood distinguishable from the rest of the buildings.
2. **Upper Level Setback.** Midblock, buildings may not rise more than thirty-five (35) feet without stepping back at least ten (10) feet.
3. **Buildings at Corners.** Sixty (60) foot height shall be allowed without upper floor setbacks for buildings on corners. After fifty (50) foot horizontal distance from a corner, buildings shall comply with upper level setbacks as specified in subsection (A) of this section.
4. **Structures in Required Upper Level Setbacks.** The first four (4) feet of horizontal projection of decks, balconies with open railings, eaves, cornices and gutters shall be permitted in required setbacks.

C. Treatment of Blank Walls

1. Untreated blank walls visible from public streets, sidewalks, or interior pedestrian pathways shall be prohibited.
2. **Definition.** The definition of a “blank wall” is any wall or portion of a wall that is visible from or located within forty (40) feet of a street or pedestrian-only corridor and is without a ground level window, door or facade opening along any street-facing facade section of twenty (20) feet in length or more.
3. Where blank wall sections are unavoidable due to the requirements of structural needs, they shall not exceed a length of forty (40) feet, or twenty percent (20%) of the length of the facade, whichever is less.
4. **Design Treatments.** Blank wall sections of allowed lengths shall receive two (2) or more of the following special design treatments up to at least the finished ceiling height of the first floor building space in order to increase pedestrian comfort and interest:
 - a. A minimum of one (1) piece of public art, approved by the Director, shall be included for every fifty (50) feet of enclosed length. Artwork may include, but is not limited to, the following suggestions:
 - i. Artistic wall treatments, such as painted murals, bas-relief murals, trompe l’oeil, photographic montages, or mosaics, on at least fifty percent (50%) of the blank wall surface;

- ii. Neon lighting sculptures or other artistic lighting displays, provided they do not meet the definition of a sign in Chapter 15.600 SMC, Sign Code;
- b. Provide a decorative masonry pattern, or other architectural feature as approved by the Director, over at least fifty percent (50%) of the blank wall surface; and/or
- c. Employ small setbacks, projections, indentations, or intervals of material change to break up the wall's surface as approved by the Director;
- d. Install vertical trellis in front of the wall with climbing vines or other plant materials over at least fifty percent (50%) of the blank wall surface;
- e. Glass window display cases incorporated into ground floor walls. Glass window display cases shall be at least two (2) feet deep, begin twelve (12) to thirty (30) inches above the finished grade of the sidewalk, and cover at least fifty percent (50%) of the blank wall. Tack-on display cases shall not qualify as a blank wall treatment.



15.305.640 Roof Lines and Equipment

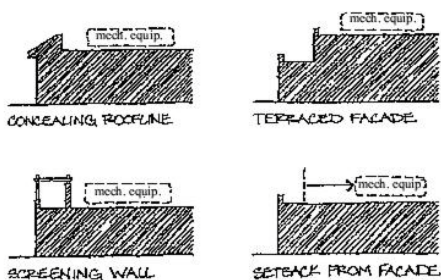
- A. **Roof Lines.** Roof lines shall provide a visual terminus to the tops of S. 154th Street Station Area Overlay District buildings and soften rectilinear forms.
 - 1. Roof lines shall provide an architectural focal point. A roof line focal point refers to a prominent rooftop feature such as a peak, tower, gable, dome, barrel vault or roof line trellis structure.
 - 2. Roof designs must conform to one (1) of the following options:
 - a. **Roof Line Variation.** The roof line articulated through a variation or step in roof height or detail, such as:

- i. **Projecting Cornice.** Roof line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
- ii. **Articulated Parapet.** Roof line parapets shall incorporate angled, curved or stepped detail elements.
- b. **Pitched Roof or Full Mansard.** A roof with angled edges, with or without a defined ridge line and extended eaves.
- c. **Terraced Roof.** A roof line incorporating setbacks for balconies, roof gardens, or patios.



B. Rooftop Equipment. Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through one (1) or more of the following methods:

1. A concealing roof line;
2. A terraced facade;
3. A screening wall or grillwork directly surrounding the equipment;
4. Sufficient setback from the facade edge to be concealed from ground level view.



15.305.700 Mixed Use and Multi-Family Development Standards

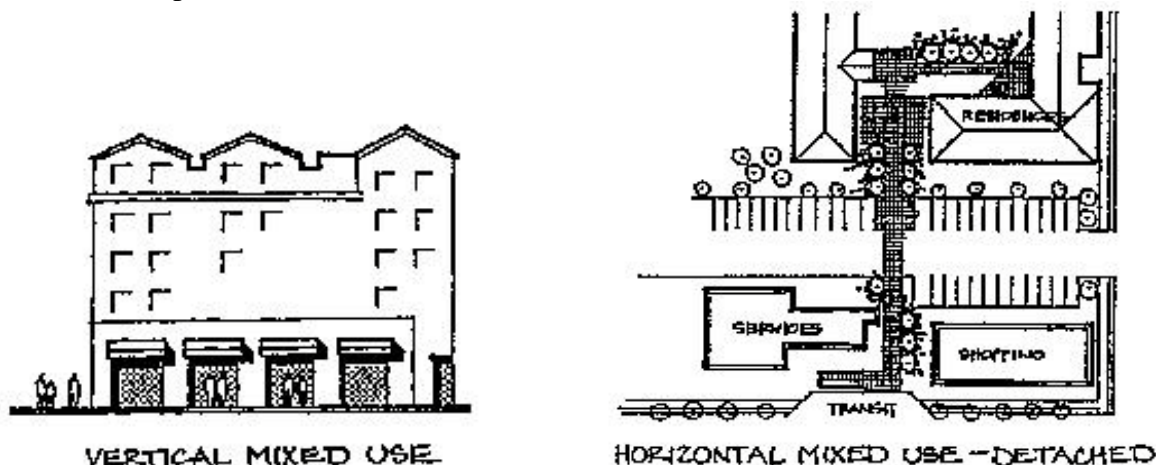
15.305.710 Mixed Use Development Standards

Purpose: Incorporate a mixture of different types of uses in one (1) structure or in close proximity to encourage pedestrian circulation, maximize site development potential and create an active environment at the street level. The ground floors of these projects should be designed to accommodate commercial or public uses that benefit from a high degree of pedestrian activity while upper floors should be devoted to residential or office uses. The following regulations shall supersede the mixed use standard in SMC 15.520.300 Residential Mixed Use Standards, and shall apply to S. 154th Street Station Area Overlay District developments proposing land uses specified as being part of a mixed use development in SMC 15.305.055 S. 154th Street Station Area Overlay District Use Chart. Mixed use developments shall be designed to achieve the urban design vision set forth in SMC 15.305.005(A)(1) Urban Design Vision.

15.305.720 Definition of Mixed Use

“Mixed use” in required mixed use projects is defined as a combination of the following uses: residential or office uses with pedestrian-oriented retail, restaurant, personal service or public uses as defined in SMC 15.305.057(A) Pedestrian-Oriented Uses. Mixed use refers to the combining of these uses in the same building or on the same site in one (1) of the following ways:

- A. **Vertical Mixed Use.** A single structure with the above floors used for residential or office use and a portion of the ground floor for pedestrian-oriented retail, restaurant, personal service or public uses.
- B. **Horizontal Mixed Use – Attached.** A single structure which provides pedestrian-oriented retail, restaurant, personal service or public uses in the portion fronting the public or private street with attached residential or office uses behind.
- C. **Horizontal Mixed Use – Detached.** Two (2) or more structures on one (1) site which provide pedestrian-oriented retail, restaurant, personal service or public uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.



15.305.730 Ground Floor Uses in Mixed Use Projects

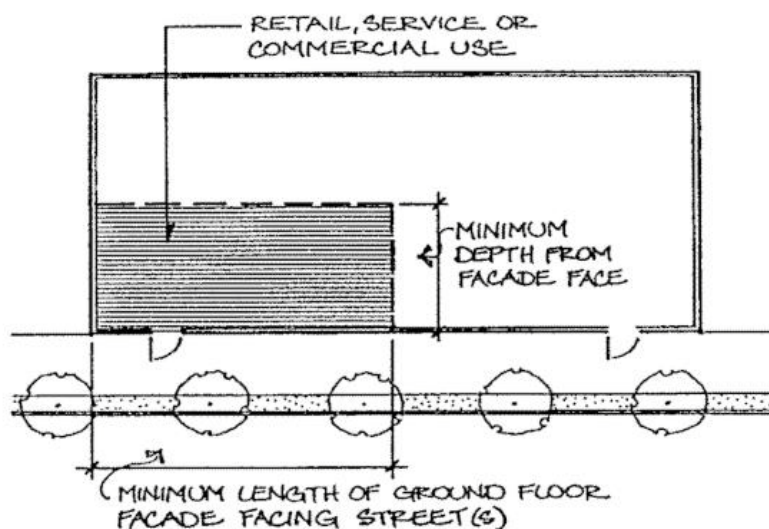
The following shall apply to vertical mixed use buildings, as well as structures in horizontal mixed use projects sited within the maximum front yard setback: (see SMC 15.305.720 Definition of Mixed Use for definitions of mixed use types).

A. Minimum Ground Floor Use Requirement.

1. A minimum of sixty percent (60%) of the length of the exterior ground floor facing the street(s), excluding vehicle entrances, exits, and alleys, shall be designed to be occupied by a pedestrian-oriented use as specified in SMC 15.305.057(A) Pedestrian-Oriented Uses, except that required mixed use projects on the south side of S. 154th Street are exempt from the sixty percent (60%) pedestrian-oriented use requirement in this subsection.
2. When projects with required mixed use elements are located on primary or secondary pedestrian-oriented streets (see Figure: Primary and Secondary Pedestrian-Oriented Streets Map for locations), ground floor use requirements for the primary and secondary pedestrian-oriented streets shall apply per SMC 15.305.057 Pedestrian-Oriented Use Requirements.

B. Architecture and Entrances. Pedestrian-level nonresidential uses in vertical mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible.

C. Signs. Ground floor businesses shall provide business identity signs that fit with the architectural character of the site and shall conform to all other applicable sign requirements identified in the SeaTac Municipal Code.



15.305.740 Multi-Family Development Standards

Purpose: Design multiple-family projects that are of high quality, good architectural design, are compatible with adjacent development, especially single-family neighborhoods, and that provide linked open space. Townhouse units should be well-designed and architecturally appealing. Multi-family projects in the station area shall be designed to achieve the urban design vision set forth in SMC 15.305.005 Urban Design Vision.

- A. Multi-family development within the S. 154th Street Station Area Overlay District shall meet the requirements of SMC Chapter 15.510 Multi-Family Housing Design Standards, with the following additions:
 - 1. The following standards shall apply to all multi-family projects in the S. 154th Street Station Area Overlay District:
 - SMC 15.305.100, Circulation.
 - SMC 15.305.110, Vehicular and Pedestrian Circulation Requirements.
 - SMC 15.305.130, Pedestrian Requirements.
 - SMC 15.305.200, Site Planning and Building Orientation.
 - SMC 15.305.210, Building Placement/Setbacks.
 - SMC 15.305.230, Relation to Adjacent Development.
 - SMC 15.305.250, The Layout and Width of Street Front Pedestrian Zone.
 - SMC 15.305.400, Parking Standards.
 - SMC 15.305.410(A)(2), Maximum Parking Standards.
 - SMC 15.305.450, Surface Parking.
 - SMC 15.305.500(B), Surface Parking Lot Landscaping and Treatment of Perimeter.
 - SMC 15.305.450(B), Pedestrian Circulation Through Parking Lots.
 - 2. The following standards shall apply only to ground floor commercial or other nonresidential spaces in mixed use residential projects:
 - SMC 15.305.220, Development Abutting Two (2) or More Street Frontages.
 - SMC 15.305.610, Ground Floor Transparency Requirements.
 - SMC 15.305.620, Pedestrian Building Entries.
 - SMC 15.305.630(C), Treatment of Blank Walls.
 - SMC 15.305.300, Open Space and Amenities.
 - SMC 15.305.310, Usable Open Space Area Requirements.
 - SMC 15.305.320, Required Street Front Usable Open Space.
 - SMC 15.305.330, Alternative Methods of Meeting Usable Open Space Requirements.
 - SMC 15.305.340, Usable Open Space Design Standards.
 - SMC 15.305.710, Mixed Use Development Standards.
- B. This chapter shall supersede existing regulations in SMC Chapter 15.510 Multi-Family Housing Design Standards when in conflict with this chapter.

15.305.800 Additional Standards

15.305.810 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, office, service or public use are prohibited within the front yard setback zone.
- B. **Prohibited Fence Materials.** Chain link, plastic or wire fences are prohibited in the S. 154th Street Station Area Overlay District.

15.305.900 Development Incentives

See SMC Chapter 15.425 Development Incentives for incentives that may apply.

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

15.315.200 Pedestrian-Oriented Commercial Development Overlay Zone

15.315.300 Equestrian Overlay Zone

15.315.005 Purpose

The purpose of this chapter is to provide for alternative development standards and to address development opportunities which can exceed the quality of standard developments. This is accomplished by establishing overlay zones (OZ) with alternative standards for special areas designated by the City's Comprehensive Plan and this code.

15.315.010 Authority and Application

Overlay zones shall be combined with underlying zoning for ownerships, or areas containing several properties, to carry out Comprehensive Plan policies and designations, subject to the following provisions:

- A. An overlay zone shall be applied to land only through area zoning adopted in conjunction with the Comprehensive Plan, plan updates, or amendments, with policies and a plan map designation as provided in the Comprehensive Plan. Each application of an overlay zone shall prescribe the purposes and location of the overlay;
- B. An overlay zone shall be indicated on the zoning map with the suffix "-OZ" following the map symbol of the underlying zone or zones. The Comprehensive Plan and area zoning shall determine which underlying zones are subject to the overlay, unless a specific underlying zone is required for an overlay zone in this chapter;
- C. The overlay zones set forth in this chapter are the only overlay zones authorized by the code. New or amended overlay zones to carry out new or different goals or policies shall be adopted as part of this chapter and be available for use in the City and meet the goal and policies of the Comprehensive Plan;
- D. The overlay zones set forth in this chapter may waive, modify and substitute for the range of permitted uses and development standards established by the code and for any use or underlying zone; and
- E. Unless they are specifically modified by the provisions of this chapter, the standard requirements of the code and other City ordinances and regulations govern all development and land uses within the overlay zones.

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 multifamily 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 SMC Ch 15.115 Land Use Actions and Permits); 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 ABC, 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 SMC Ch 15.205 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.

15.315.300 Equestrian Overlay Zone

- A. **Purpose.** The limitations on keeping horse/equine animals in the City herein have the following purposes:

1. To maintain the general health and sanitation of the City;
2. To minimize adverse impacts to established neighborhoods which could result from the keeping of animals; and
3. To ensure that horses/equine animals are maintained in a safe and humane environment.

B. **Minimum Requirements for New Horse/Equine Animals.**

1. An overlay zone must be proposed and approved through the rezone process, encompassing no less than two (2) property owners with contiguous parcels or a single property owner with a minimum lot size of 30,000 square feet;
2. A maximum of two (2) horse/equine animals per ten thousand (10,000) square feet of lot area within approved overlay zones; and
3. Any horse/equine animals above two (2) shall require an additional ten thousand (10,000) square feet per animal.

C. **Minimum Review Requirements for Existing and New Horses/Equine Animals.**

1. A site plan indicating the approximate location of the on-site dwelling units and accessory structures used to house horse/equine animals shall be submitted to the Department. The plan must note any potential or existing

grazing/exercise areas and the distance of adjacent dwellings to the subject site's property boundaries and stables;

2. Notice shall be given to citizens owning horse(s) after the date of this code being adopted, and an approved health/boarding checklist shall be completed by the applicant and reviewed by the Code Enforcement Official by inspection; and
3. A license fee as established by current license fee schedule.

D. Minimum Setbacks. Any structure or enclosure used to provide board for horse/equine animals must be at least fifteen (15) feet from any property line and at least thirty (30) feet from any dwelling unit located on an adjacent lot. Roaming or grazing areas must be at least five (5) feet from all side property lines and five (5) feet from any rear property line, and at least ten (10) feet from any dwelling unit located on an adjacent lot, and shall be constructed according to these setback requirements.

E. Special Regulations and Requirements.

1. If an abutting property owner files a signed and notarized statement in support of the request, the City may permit roaming or grazing areas to extend to the property line in common with the abutting property. Such release shall be effective until revoked in writing by the abutting property owner and the City.
2. The City may limit the number of animals allowed to less than the maximum considering:
 - a. Proximity to dwelling units both on and off the subject property;
 - b. Negative impact on surrounding uses; or
 - c. Effect and impact on identified sensitive areas.
3. The applicant must provide and maintain the following items as reviewed and approved on the health/board checklist by the City:
 - a. Fences, minimum of five (5) feet in height;
 - b. Method of manure disposal (recycled/composted on site) and rodent/insect control; Hay/grain storage containers with controlled access; and odor control.

F. Annual Registration of Horse/Equine Animals. All horse/equine animals shall be registered annually under the City animal license process.

Division IV. Citywide Development Standards, Regulations and Incentives

CHAPTERS:

- 15.400 Dimensional Standards and Regulations**
 - 15.405 Accessory and Tent Structures**
 - 15.410 Cargo Containers**
 - 15.415 Commercial Standards and Regulations**
 - 15.420 Day Care Facilities**
 - 15.425 Development Incentives**
 - 15.430 Electrical Vehicle Infrastructure**
 - 15.435 Fences**
 - 15.440 Keeping of Animals**
 - 15.445 Landscaping and Tree Retention**
 - 15.450 Mobile Refueling Operations**
 - 15.455 Parking and Circulation**
 - 15.460 Performance Standards-General**
 - 15.465 Residential Standards and Regulations**
 - 15.470 Subsidiary Use Regulations**
 - 15.475 Temporary Uses**
 - 15.480 Wireless Communications Facilities**
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Chapter 15.400

Dimensional Standards and Regulations

SECTIONS:

15.400.005	Purpose
15.400.010	Authority and Application
15.400.015	Standards Charts Guide
15.400.100	Residential Standards Chart
15.400.200	Commercial, Industrial, Park Standards Chart
15.400.300	Lot Use - Dwelling Units Allowed Per Lot
15.400.310	Lot Size – Pre-existing Lots and Prohibited Reduction
15.400.320	Setbacks —Adjoining Half-Street (Right-of-Way) or Designated Arterial
15.400.330	Setbacks –Allowed Encroachments
15.400.340	Height Limits – Additional Standards and Exceptions
15.400.350	Sight Distance Requirements

15.400.005 Purpose

The purpose of this chapter is to designate development standards such as minimum lot area, lot width, and building lot coverage, setbacks, building height, and development density.

15.400.010 Authority and Application

The provisions of this chapter shall apply to properties and developments in all zones, including those located within overlay districts and overlay zones.

15.400.015 Standards Charts Guide

- A. **About the Standards Charts.** The Standards Charts list the general dimensional standards for each zone. Additional standards not identified in the charts, which are located in other sections of the code, may also apply.
- B. **How to Use the Standards Charts.** The dimensional standards are listed vertically along the left hand side and the zones are listed horizontally across the top.
 1. **Additional Standards.** In addition to the numerical value for the standard, other standards that may apply 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.
 2. **Standard Does Not Exist.** The letters “N/A” in a cell indicate that a dimensional standard does not exist for that zone.

15.400.100 Residential Standards Chart

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	
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)	2,400 SF of lot area per unit (2)(3)	1,800 SF of lot area per unit (2)(3)	900 SF of lot area per unit (2)(3)	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 15.110.130(B) Lot Area. (2) Minimum lot size seven thousand two hundred (7,200) square feet. (3) Small lot single family minimum lot size is three thousand (3,000) square feet. (4) 10-18 units/acre outside of overlay districts. Within the City Center and S. 154th Street Station Area overlay districts, 10-24 units/acre applies.
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 (180') of frontage required along primary street.
MINIMUM FRONT YARD SETBACK	20' (1)	20' (1)	20' (1)	20'	20'	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, minimum setback is twenty (20') feet for the garage and fifteen (15') feet for all other portions of the structure. This does not apply to additions to existing single-family homes. (2) Within the City Center and S. 154th St. Station Area overlay districts, may be zero lot line with approved design and not adjacent to a UL Comprehensive Plan Designation.
MAXIMUM FRONT YARD SETBACK	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10' (1)(2)(3)	20' (4)	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) See SMC 15.515.200 for additional standards and maximum setback waiver requirements for the UH-UCR zone outside of the City Center and S. 154th Street Station Area overlay districts. (2) Within the City Center Overlay District, maximum setback is twenty (20) feet adjacent to International Blvd. Ten (10) feet adjacent to all other streets. See 15.300.310 for additional standards. (3) Within the S. 154th St. Station Area Overlay District, maximum setback is twenty (20) feet adjacent to International Blvd. Ten (10) feet adjacent to all other streets. See SMC 15.310.310 for additional standards. (4) Within City Center and S. 154th St. Station Area Overlay Districts, maximum setback is 10'.

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR	T	MHP	
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 UL zone. (2) May be zero lot line with approved design and not adjacent to a UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is ten (10) feet.
MINIMUM REAR YARD SETBACK	15'	15'	15'	15' (1)	15' (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 UL zone. (2) May be zero lot line with approved design and not adjacent to a UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is ten (10) feet.
MAXIMUM BUILDING LOT COVERAGE	35%	35%	35%	45%	45%	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'	30'	30'	40'	40'	55'	55'	(1)	35'	N/A	(1) Limited by FAA and Fire Department regulations.

15.400.200 Commercial, Industrial, Park Standards Chart

DEVELOPMENT STANDARDS	ZONES									ADDITIONAL REGULATIONS
	NB	O/C/ MU	O/CM (1)	ABC (1)	CB	CB-C (1)	BP (2)	I	P	(1) See SMC 15.515 for additional development standards for the ABC, CB-C and O/CM zones. (2) See SMC 15.525 for additional standards for the BP zone.
MINIMUM LOT AREA	N/A	N/A	N/A	N/A	N/A	N/A	5 acres (1)	N/A	N/A	(1) See SMC 15.525.200(A)(1)(b) for lot size waiver requirements.
MINIMUM AREA DEVELOPMENT SITE	N/A	N/A	N/A	N/A	N/A	N/A	5 acres (1)	N/A	N/A	(1) See SMC 15.525.200(A)(1)(b) for lot size waiver requirements.
MINIMUM LOT WIDTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM FRONT YARD SETBACK	10'	0' (1)	0'	N/A	10'	0'	10'	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 (10) foot setback if adjacent to a UL zone. (2) Within the City Center and S. 154th St. Station Area overlay districts, may have zero (0) foot minimum setback.
MAXIMUM FRONT YARD SETBACK	N/A	10'(1)	10' (1)(2)	N/A	N/A	10' (1)(2)(3)	N/A	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. (1) Within the City Center Overlay District, maximum setback is twenty (20) feet adjacent to International Blvd. Ten (10) feet adjacent to all other streets. See SMC 15.300.310 for additional standards. (2) See SMC 15.515.200 for additional standards and maximum setback waiver requirements for the O/CM and CB-C zones outside of the City Center and S. 154th Street Station Area overlay districts. (3) Within the S. 154th St. Station Area Overlay District, maximum setback is twenty (20) feet adjacent to International Blvd. Ten (10) feet adjacent to all other streets. See SMC 15.310.310 for additional standards.
MINIMUM SIDE YARD SETBACK	5'	5'	5'	N/A	N/A	N/A	5'	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'	N/A	N/A	N/A	5'	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%	65%	75%	75%, 85%	75%	75%	N/A	85%	N/A	
MAXIMUM IMPERVIOUS SURFACE	N/A	N/A	N/A	N/A	N/A	N/A	75%	N/A	N/A	
MAXIMUM STRUCTURE HEIGHT	35'	45'	45'	(1)	(1)	(1)	45'	75'	N/A	(1) Limited by FAA and Fire Department regulations.

15.400.300 Lot Use - Dwelling Units Allowed Per Lot

- A. One (1) residential dwelling unit is allowed per legal lot within the UR and UL zone classifications.

15.400.310 Lot Size – Pre-existing Lots and Prohibited Reduction

- A. **Pre-existing Lots.** If any parcel of land with a lot size or lot dimension which is less than that prescribed for by the zone classification in which such parcel is located, was subdivided into lots according to a recorded subdivision on, or before the effective date of this code, or any subsequent amendments to this code, then the fact that the parcel of land does not meet the minimum lot size or lot dimension requirements set forth in this code shall not prohibit the property from being developed; provided, that all other regulations required by the zone classification are met.
- B. **Lot Area Prohibited Reduction.** Any portion of a lot that has been used to calculate and ensure compliance with the standards and regulations of this title shall not be subsequently subdivided or segregated from such lot if it reduces the minimum necessary square footage specified in SMC 15.400.100, Residential Standards Chart, and 15.400.200, Commercial, Industrial, Parks and Recreation Standards Chart..

15.400.320 Setbacks – Adjoining Half-Street (Right-of-Way) or Designated Arterial

In addition to providing the standard street setback, a lot adjoining a half-street (right-of-way) or designated arterial shall provide an additional width of street setback/right-of-way sufficient to accommodate construction of the planned half-street or arterial.

15.400.330 Setbacks – Allowed Encroachments

Projections may extend into the required setbacks as follows:

- A. **Fireplace/Windows/Stair Landings/Closets.** Fireplace structures (including flues and exhaust projections), bay or garden windows, enclosed stair landings, and closets may project into any setback, provided such projections:
 - 1. Are limited to two (2) per façade;
 - 2. Are not wider than ten (10) feet;
 - 3. Project no more than twenty-four (24) inches, inclusive of rain gutters, into any yard setback (See figures below); and
 - 4. Do not include doors of any kind.
 - 5. There shall be a minimum of ten (10) feet between bay windows on a façade.

BAY WINDOW MEASUREMENT

FIREPLACE MEASUREMENT

Figure 15.13.080a

Rain gutters included in measurements of bay windows. A bay window may project a maximum of 24" into the side yard setback.

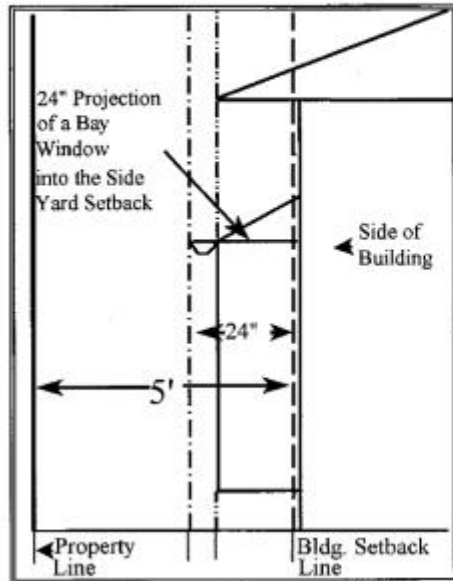
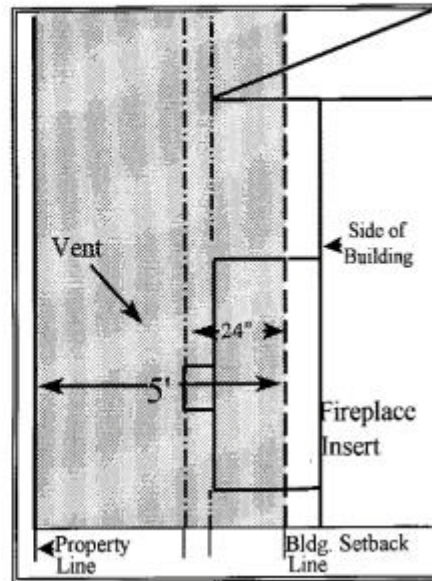


Figure 15.13.080b

Vent housing included in the measurement of fireplaces. A fireplace may project a maximum of 24" into the side yard setback.



- B. **Uncovered Porches and Decks Exceeding 18" Inches Finished Grade.** Uncovered porches and decks which exceed eighteen (18) inches above the finished grade may project:
1. Eighteen (18) inches into interior side yard setbacks, and
 2. Five (5) feet into the front/rear yard setback;
- C. **Uncovered Porches and Decks Not Exceeding 18" Inches Finished Grade.** Uncovered porches and decks not exceeding eighteen (18) inches above the finished grade may project:
1. Eighteen (18) inches into interior side yard setbacks;
 2. Ten (10) feet into the rear yard setback; and
 3. Ten (10) feet into the front yard setback.
- D. **Eaves/Rain Gutters/Downspouts.** Eaves, including rain gutters and downspouts, may not project more than:
1. Eighteen (18) inches into an interior side yard setback (see Figure: Rain Gutters Counted in Measurement), or

2. Twenty-four (24) inches into a front/rear yard setback.

Structures that do not have rain gutters and are currently legally nonconforming in regard to the building setback from the property line may be remodeled to provide rain gutters that extend beyond the maximum projection of an eave into the side, front and rear setback area (see Figure 15.13.080d); provided, that under no circumstances will the edge of the existing roof line be extended further into any yard setback;

Figure: RAIN GUTTERS COUNTED IN MEASUREMENT

Rain gutters counted in measurements of eaves. An eave may project a maximum of 18" into a side yard setback and 24" into a front/rear yard setback.

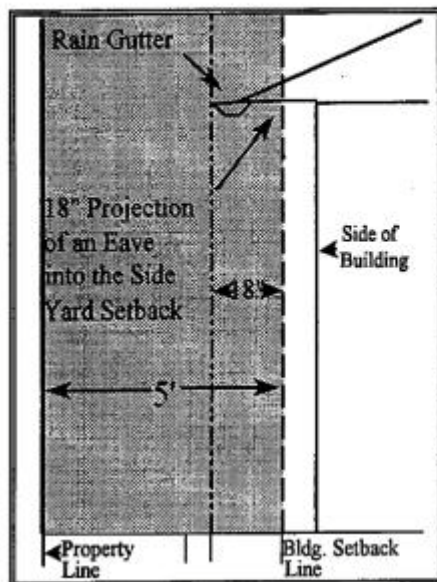
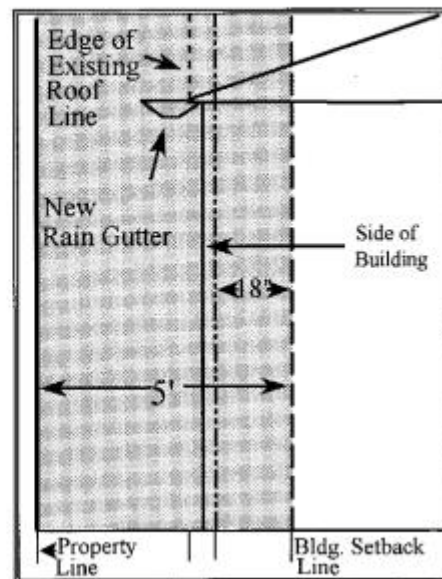


Figure: RAIN GUTTERS ALLOWED FOR LEGAL NON-CONFORMING STRUCTURES

Rain gutters allowed for existing legal nonconforming structures in regards to yard setbacks.



- E. **WCF Antennae:** Wireless telecommunications antennae mounted on the sides of existing buildings, up to a maximum of twenty-four (24) inches;

15.400.340 Height Limits – Additional Standards and Exceptions

- A. **Height Limits Near Major Airports.** No building or structure shall be erected to a height in excess of the height limit established by the Airport Height Map for Seattle-Tacoma International Airport. A written certification of height compliance from the Port of Seattle is required for structures affected by this standard.
- B. **Height Limit Exceptions.** The following structures may be erected above the height limits established under SMC 15.400.100, Residential Standards Chart and 15.400.200, Commercial, Industrial, Park Standards Chart.
 1. Roof-top structures such as: elevator housing, stairways, tanks, ventilating fans or similar equipment required for building operations and maintenance;

2. Fire or parapet walls, skylights, flagpoles, chimneys, smokestacks, church steeples, approved communication transmission structures (including, but not limited to, ham radio towers and cellular phone structures), approved utility line towers and similar structures.

15.400.350 Sight Distance Requirements

Except for utility poles and traffic control signs, the following sight distance provisions shall apply at all intersections and site access points:

- A. A sight distance triangle as determined by SMC 15.400.350(B) below shall contain no fence, berm, vegetation, on-site vehicle parking area, signs or other physical obstruction between three and one half (3-1/2) feet and eight (8) feet above the existing street grade;

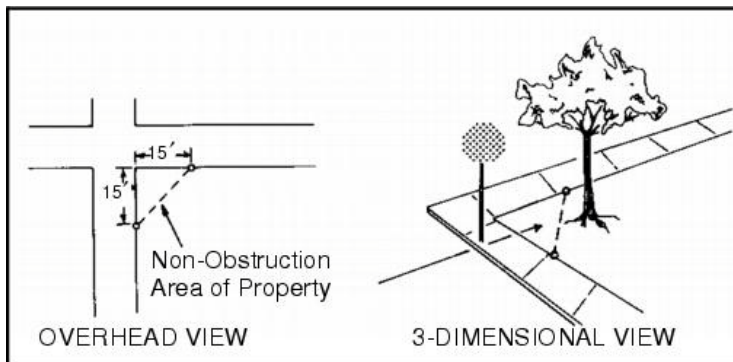


Figure: REQUIRED SIGHT CLEARANCE

- B. The sight distance triangle (see Figure REQUIRED SIGHT CLEARANCE) at:
 1. A street intersection shall be determined by measuring fifteen (15) feet along both street lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the endpoints of the first two (2) sides of the triangle; or
 2. A site access point shall be determined by measuring fifteen (15) feet along the street lines and fifteen (15) feet along the edges of the driveway beginning at the respective points of the intersection. The third side of each triangle shall be a line connecting the endpoints of the first two (2) sides of each triangle.

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
15.405.200	Accessory Structures
15.405.300	Tent Structures/Canopies
15.405.400	Regulations Specific to Canopy Tent Structures

15.405.005 Purpose

The purpose of this chapter is to delineate regulations that apply to accessory structures and tent structures, including canopy tent structures.

15.405.010 Authority and Application

The provisions of this chapter shall apply to all accessory structures, including but not limited to, garages, sheds, barns, gazebos, and tent structures, including canopy tent structures. These regulations apply to all residential zones.

15.405.015 Accessory and Tent Structures Standards Chart User Guide

- A. **About the Standards Chart.** The following chart lists the general dimensional standards for accessory and tent structures in the zones in which they are permitted.
- B. **How to Use the Standards Chart.** The dimensional standards are listed vertically along the left hand side and the zones are listed horizontally across the top.
 1. **Additional Standards.** In addition to the numerical value for the standard, other standards that may apply are noted by number and described in the column on the far right of the chart.
 2. **Standard Does Not Exist.** The letters “N/A” in a cell indicate that a dimensional standard does not exist for that zone.

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	UM-3,6010 UM-2,400	UH-1,800 UH-900 UH-UCR	T	MHP	UL-15,000	UL-9,600 UL-7,200	UL-15,000	UL-9,600 UL-7,200	
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 (1) canopy tent structure may be allowed in the front yard setback per the criteria in SMC 15.400.300(A). (3) Not permitted in front yard setback.
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 UL Zone. (3) May be zero lot line with approved design and not adjacent to UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is ten (10) feet. (4) Allowed to intrude up to two (2) 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 5' rear yard setback. All others shall have a 15' 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 UL zone. (4) May be zero lot line with approved design and not adjacent to UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is ten (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 (2) times the gross square footage of the primary residence, not including the area of an attached garage. (2) See tent structure/canopy standards in SMC 15.405.100, 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.

15.405.200 Accessory Structures

- A. Accessory structures including storage buildings, garages and other similar structures, shall be designed to accommodate not more than four (4) cars.
- B. **Design.** Accessory structures shall maintain the same residential character of the primary structure.

15.405.300 Tent Structures/Canopies

- A. **Use.** Tent structures, including canopies, may be used only for the storage of motor vehicles, recreational vehicles, or boats.
- B. **General Requirements.**
 - 1. Tent structures, including canopies, shall not be a stand-alone structure on a parcel of property. A primary structure (single-family residence) shall also be located on a parcel of property where tent structure(s) are located.
 - 2. **Maximum Allowed.** There shall be a maximum of three (3) tent structures, including canopies, allowed on a parcel of property.
 - a. If two (2) or more adjacent parcels of properties are in common ownership, no more than three (3) tent structures shall be allowed for the combined lots.
 - 3. **Distance Between Tent Structures/Canopies.**
 - a. **Tents.** Tents must be separated from other tents by at least twenty-five (25) feet if their aggregate floor area is two hundred (200) square feet or greater and shall conform to all fire and building codes.
 - b. **Canopies.** Canopies must be separated from other canopies by at least twenty-five (25) feet if their aggregate floor area is four hundred (400) square feet or greater.
 - 4. **Installation.** All residential tent structures shall be installed and anchored pursuant to the manufacturer's instructions.
 - 5. **Vehicle Parking.** Tent structures, including canopies, used for single-family off-street vehicle parking shall conform with the maximum single-family vehicle off-street parking area requirements under SMC 15.455.700.
 - a. Vehicle access to a residential tent structure and the area underneath a residential tent structure shall have an improved surface as defined under SMC 15.455.700 (A).

C. Design

1. **Appearance.** All residential tent structures shall maintain an appearance of newness. Residential tent structures that do not maintain an appearance of newness shall be removed from the property.
2. **Color.** All residential tent structures shall be white or other subdued color or substantially match the appearance of the primary structure on the property. No residential tent structure shall be blue.
3. **Materials.** All residential tent structures shall be constructed of approved fire retardant materials.

15.405.400 Regulations Specific to Canopy Tent Structures

A. Limits on Canopies in Front Yards.

1. One (1) canopy tent structure, as defined under SMC 15.105 Definitions is allowed in the front yard between the front foundation wall of the house and twenty (20) foot front yard setback line (see Figure: CANOPY FRONT YARD SETBACKS), subject to the following criteria:
 - a. The location of existing structures or lot configuration prohibits the location of a canopy structure within the side and rear yards of the property;
 - b. The property owner receives the permission of the adjacent property owners prior to the installation of the canopy structure.

- B. Limits on Canopies when Multiple Street Frontages.** On lots with frontage on two (2) or more public streets, only one (1) canopy tent structure shall be allowed, regardless of the number street frontages. The property owner may choose the front yard where the canopy tent structure is located, subject to the requirements of subsection A of this section.

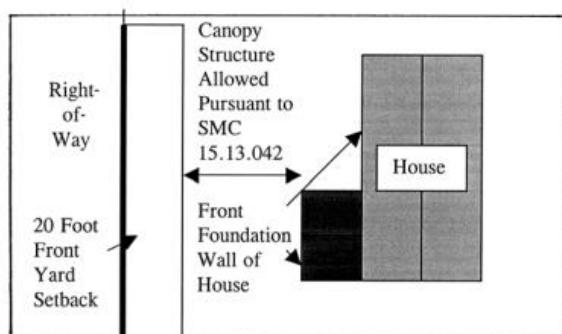
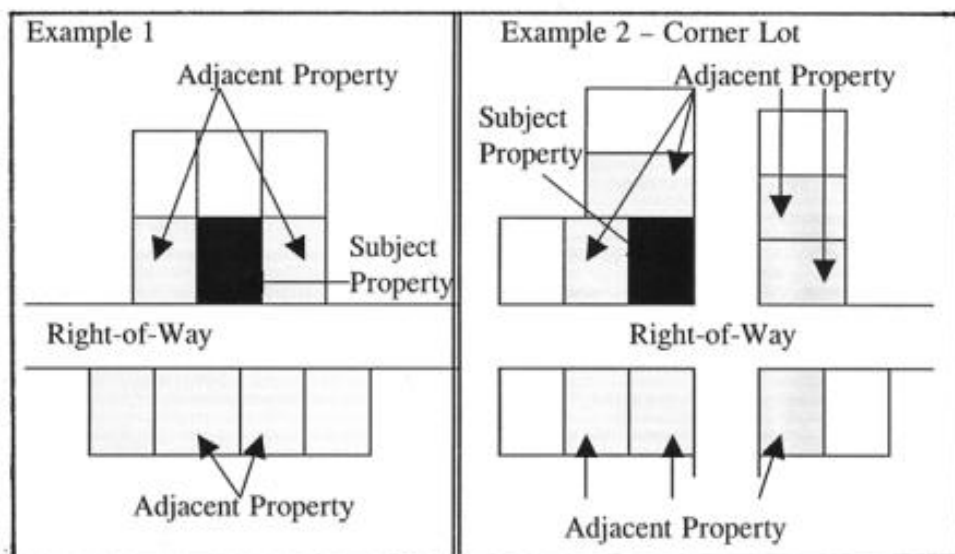


Figure: CANOPY FRONT YARD SETBACKS

- C. “Adjacent Property Owner” Defined.** For the purpose of this section, an adjacent property owner is defined as the legal property owner of property immediately adjacent on either side of the property where the canopy structure is proposed and property

located across a public right-of-way from the property where the canopy structure is proposed (see Figure: ADJACENT PROPERTIES).

Figure: ADJACENT PROPERTIES



Chapter 15.410

Cargo Containers

SECTIONS:

15.410.005	Purpose
15.410.010	Authority and Application
15.410.100	General Standards
15.410.200	Accessory Use Cargo Containers
15.410.300	Cargo Containers-Loss of Nonconforming Status

15.410.005 Purpose

The purpose of this chapter is to clearly delineate regulations that apply to cargo containers.

15.410.010 Authority and Application

The provisions of this chapter shall apply to all cargo containers within the following zones: Community Business (CB), Community Business-Urban Center (CB-C), Aviation Business Center (ABC) and Industrial (I).

15.410.100 General Standards

A. Location.

1. Cargo containers shall not occupy any required off-street parking spaces for the site or property and the location must comply with all setback requirements.
2. The location of a cargo container within a structure shall be approved by the Fire Department and Building Division.

B. Adjacent to Residential Zone.

1. **Size and Design.** If a cargo container is located on a lot adjacent to a residential zone, the cargo container shall be no greater in size than ten (10) feet by twenty (20) feet, and shall have a stick-built structure, with a peaked roof, constructed to completely enclose the container.
2. No stick-built structure shall be required if the cargo container is totally screened from adjacent residential properties as determined by the Director.
 - a. Adjacent property is defined as property that abuts the residential zone. Property located across a public right-of-way is not regarded as adjacent property;

C. Stacking.

1. Cargo containers shall be stacked no more than two (2) containers high.
2. Stacking of cargo containers within a building is prohibited.

D. Screening.

1. Cargo containers shall be screened from adjacent properties and rights-of-way.
2. Screening may be a combination of solid fencing, landscaping, or the placement of the cargo containers behind, between, or within buildings. All proposed screening shall be submitted for the review and approval by the Director.

15.410.200 Accessory Use Cargo Containers

In addition to the standards listed in SMC 15.410.100, General Standards, the following regulations shall apply to cargo containers permitted as an accessory use:

- A. **Limitations.** Only one (1) cargo container shall be allowed on property located within a residential zone or on property located adjacent to a residential zone. The property owner may request additional cargo containers subject to the Conditional Use Permit (CUP) process under SMC 15.115.020. (Adjacent property is defined as property that abuts the residential zone. Property located across a public right-of-way is not regarded as adjacent property.)
- B. **Location.** Cargo containers shall be located to minimize the visual impact to adjacent properties, streets, and pedestrian facilities.
- C. **Stacking Prohibited.** Cargo containers shall not be stacked.
- D. **Design.** Cargo containers shall be painted to match the color(s) of the adjacent building. If the container is located within a building or not visible from adjacent properties as determined by the Director, painting is not required.

15.410.300 Cargo Containers – Loss of Nonconforming Status

Cargo containers that have been legally located on property prior to the adoption of Ordinance 01-1010, shall be a legal nonconforming use of the property. Cargo containers shall lose legal nonconforming status under the following circumstances:

- A. Any legal nonconforming cargo container that is moved to a different location on a site shall comply with the requirements of this chapter
- B. If a legal nonconforming cargo container is removed from a property, any subsequent cargo containers placed on the property shall comply with the requirements of this chapter.
- C. If a legal nonconforming cargo container is moved off a residential zoned property containing a residential use, no new container may be moved onto the property.

Chapter 15.415

Commercial Standards and Regulations

SECTIONS:

15.415.005	Purpose
15.415.010	Authority and Application.
15.415.100	Fueling/Service Stations
15.415.200	Sexually-Oriented Business

15.415.005 Purpose

The purpose of this chapter is to delineate regulations that apply to the following commercial uses: fueling/service stations and sexually-oriented businesses.

15.415.010 Authority and Application.

The provisions of this chapter shall apply to all fueling/service station and sexually oriented business uses.

15.415.100 Fueling/Service Stations

- A. The provisions of this section shall apply to all fueling/service stations, with or without associated convenience food marts, within the
- B. **Building Security and Site Layout**
 - 1. All trash enclosures shall be within a clear line of sight and be visible from the cashier station, day or night.
 - 2. All public phones shall be outgoing only, shall be visible from the cashier area and shall be located indoors. There shall be no outdoor locations for public phones.
 - 3. Lighting shall meet the requirements of Chapter [17.36](#) SMC, Gasoline/Service Station and Convenience Store Lighting.
 - 4. There shall be alarm systems on all outside doors and enunciators on interior doors/entrances.
 - 5. There shall be adequate lighting that does not create shadows.
 - 6. There shall be clear lines of sight from inside and outside the store.
- C. **Landscaping.** A twenty (20) foot, Type I landscape strip shall be required for all property lines adjacent to or across a public right-of-way from residential uses.

D. **Access.** Access to fueling/service stations located on corner lots may be limited to “right-in, right-out only” if warranted by site conditions or traffic patterns based on the results of a traffic study. Site conditions or traffic patterns that may warrant right-in, right-out traffic movements include, but are not limited to:

1. Traffic volumes on adjacent rights-of-way that make left-hand turning movements a safety hazard; or
2. Left-hand turning movements from the station that interfere with the left-hand turning movements on adjacent public rights-of-way.

15.415.200 Sexually-Oriented Business

A. **Purpose.** The purpose of the sexually-oriented business regulations is to establish a protection setback for sexually-oriented business uses to minimize impacts to schools, public parks, public libraries, state-certified day care facilities, community/teen centers, churches and residential and lodging uses, and related uses.

B. **Application.** The provisions in this chapter shall apply to all sexually-oriented and adult entertainment businesses.

C. **Establishments Permitted.** Sexually-oriented businesses shall be permitted by a major conditional use permit in commercial and industrial zones pursuant to the City of SeaTac Comprehensive Plan and zoning ordinances or any subsequent amendments by the City Council thereafter, as determined by the locational standards for sexually-oriented .

D. Locational Standards

1. Any sexually-oriented business which locates in the City shall, in addition to development standards and any other requirements, maintain a minimum distance of one thousand (1,000) feet from the following:
 - a. Property used for public and private schools;
 - b. Property used for public parks;
 - c. Property used for public libraries;
 - d. Property used for state-certified day care facilities;
 - e. Property used for community/teen centers;
 - f. Property used for churches, cemeteries or other religious facilities or institutions;

- g. Property used for residential and lodging uses, and property zoned for residential uses;
 - h. Property used for other adult entertainment uses; and
 - i. Property used for organizations, associations, facilities and businesses which provide as a substantial portion of their activities, functions or business, the provision of services to children and/or youth, so that the premises of the organization, association, facility or business would have children and youth in attendance or at the location during a predominant portion of the operational hours of the organization, association, facility or business.
- 2. The distances provided in this section shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located, to the nearest point of the parcel of property or the zone classification boundary line from which the proposed land use is to be separated.

E. Development Standards. The development standards for sexually-oriented businesses are the same as the applicable zoning regulations for the zoning district in which they are to be located, except as follows:

- 1. No electronic readerboards shall be allowed;
- 2. All parking areas shall be visible from the street fronting the entertainment, and access to the rear of the structure shall be for emergency vehicles only;
- 3. The parking areas shall be fully illuminated using street light standards; and
- 4. The exterior color of any building or structure, constructed after the effective date of this subsection, shall be of natural and earth tones. A single accent stripe of any color, no greater than one (1) foot in width, may be permitted, if approved by the Director.

The development standards in this section shall apply to all buildings, uses and property used for sexually-oriented business/adult entertainment purposes.

F. Nonconforming Uses – Abatement

- 1. Any sexually-oriented business in existence as of the effective date of the ordinance codified in this chapter, which is in violation hereof, shall be deemed a nonconforming use. Such nonconforming uses shall not in any manner be enlarged, extended, altered or rebuilt except that such uses may be changed to comply with the provisions of this chapter.

2. Such uses that are deemed nonconforming pursuant to the terms of this section shall be permitted to continue for nine (9) years following the adoption of the ordinance codified in this chapter, unless such use is terminated for any reason whatsoever prior thereto for a period of thirty (30) days or more. Thereafter, such nonconforming use shall terminate or come into compliance with the terms of this chapter. It is provided, however, that, notwithstanding the term of the lease, upon the expiration of any lease for a nonconforming sexually-oriented business use, the sexually-oriented business use shall no longer be permitted to continue at the same location thereafter. It is further provided that after the effective date of the ordinance codified in this chapter, leases for nonconforming sexually-oriented business uses shall not be extended or amended in any way that delays the expiration of the term of the lease.

G. Variance From Locational Requirements

1. Whenever the proponents of a sexually-oriented business subject to the locational requirements set forth in this chapter feel that the strict application of such requirements is not necessary to achieve an effective degree of physical separation between the sexually-oriented business and noted uses in SMC 15.415.200(D)(1), the proponent(s) may apply to the Hearing Examiner for a variance from such requirements.
2. In determining when a variance should be granted, and if so, to what extent, the Hearing Examiner shall consider the following, in addition to the general criteria for a variance established in SMC 15.115, Land Use Actions and Procedures:
 - a. Topographic and other features of the land which provide actual separation between the proposed business or other land use and surrounding land uses;
 - b. Pedestrian and vehicular circulation patterns in the vicinity of the proposed activity; and
 - c. Any other fact or circumstance which has a significant effect upon the need for the full separation distance required by this chapter.
3. If, after considering these criteria, the Hearing Examiner finds that an effective separation between the proposed adult entertainment use and the residential zone classification or other stated uses can be achieved without requiring the full distance of separation provided by this chapter, the Hearing Examiner shall determine the degree of variance to be allowed and shall grant such variance. Otherwise, the application for the variance shall be denied.

Chapter 15.420

Day Care Facilities

SECTIONS:

15.420.005	Purpose
15.420.010	Authority and Application
15.420.100	General Standards
15.420.200	Family Day Care Facilities

15.420.005 Purpose

The purpose of this chapter is to clearly delineate regulations that apply to day care facilities.

15.420.010 Authority and Application

The provisions of this chapter shall apply to all day care facilities providing in-home care, excluding afterschool programs sanctioned by the City.

15.420.100 General Standards

- A. **Types of Day Care Facilities.** Day care facilities that provide for the group care of children within any twenty-four (24) hour period are established as follows:
 - 1. **Day Care 1.** A day care facility that provides for the group care of a maximum of twelve (12) children. Day Care 1 facilities may be established as family day care facilities located within the caregiver's place of residence.
 - 2. **Day Care 2.** A day care facility that provides for the group care of more than twelve (12) children.

15.420.200 Family Day Care Facilities

- A. For the purposes of this title the City's regulatory role for family day cares, defined as those Day Care 1 facilities providing in-home care for twelve (12) or fewer children and which are licensed by the State of Washington, is limited to the following:
- B. Family day care facilities shall:
 - 1. Comply with all building, fire, safety, health code and business licensing requirements;
 - 2. Conform to lot size, building size, setbacks and lot coverage standards applicable to the zoning district except if the structure is a legal nonconforming structure;
 - 3. Be certified by the State Department of Licensing as providing a safe passenger loading area;

4. Include signage, if any, that conforms to applicable City regulations;
5. Limit hours of operation to facilitate to neighborhood compatibility while at the same time providing an appropriate opportunity for persons who use family day care and who work a nonstandard work shift; and
6. Provide, prior to State licensing, written proof of notification to adjoining property owners, informing them of the intent to locate and maintain such a facility; provided, that if a dispute arises between the neighbors and the family day care provider over licensing requirements, the State may provide a forum to resolve the dispute.

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 Incentive Review
15.425.200	Types of Public Benefits and Density Incentives
15.425.300	Development Incentive Chart
15.425.400	Rules for Calculating Total Permitted Dwelling Units/Increased Site Coverage
15.425.500	Tree Retention, Landscaping, and Other Development Standards

15.425.005 Purpose

The purpose of this chapter is to provide density incentives to developers of residential and commercial lands in urban areas and rural activity centers, in exchange for providing public benefits that help achieve Comprehensive Plan goals of affordable housing, historic preservation, energy conservation and economic redevelopment. This is accomplished through this code by:

- A. Defining, in quantified terms, the benefits that can be used to earn density incentives;
- B. Providing rules and formulas for computing density incentives for each benefit;
- C. Providing a method to realize the development potential of sites containing unique features of size, topography, environmental features or shape; and
- D. Providing a review process to allow evaluation of proposed public benefits and potential allowances, and to give the public opportunities to review and comment.

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, UM, UH, and MHP zones; or
 - 2. CB, O/CM, and ABC 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 ABC zones; or
 2. I and BP zones when part of a mixed use development.

15.425.020 Review Process

- A. All RDI/CDI proposals can be reviewed concurrently with other City land use approvals or permits through a public hearing (if necessary for other land use approvals) to consider the proposed site plan and methods used to earn extra density. The following rules shall govern hearing requirements for reviewing RDI/CDI proposals with other land use approvals:
1. The preliminary site plan for any development proposing to use RDI/CDI provisions shall be combined with an application, where applicable, for a preliminary subdivision, planned unit development, special overlay district or rezone.
 2. Applications for consolidated actions shall contain all of the information that would be required by the City if each application were considered separately.
 3. When a public hearing is necessary, notice of the public hearing shall state clearly if such hearing will consider consolidated application for the proposed development. The notice shall also include the development's proposed density and general description of the public benefits specified in this chapter and offered to earn extra density.
- B. RDI/CDI applications which propose to earn bonus units or additional site coverage by dedicating real property or public facilities shall include a letter from the City certifying that the proposed dedication qualifies for the density incentive.

15.425.100 Maximum Densities Permitted through Density Incentive Review

- A. **Maximum Densities Permitted Through Residential Density Incentive Review.** The maximum density permitted through RDI review shall be one hundred thirty percent (130%) of the base density of the underlying zone of the development site.
- B. **Maximum Densities Permitted Through Commercial Density Incentive Review.** The maximum density permitted through CDI review shall be one hundred thirty percent (130%) of the base density of the underlying zone of the development site.

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 subsection (C) of this section.
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 UL, UM and UH Zones.** Residential development in the UL, UM, and UH zones with property-specific development standards pursuant to SMC Chapter 15.460 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 Development Incentives Chart by complying with the property-specified 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 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 five (5) acres of site area; projects on sites of less than five (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,	1.5 bonus units per benefit unit, up to a maximum of 60 low-income units per five (5) acres of site area; projects on sites of less than five (5) acres shall be limited to 60 low-income units.

<p>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.</p>	
<p>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.</p>	<p>.75 bonus units per benefit unit. Must report to the City or authorized housing agency on both buyer eligibility and housing prices.</p>
<p>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.</p>	<p>1.0 bonus units per benefit unit.</p>
<p>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.</p>	<p>1.5 bonus units per benefit unit.</p>
<p>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.</p>	<p>1 bonus unit per benefit unit.</p>

PARK SITES	
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.	For an RDI, .5 bonus units per acre of park area exceeding the minimum requirements of SMC Chapter 15.510 Multi-Family 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.	.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 non-profit 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, .5 bonus units per acre of historic site for an RDI 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.	.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	.15 bonus units per base unit that achieves the required savings.

<p>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).</p>	
<p>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).</p>	<p>.10 bonus units per base unit that achieves the required savings.</p>
<p>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.</p>	
<p>ECONOMIC REDEVELOPMENT</p> <p>A. Creation of a pedestrian-oriented core/frontage that incorporates an element of High Capacity Transit (HCT) or the Personal Regional/Rapid Transit (PRT).</p> <p>B. Orientation of buildings to street frontage with parking to the rear or side of the development site, if not otherwise required.</p> <p>C. Construction of a HCT/PRT component that will benefit the site and the City's transportation infrastructure.</p>	<p>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.</p>

15.425.400 Rules for Calculating Total Permitted Dwelling Units/Increased Site Coverage

- A. **Calculating Total Dwelling Units Permitted.** The total dwelling units permitted through RDI review shall be calculated using the following steps:
1. Calculate the number of dwelling units permitted by the base density of the site in accordance with SMC Chapter 15.400 Dimensional Standards and Regulations.

2. Calculate the total number of bonus dwelling units earned by providing public benefits listed in SMC 15.425.300 Development Incentives Chart.
 3. Add the number of bonus dwelling units earned to the number of the dwelling units permitted by the base density.
 4. Round fractional dwelling units to the nearest whole number; 0.49 or fewer dwelling units are rounded down.
 5. Notwithstanding the number of bonus units earned, the maximum density of the RDI development site shall not exceed one hundred thirty percent (130%) of the site's basic density. On sites with more than one (1) zone or zone density, the maximum density shall be calculated for the site area in each individual zone. Bonus units may be allocated within the zones in the same manner as set forth in base units in SMC Chapter 15.400 Dimensional Standards and Regulations.
- B. **Formulas.** The formulas for calculating the total number of dwelling units/increased site coverage permitted through RDI/CDI review is as follows:
1. Site Base Density Units + Bonus Density Units = Total Residential Density Units.
 2. Site Coverage Allowed + Bonus Site Density Coverage = Total % Site Coverage.

15.425.500 Tree Retention, Landscaping, and Other Development Standards

- A. Any RDI development in the UM, UH, CB and ABC zones which is made up of seventy-five percent (75%) or more townhouse and apartment dwellings shall provide perimeter landscaping and tree retention in accordance with the standards of SMC Ch 15.505 Townhouse and Duplex Development Design Standards and SMC Ch 15.445 Landscaping and Tree Retention for townhouse and apartment projects.
- B. Landscaping standards for apartment dwellings in RDI developments in the UL or UM zones which contain less than seventy-five percent (75%) townhouse and apartment dwellings shall have the standards in SMC Chapter 15.445 Landscaping and Tree Retention modified as follows:
1. The perimeter and parking area landscaping requirements for townhouses and apartments shall apply only to the portion or portions of the project containing apartment dwellings;
 2. Tree retention requirements of SMC Chapter 15.445 Landscaping and Tree Retention for townhouses and apartments shall apply only to lots containing apartments; and
 3. The width of the landscaping required around each townhouse or apartment building may be reduced by eighty percent (80%) if the dwellings are in individual buildings of no more than four (4) units, each of which is at least two hundred (200) feet apart and not located on the site perimeter.

- C. RDI site shall meet the lot coverage, impervious surface, building height limits, and other dimensional requirements of the zone with the base density most clearly comparable to the total approved density. Fractional densities shall be rounded to the nearest whole number (0.49 or less are rounded down) to determine which dimensional requirements apply.

Chapter 15.430

Electrical Vehicle Infrastructure

SECTIONS:

15.430.005	Purpose
15.430.010	Authority and Application
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

15.430.005 Purpose

To establish “electric vehicle infrastructure” (EVI) regulations for the City to allow EVI and to meet the intent of RCW 35.63.126 requiring the City to allow EVI in all zones except for residential zones.

15.430.010 Authority and Application

Electric vehicle infrastructure is allowed as specified in the citywide use charts under SMC 15.205 Use Charts, and within the use charts for the designated overlay districts.

15.430.100 Battery Charging Station or Rapid Charging Station – Retrofitting in Existing Development

- A. Required off-street parking spaces within any existing development listed within the land use charts listed below may be converted to battery charging station spaces or rapid charging station spaces for battery electric vehicles (BEVs) and plug-in hybrid electric vehicles (PHEVs), ; provided, that the battery charging and/or rapid charging stations are accessory to the permitted use/s on the property.
1. SMC 15.205.040 Use Chart, all non-residential uses.
 2. SMC 15.300.055 City Center Overlay District Use Chart, retail/commercial uses only.
 3. SMC 15.305.055 South 154th Street Station Area Overlay District Use Chart, retail/commercial uses only.

- B. At least 0.65 spaces shall be set aside as “electric vehicle waiting spaces” for each Level 3 publicly owned public electric vehicle charging station provided on site. Waiting spaces for Level 1 and 2 publicly owned public electric vehicle charging stations shall not be required.
- C. The use of any charging station on site shall not obstruct any vehicular or pedestrian traffic on site (such as waiting for a charging station space within a drive aisle or a designated pedestrian crossing) or within a public right-of-way (ROW).
- D. Battery or rapid charging station spaces shall be designated for charging electric vehicles only as provided under SMC 15.430.140. Nonelectric vehicles or noncharging BEVs of PHEVs shall not be allowed. The type of signage designating these spaces shall be approved by the Director.

15.430.110 Electric Vehicle Charging Station Spaces – Allowed as Required Spaces

- A. Electric vehicle charging station spaces shall be allowed to be used in the computation of required off-street parking spaces as provided under SMC 15.455.110; provided, that the electric vehicle charging station(s) is accessory to the primary use of the property.
- B. If a publicly owned and publicly available Level 3 electric vehicle charging station(s) is provided on site, 0.65 electric vehicle waiting spaces shall also be provided for each electric vehicle charging station. These spaces shall be in addition to the off-street parking spaces required under SMC 15.455.110.

15.430.120 Off-Street Electric Vehicle Charging Station Spaces

- A. **Number.** No minimum number of charging station spaces is required.
- B. **Location and Design Criteria.** The provision of electric vehicle parking will vary based on the design and use of the primary parking lot. The following required and additional locational and design criteria are provided in recognition of the various parking lot layout options:
 - 1. Where provided, parking for electric vehicle charging purposes is required to include the following:
 - a. **Signage.** Signage, as required under SMC 15.430.150 for each charging station space, shall be posted indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow-away provisions are to be enforced.
 - b. **Maintenance.** Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.

- c. **Accessibility.** Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment shall be located so as not to interfere with accessibility requirements of WAC 51-50-005.
 - d. **Lighting.** Where charging station equipment is installed, adequate site lighting shall exist, unless charging is for daytime purposes only.
- 2. Parking for electric vehicles should also consider the following:
 - a. **Notification.** Information on the charging station, identifying voltage and amperage levels and any time of use, fees, or safety information.
 - b. **Signage.** Installation of directional signs at the parking lot entrance and at appropriate decision points to effectively guide motorists to the charging station space(s).
- C. **Data Collection.** To allow for maintenance and notification, owners of any private new electric vehicle infrastructure station that will be publicly available (see definition “electric vehicle charging station – public”) shall provide information on the station’s geographic location, date of installation, equipment type and model, and owner contact information. This information shall be submitted to the Department.

15.430.130 Accessible Electric Vehicle Charging Stations

Where electric vehicle charging stations are provided in parking lots or parking garages, accessible electric vehicle charging stations shall be provided as follows:

- A. Accessible electric vehicle charging stations shall be provided in the ratios shown on the following table.

Number of EV Charging Stations	Minimum Accessible EV Charging Stations
1 – 50	1
51 – 100	2
101 – 150	3
151 – 200	4
201 – 250	5
251 – 300	6

- B. Accessible electric vehicle charging stations should be located in close proximity to the building or facility entrance and shall be connected to a barrier-free accessible route of travel. It is not necessary to designate the accessible electric vehicle charging station

exclusively for the use of disabled persons. Below are two (2) options for providing for accessible electric vehicle charging stations.



Figure: OFF-STREET ACCESSIBLE ELECTRIC VEHICLE CHARTING STATION-OPTION 1

Puget Sound area parking garage.(Photo by ECOtality North America.)



Figure: OFF-STREET ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION – OPTION 2

Fashion Island Shopping Mall, Newport Beach, CA. (Photo by LightMoves.)

15.430.140 Electric Vehicle Charging Station Spaces – Signage

- A. Off-street public electric vehicle charging station spaces shall provide the following signage:



Figure: DIRECTIONAL – OFF-STREET PARKING LOT OR PARKING GARAGE

12" x 12"

12" x 6"

Comment: The directional sign for an on-site parking lot or parking garage should be used in the parking facility with a directional arrow at all decision points.



Figure: OFF-STREET EV PARKING – PARKING SPACE WITH CHARGING STATION EQUIPMENT

12" x 12"



12" x 18"



12" x 18"

Comment: Combination sign identifying space as an electric vehicle charging station, prohibiting nonelectric vehicles, with charging time limits. The use of time limits is optional. The blue/white and red/black signs define that only an electric vehicle that is charging can use the spaces. The green sign defines time limits for how long an electric vehicle can be in the space during the specified hours. Outside of the specified hours, electric vehicles can charge for an indefinite period of time.

15.430.150 Stacking Spaces for Electric Vehicle Battery Exchange Stations

Electric vehicle battery exchange stations shall provide three (3) stacking spaces. A stacking space shall be an area measuring eight (8) feet by twenty (20) feet with direct forward access to the battery exchange bay. A stacking space shall be located to prevent any vehicles from extending onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other required parking areas. Stacking spaces may not be counted as required off-street parking spaces.

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
15.430.300	Height Exceptions
15.430.400	Architectural Features

15.435.005 Purpose

The purpose of this section is to regulate the height, placement, and architectural features of fences and retaining walls within residential zones.

15.435.010 Authority and Application

The provisions of this chapter shall apply to all fences, walls, and similar structures located within residential zone classifications.

- A. **Fences and Trellises: Time of Completion.** The construction of all fences and trellises shall be completed within six (6) months from the start of the fence construction.

15.435.100 Determining Fence Height

The height of a fence along property boundaries is to be measured from existing or finished grade, whichever is the lowest grade on the property boundary.

15.435.200 Height Limits for Fences

Within **residential** zone classifications, maximum heights for fences shall be as follows:

- A. **Front.** Any fence in the front yard of the lot shall be limited to four (4) feet in height. This limit shall also apply to side yard fences within the first twenty (20) feet from the front property line (see Figures Fence Height and Fence Height Corner Lot)
- B. **Side and Rear.** Fences along all other side property lines and along rear property lines shall be limited to six (6) feet in height.

Figure FENCE HEIGHT SETBACK

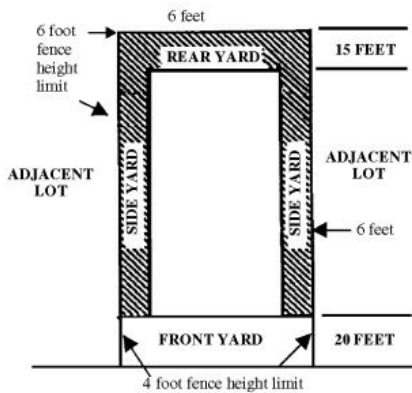


Figure FENCE HEIGHT SETBACK CORNER

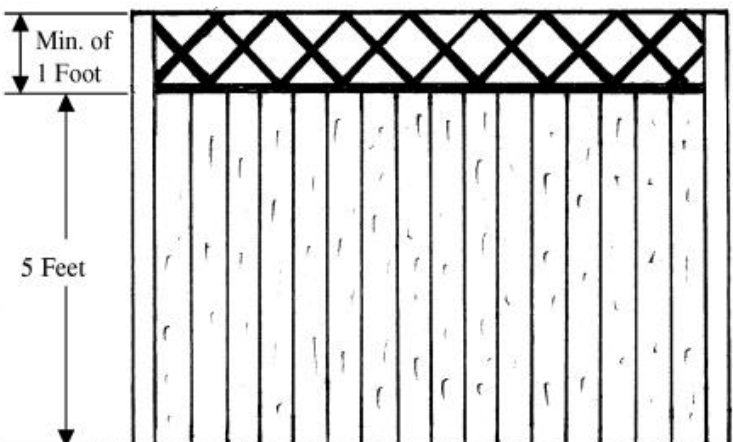


15.435.300 Height Exceptions.

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

- A. **Increased Height for Fences Providing Clear Visibility.** Plastic or metal fences providing clear visibility through the fence shall be allowed to a height of six (6) feet in a front yard and eight (8) feet in a side yard.
- B. **Fence Height on Principal Arterial/Highway.** Single-family 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 [Figure FENCE HEIGHT]). 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.*

Figure: FENCE LATTICE WORK



- C. **Side/Rear Slope.** When a side or rear yard fence is to be built along a sloping grade, the maximum six (6) foot height may be averaged in stepped segments to allow the fence to follow the natural rise and fall of the slope. However, under no circumstances shall any portion of the fence exceed eight (8) feet above finished grade (see Figure: FENCE HEIGHT ON A SLOPING GRADE).

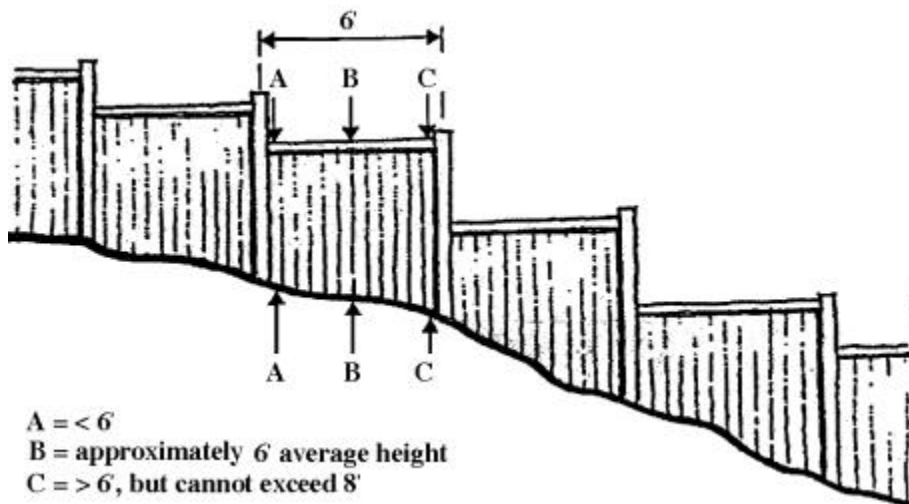


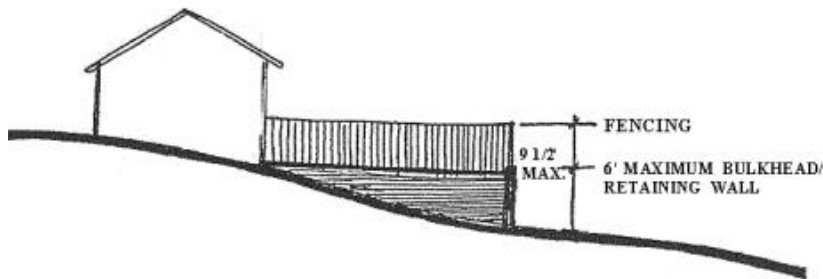
Figure: FENCE HEIGHT ON A SLOPING GRADE

- D. **Front Slope.** When a front yard fence is to be built along a sloping grade the maximum four (4) foot height may be averaged in stepped segments to allow the fence to follow the natural rise and fall of the slope. However, under no circumstances shall any portion of the fence exceed six (6) feet above finished grade.
- E. **Raising Existing Grade with Bulkhead or Retaining Wall.** When a property owner raises the existing grade of a sloping residential lot through the construction of a bulkhead or retaining wall and the addition of fill, the height of such bulkhead or wall shall not exceed six (6) feet above existing grade. If a new fence is to be placed on top of such a bulkhead or wall, the maximum combined height of the bulkhead or retaining wall and fence shall be as follows (see Figure: BULKHEAD/RETAINING WALL FENCE):
1. On side and rear yards – nine and one-half (9 1/2) feet.
 2. On front yards – six (6) feet.
- F. **Fences on Retaining Walls.** Fences on retaining walls where the combined height of the retaining wall and fence exceeds nine and one-half (9 1/2) feet or six (6) feet in the front yard, shall be constructed of plastic or metal of open design, providing clear visibility through the fence (for example, see Figure: FENCES VISIBILITY).

Figure: FENCES VISIBILITY



Figure: BULKHEAD/RETAINING WALL FENCE



- G Bulkhead/Retaining Wall for Stabilization. When a bulkhead or retaining wall is used to stabilize an excavation into existing grade on a sloping site, then the height of any such structure is limited to six (6) feet above finished grade, providing, however, that if additional wall height is necessary to retain the fill, then maximum height shall be as established through a grading permit.
1. Limitations. Any new fence to be placed above a bulkhead or retaining wall permitted to exceed six (6) feet must be set back three (3) feet from the bulkhead or retaining wall along all property lines, and be limited to four (4) feet in height above the top of the bulkhead or retaining wall (see Figure: BULKHEAD/RETAINING WALL FENCE LIMITS).
 2. Materials. A fence up to six (6) feet may be allowed provided it is constructed of plastic or metal of open design, providing clear visibility through the fence. The three (3) foot setback area between the bulkhead or retaining wall and a fence shall be landscaped to at least the minimum standard established in SMC 15.445.120(E).

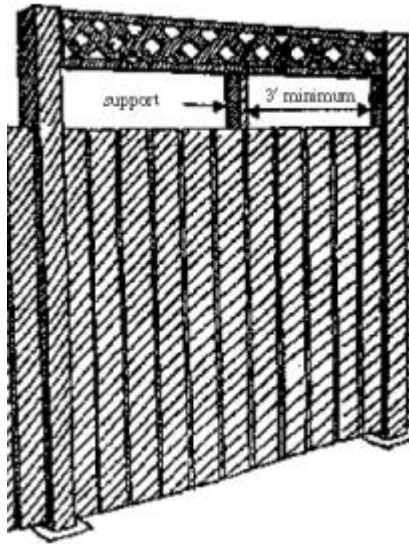
Figure: BULKHEAD/RETAINING WALL FENCE LIMITS



15.430.400 Architectural Features

A. **Architectural Features Permitted.** Architectural features (such as trellises and lattice panels) may be added to the top of a permitted fence in the front, side and rear yard setback as long as the following standards are met:

1. **Additional Height with Architectural Feature.** An architectural feature (such as a trellis or lattice panel), which is no more than twelve (12) inches in height, may be added above the maximum height limit of the fences as specified in this subsection as long as there remains at least ten (10) inches of open space above the top of the fence.
 - a. **Supports for Architectural Features.** Supports for the architectural feature placed on top of the fence shall be spaced no closer than three (3) feet on centers.
 - b. **Solid Clear Panel.** Upon approval of the Director, a solid clear panel may be placed in the opening between the top of the fence and the bottom of the trellis.
2. **Maximum Fence Heights with Architectural Features.** The overall height of the fence, including any architectural features, shall not exceed eight (8) feet in height above finished grade in side yards not closer than twenty (20) feet from the front property line and rear yard and six (6) feet in the front yard (see Figure: FENCE HEIGHT).



3. **Archway and Arbors.** A single archway or arbor is permitted within the front yard, as a pedestrian entrance, to a maximum height of eight (8) feet and a maximum width of five (5) feet.

Chapter 15.440

Keeping of Animals

SECTIONS:

15.440.005	Purpose
15.440.010	Authority and Application
15.440.100	Domestic Animals – Limitations
15.440.200	Horse, Equine, Animal Regulations
15.440.300	Livestock Standards

15.440.005 Purpose

The purpose of this chapter is to designate regulations that apply to domestic animals, horses, equine animals, and livestock.

15.440.010 Authority and Application

The provisions in this chapter shall apply to all domestic animals, horses, equine animals, and livestock.

15.440.100 Domestic Animals – Limitations

Domestic animals as defined in SMC Chapter 15.105 Definitions are permitted outright in all zone classifications within the City. The number of inside or outside animals allowed is listed below.

A. Inside Animals:

1. The number of cats kept inside and birds, snakes, and small rodents kept in aquariums, terrariums, cages, or other similar containers shall not be limited unless the property meets the definition of a “kennel” under SMC Chapter 15.105 Definitions or is limited by health codes.
2. All other domestic animals kept inside shall be limited to not more than five (5) total domestic animals, in an allowed combination of the animals listed in the Outside Animals table in subsection (B) below. Miniature horses shall not be allowed as an inside animal. Except for the domestic animals listed in subsection (A)(1) of this section, the total number and type of inside animals allowed shall not exceed the number of animals that are allowed outdoors (for example, a property owner could not have five (5) pot-bellied pigs indoors. Only one (1) or two (2) would be allowed indoors based on lot size. No pot-bellied pigs would be allowed indoors on lots of less than fifteen thousand one (15,001) square feet).

- B. Outside Animals:** The number of outside animals shall be limited based on lot size as defined in the following Outside Animals table.

OUTSIDE ANIMALS				
Lot Size				
	Less Than 7,200 sq. ft.	7,200 – 15,000 sq. ft.	15,001 – 30,000 sq. ft.	30,000+ sq. ft.
Total Number of Outside Animals Allowed	5*	6*	7*	8*
Cats	3	3	4	5
Dogs	3	3	4	5
Rabbits	5**	5**	5**	5**
Goats/Pygmy Goats	1**	2**	3**	4**
Sheep	1**	2**	3**	3**
Pigs/Pot-Bellied Pigs	0**	0**	1**	2**
Chickens (Including Roosters)	5**	5**	5**	5**
Ducks	5**	5**	5**	5**
Other Fowl	0	0	1**	2**
Miniature Horses	0	0	1**/**	2**/**

* This denotes the total number of outside animals allowed. This total may be any combination of the above listed animals (for example, three (3) dogs, one (1) goat, and one (1) sheep).

** This is the total number of this animal type that is allowed as part of the total number of animals allowed based on lot size (for example, three (3) sheep would not be allowed on a lot of less than fifteen thousand one (15,001) square feet). All animals and fowl shall be kept in a confined area and maintained. Any covered structure used to house any outside animal shall conform to all yard setback requirements. No confinement area shall be located within a critical (sensitive) area or its buffers.

*** Not exceeding forty (40) pounds at full maturity.

- C. Animals that are kept indoors, but are allowed outside for more than one (1) hour per day, shall be defined as outdoor animals.
- D. A hobby kennel license is required for four (4) or more dogs. A hobby cattery license is required for five (5) or more cats, per SMC 6.05.020, General Provisions and Licensing.

15.440.200 Horse/Equine Animal Regulations

A. Applicability.

1. Any horse or equine animals in existence at the date of the adoption of this code (or areas annexed into the City) shall be permitted to remain under the authority of a legal nonconforming use as specified under SMC 15.120.060, Nonconformance – Uses of Land, Horses/Equine Animals. Any new horses shall

be permitted with the approval of a special district overlay as noted in SMC 15.315.300, Equestrian Overlay Zone.

2. All horses and equine animal locations and facilities (existing/proposed) shall be reviewed and approved by the Director or Code Enforcement Officer or designee to ensure compliance with the herein adopted health standards, pursuant to the standards established in SMC 15.315.300, Equestrian Overlay Zone.

15.440.300 Livestock Standards

Within the UL (urban low) land use classification, livestock which are kept as part of a school project or program by a public or private school located within the City shall be allowed on the school property so long as such animals are not kept in such a number or in such a manner as to pose a threat to public health, safety or welfare.

Chapter 15.445

Landscaping and Tree Retention

SECTIONS:

- 15.445.005 Purpose**
 - 15.445.010 Authority and Application**
 - 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 Deferral of Landscape Requirements
 - 15.445.200 Landscaping Standards**
 - 15.445.210 Landscaping Standards Chart
 - 15.445.220 Street Frontage Landscaping
 - 15.445.230 Building Façade Landscaping
 - 15.445.240 Side/Rear Buffer Landscaping for Noncompatible Uses
 - 15.445.250 Surface Parking Landscaping
 - 15.445.260 Landscaping Adjacent to Freeway Rights-of-Way
 - 15.445.270 Landscaping of Industrial Uses Adjacent to Single-Family Residential Zones
 - 15.445.280 Alternative Landscape Options
 - 15.445.300 Service Area 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 Zones
 - 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
 - 15.445.450 Protection of Significant Trees
-

15.445.005 Purpose

The purpose of this chapter is to foster retention of significant trees and to provide landscaping in developments to preserve and enhance the aesthetic character of the City, to improve the quality of the built environment, to promote retention and conservation of existing natural vegetation, to reduce the impacts of development on drainage systems and natural habitats, and to increase compatibility between different land uses by:

- A. Providing visual interruption of large expanses of parking areas and reduction of reflected heat and glare through the implementation of interior and perimeter parking area landscaping;
- B. Screening undesirable views from surrounding properties;
- C. Providing a visual and physical barrier between dissimilar adjoining land uses;
- D. Providing increased areas of permeable surfaces which allow:
 - 1. Infiltration of surface water into groundwater resources;
 - 2. Reduction in the quantity of storm water discharge; and
 - 3. Improvement in the quality of storm water discharge.

The landscaping standards in this chapter are minimum requirements. Where it is determined by the City that additional landscaping is needed to mitigate, screen or buffer the development from its surroundings, or comply with the spirit of this chapter, additional landscaping may be required.

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), 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. The following uses are exempt from the provisions of this chapter.
 - 1. Single-family dwellings;
 - 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, CB-C and O/CM Zones.** The street frontage landscape strip requirement shall not apply to uses in the urban high-urban center residential (UH-UCR) zoning category, community business zoning category in the urban center (CB-C), or office/commercial medium (O/CM) zoning category.
 - b. **City Center and S. 154th Street Station Area Overlay Districts.** Within the designated City Center and S. 154th Street Station Area overlay districts, front yard open space as per SMC 15.300.320 and 15.305.320, shall be required in lieu of street frontage landscaping.
 3. **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, roof-top 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. 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.

15.445.015 Departures

Upon review and approval by the Director, departures to the landscape standards required under this chapter may be allowed to provide additional visibility of a development proposal to implement the Crime Prevention Through Environmental Design (CPTED) standards under SMC 17.56, Landscaping. At a minimum, the following criteria shall be used to determine if a departure is warranted.

- A. Physical site conditions dictate a project layout that, with landscaping installed pursuant to this chapter, would provide potential areas of concealment for criminal elements.
- B. Required landscaping will provide potential concealment areas for criminal activities.

- C. Screening of dissimilar land uses (for example, commercial/industrial land uses from residential) is not diminished to the point that the screening landscaping no longer meets the intent of the landscape codes.

15.445.100 General Landscaping Requirements

All landscaping shall conform to the regulations listed in this section, where applicable.

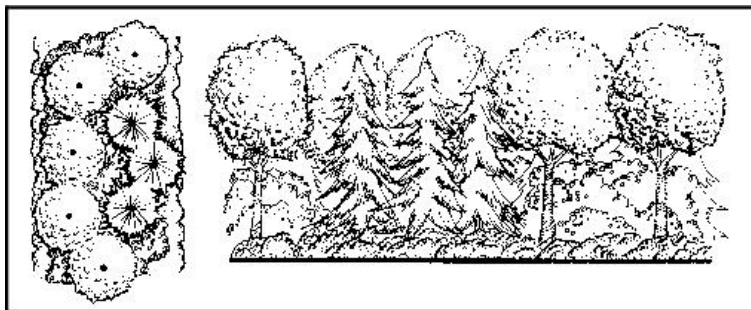
15.445.110 Types of Landscaping

The five (5) types of landscaping are described and applied as follows:

A. **Type I Landscaping.**

1. Type I landscaping is a “full screen” which functions as a visual and psychological barrier. Full screening is intended generally for use adjacent to freeways and between uses with a high degree of incompatibility.
2. Type I landscaping shall consist of:
 - a. A solid wall of trees and/or a dense hedge with a mix of deciduous and evergreen trees placed to form a continuous screen within three (3) years;
 - b. At least seventy percent (70%) evergreen trees;
 - c. Evergreen trees spaced no more than fifteen (15) feet on center;
 - d. Deciduous trees spaced no more than twenty (20) feet on center;
 - e. Evergreen shrubs spaced no more than four (4) feet apart and to achieve a height of six (6) feet within three (3) years;
 - f. Groundcover; and
 - g. Street frontage landscaping shall be located behind the sidewalk.

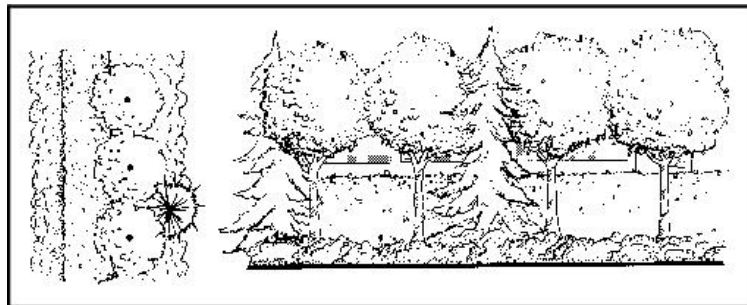
Figure: TYPE I
LANDSCAPING



B. Type II Landscaping.

1. Type II landscaping is a “filtered screen” which functions as a visual separator. Filtered screening is intended for use between uses with some degree of incompatibility.
2. Type II landscaping shall consist of:
 - a. A mix of evergreen and deciduous trees and shrubs spaced to create a filtered screen within three (3) years;
 - b. At least fifty percent (50%) deciduous trees and at least thirty percent (30%) evergreen trees;
 - c. Evergreen trees spaced no more than fifteen (15) feet on center;
 - d. Deciduous trees spaced no more than twenty (20) feet on center;
 - e. Evergreen shrubs spaced no more than five (5) feet apart and that achieve a height of six (6) feet within three (3) years;
 - f. Groundcover; and
 - g. Street frontage landscaping shall be located behind the sidewalk.

Figure TYPE II
LANDSCAPING

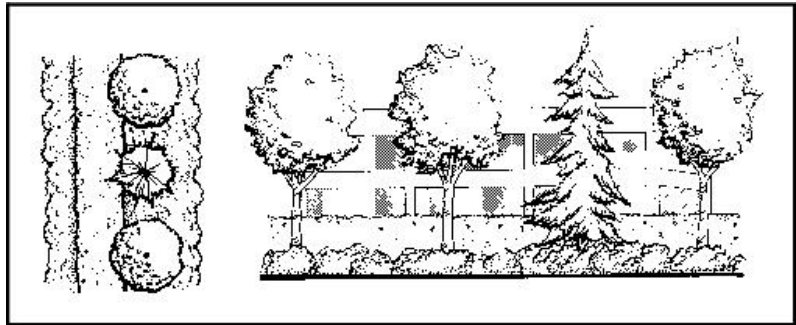


C. Type III Landscaping.

1. Type III landscaping is a “see-through buffer” which functions as a partial visual separator to soften the appearance of streets, parking areas and building elevations. See-through buffering is intended for use between streets and a land use, or between similar, compatible uses.
2. Type III landscaping shall consist of:
 - a. A mix of evergreen and deciduous trees spaced to create a continuous canopy within ten (10) years;

- b. At least seventy percent (70%) deciduous trees;
- c. Trees spaced no more than twenty-five (25) feet on center;
- d. Evergreen shrubs spaced no more than four (4) feet apart that do not exceed a height of four (4) feet at maturity;
- e. Groundcover; and
- f. Street frontage landscaping can be located in front or behind the sidewalk.

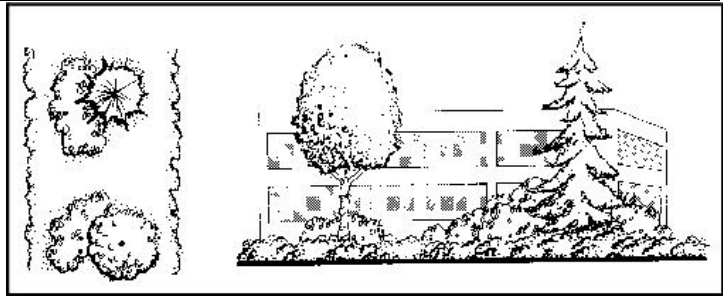
Figure: TYPE III
LANDSCAPING



D. Type IV Landscaping.

1. Type IV landscaping is “parking area landscaping” which provides shade and visual relief, and maintains clear sight lines within parking areas.
2. Type IV landscaping shall consist of:
 - a. Canopy-type deciduous trees or broadleaf evergreen trees, evergreen shrubs and a mix of evergreen and deciduous groundcovers planted in wells or strips;
 - b. Shrubs that do not exceed a height of three (3) feet in maturity;
 - c. Plantings contained in planting wells or strips having an area of at least one hundred (100) square feet and with narrowest dimensions of at least five (5) feet in width;
 - d. Planting wells or strips which each contain at least one (1) tree;
 - e. Groundcover; and
 - f. Street frontage landscaping can be located in front of or behind the sidewalk.

Figure: IV
LANDSCAPING



E. Type V Landscaping.

1. Type V is small-scale building façade landscaping which provides visual interest and a buffer between buildings and sidewalks or common areas.
2. Type V landscaping shall consist of:
 - a. Shrubs spaced no more than five (5) feet apart; and
 - b. Groundcover.

15.445.120 General Landscape Requirements

- A. Deciduous trees shall have a diameter (caliper) of at least two (2) inches measured four (4) feet above the ground at the time of planting.
- B. Evergreen (broadleaf or conifer) trees shall be at least eight (8) feet in height measured from treetop to the ground at the time of planting.
- C. In Type I and II landscaping, trees shall be staggered in two (2) or more rows when the width of the landscape strip is twenty (20) feet or greater.
- D. Shrubs shall be at least twenty-four (24) inches high or wide at the time of planting and shall be a minimum two (2) gallon rootball size.
- E. Groundcovers shall be planted and spaced to result in total coverage of the landscape strip within one (1) year. Groundcovers shall be planted at a maximum of twenty-four (24) inches on center or as approved by the City.
- F. Grass may be used as groundcover in Type III and IV landscape strips.
- G. If fences, hedges or other architectural designs are used along street frontage, they shall be placed inward of the landscape strip. Openings shall be provided to accommodate pedestrian circulation requirements.
- H. Berms shall not exceed a slope of three (3) horizontal feet to one (1) vertical foot (3:1).

- I. Landscape requirements for all uses established through a conditional use permit or a special use permit shall be determined during the applicable review process.
- J. The area of vehicle overhangs into landscaped areas shall not be counted towards required landscaping.

15.445.130 Installation Requirements

All landscaping and required irrigation shall be installed prior to issuance of a final certificate of occupancy or final inspection on related subdivision projects.

15.445.140 Irrigation Requirements

All planting required for new development in multi-family, commercial, business park, and industrial zones and in long subdivisions (street trees only) shall receive sufficient water to ensure survival as follows:

- A. Landscaped areas shall be installed with the following irrigation systems or water conservation methods:
 - 1. Moisture sensor (may be required);
 - 2. Automatic timers set for operation periods which minimize evaporation and assure adequate moisture levels;
 - 3. Sprinkler heads (of the pop-up type) designed to provide adequate coverage for all landscaping. Other sprinkler heads may be allowed upon approval by the City;
 - 4. Separate irrigation zones for turf and planting beds;
 - 5. Group together plants with similar water needs;
 - 6. Augmenting existing soils with loamy soil; and
 - 7. Covering the base of plants with mulch to minimize evaporation.
- B. The Director may allow an exemption from the irrigation requirements if the applicant provides:
 - 1. Landscape areas where at least seventy percent (70%) of the existing vegetation is undisturbed;
 - 2. Landscaping in areas where existing site conditions (i.e., high water table) assure adequate moisture to sustain growth;
 - 3. Despite physical constraints preventing automatic irrigation, a manual scheduled method is proposed and approved.

15.445.150 Maintenance Requirements

Within the multi-family, commercial, business park, and industrial zones, the applicant shall provide the following maintenance or shall be subject to enforcement action as provided in SMC Ch. 15.125, Code Enforcement:

- A. All required landscaped areas shall be maintained, pruned, trimmed, and watered to create an attractive appearance and a healthy growing condition.
- B. Dead, diseased, stolen, or vandalized planting shall be replaced within one (1) month.
- C. Property owners shall keep the planting area reasonably free of weeds and trash.

15.445.160 Bonds/Security Requirements

- A. Prior to issuance of any construction, grading, or building permits within the multi-family, commercial, business park, and industrial zones and within long subdivisions (for street trees only), a landscape bond or other suitable financial guarantee as approved by the City Attorney shall be submitted to the Department. The amount of the landscape bond or other financial guarantee shall equal one hundred fifty percent (150%) of the estimated cost of the required landscaping.
- B. Prior to issuance of a final certificate of occupancy in the multi-family, commercial, business park, or industrial zones, or before a final inspection of the last home in a long subdivision, a maintenance bond or other acceptable financial guarantee equal to thirty percent (30%) of the replacement cost of the required landscaping shall be submitted. The bond shall be maintained for a three (3) year period, at which point the Building Official and the Director will determine if the bond shall be released or is needed for maintenance within the landscaped areas.

15.445.170 Deferral of Landscape Improvements

The installation of required landscaping prior to occupancy may be deferred by the Director if drought conditions have been declared by the state. If the installation of landscaping is deferred due to drought conditions, the applicant shall submit a landscape performance bond, or other suitable financial guarantee, equal to one hundred fifty percent (150%) of the estimated cost of the landscaping, labor and irrigation system prior to occupancy. Landscaping shall be installed at a reasonable time following cessation of the drought conditions, as mutually agreed upon between the City and the applicant.

15.445.200 Landscaping Standards

A. Landscaping Standards Chart Guide

1. About the Landscaping Chart.

The following chart lists all of the type and width of landscaping required for each land use.

2. How to Use the Use Chart.

- a. The land uses are listed vertically along the left hand side and the location of the landscaping is listed horizontally across the top.
- b. Each square in the chart shows the type and width of landscaping required for the land use:
- c. In addition to the type and width of landscaping identified within a square, other standards that apply are noted by number and described in the column on the far right of the chart. If the regulation is not preceded by a number, the regulation applies to all types of landscaping for that use.
- d. If the square includes the letters “N/A,” there is no standard for that type of landscaping for that use.

NOTE: Additional regulations for the location of the required landscaping may apply.

15.445.210 Landscaping Standards Chart

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE 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 or multi-family zones (UL, UH-900, 1800, 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 (UL or UM) 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 or multi-family zones (UL, UH-900, 1800, 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 (UL or UM) 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 (UL or UM) 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 or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Distribution Center/Warehouse	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Equipment Rental, Large	III/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, 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 (UL or UM) 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 or multi-family zones (UL, UH-900, 1800, 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 (UL or UM) 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Storage, Self-Service	III/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Truck Terminal	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
CIVIC & 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 or multi-family zones (UL, UH-900, 1800, 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 (UL or UM) 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 (UL or UM) 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 (UL or UM) 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 (UL or UM) 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 (UL or UM) zones for buffering purposes.
Public Agency Yard	III/20 ft.	V/5 ft.	III/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) 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 (UL or UM) 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 (UL or UM) zones for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
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	
Halfway House	II/20 ft.	V/5 ft.	II/10 ft.	I/20 ft.	Yes	
Hospital	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/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 Office/Outpatient Clinic	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.
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 or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Overnight Shelter	II/20 ft.	V/5 ft.	II/20 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,

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
						by the Director in consultation with the Police Chief (1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Apparel/Textile Products	II/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Computer/Office Equipment	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Food Processing	III/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Laboratories, Research, Development & Testing	III/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Paper Products	III/15 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Primary Metal Industry	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 (UL or UM) zones for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 (UL or UM) 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON- COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Towing Operation	II/10 ft.	N/A	I/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Vehicle Rental/Sales	IV/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, 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 (UL or UM) 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 (UL or UM) 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 (UL or UM) 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	
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 (UL or UM) zones for buffering purposes.

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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, Townhouse and Duplex Landscaping and Screening
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/20 ft. (1)	IV/5 ft.	III/5 ft.	I/15 ft.	Yes	(1) Pursuant to design standards for Multi-Family Housing, SMC Ch 15.510
Townhouse	III/20 ft. (1)	V/5 ft.	III/10 ft.	II/15 ft. (1)	Yes (over 3 units)	(1) See SMC 15.505.500, Townhouse and Duplex Landscaping
RESIDENTIAL, RETIREMENT & 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/20ft.	V/5 ft.	III/5 ft.	I/5 ft.	Yes	
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.	V/5 ft.	III/5 ft.	I/5 ft.	Yes	
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 or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Antique/Secondhand Store	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.
Apparel/Accessory Store	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.
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 (UL or UM) 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 (UL or UM) zones for buffering purposes.
Department/Variety Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Drug Store	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.
Dry Cleaner	IV/10 ft.	V/5 ft.	III/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Fabric Store	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.
Financial Institution	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) 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 (UL or UM) zones for buffering purposes.
Food Store	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.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Forest Products	II/10 ft.	V/5 ft.	I/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes
Furniture Store	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.
Hardware/Garden	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes
Hobby/Toy Store	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.
Jewelry Store	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.
Laundromat	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.
Liquor Store	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.
Media Material	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.
Other Retail Uses	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.
Pet Store	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.
Photographic and Electronic Store	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.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON- COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
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 or multi-family zones (UL, UH-900, 1800, 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 or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes
Sexually-Oriented Business	IV/10 ft.	V/5 ft.	II/6 ft.	N/A	Yes	
Sporting Goods and Related Stores	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.
Tavern	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.
Theater	II/20 ft.	N/A	I/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Wholesale/Bulk Store	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.
RETAIL & 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 (UL or UM) 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 (UL or UM) zones for buffering purposes.
UTILITIES						

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
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/10ft.	II/10ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) 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.

15.445.220 Street Frontage Landscaping

- A. On-site street frontage landscaping shall be installed on the subject (private) property and is separate from street landscaping as described in SMC Title 11, Streets, Sidewalks, and Public Thoroughfares.
- B. Combining Street Frontage and Street Landscaping in Right-of-Way. On-site street frontage landscaping required under SMC 15.445.210 and right-of-way (ROW) street landscaping required under SMC Title 11 may be combined upon review and approval by the Director.
 - 1. The combined landscaping may be variable widths, no less than five (5) feet; provided the total required amount of the combined on-site street frontage landscaping and ROW street landscaping is located on site outside of the public ROW. (For example, if the combined required on-site street frontage landscaping and ROW street landscaping is twenty (20) feet in width along a one hundred (100) foot street frontage (fifteen (15) feet on site, five (5) feet in the ROW), and the width is reduced to seven (7) feet on site, then one thousand three hundred (1,300) square feet of landscaping (13 feet x 100 feet = 1,300 square feet) must be distributed elsewhere on site, outside of the ROW, in addition to other on-site landscape requirements).
 - 2. Variable widths may be allowed based on the following criteria:
 - a. The location of below and above ground utilities.
 - b. To provide bike lanes, if sufficient right-of-way is not available to provide both the bike lane and street landscaping.
 - c. Traffic safety.
 - d. Topographic conditions.
 - e. Other special site conditions.
- C. **Reducing Width of Street Frontage Landscaping.** The width of the street frontage landscaping may be reduced twenty-five percent (25%) if the area comprising the twenty-five percent (25%) is allocated to landscaping located adjacent to the street facing facade of the building(s) on a site. The landscaping shall be placed in a manner and consist of vegetation determined by the Director to provide equal or greater screening from the street. The twenty-five percent (25%) allocation is in addition to the required building facade landscaping.

15.445.230 Building Facade Landscaping

- A. Groundcover shall be spaced a maximum of two (2) feet along building facades
- B. Conifers shall not be used for facade landscaping.

- C. Deciduous trees can be placed at thirty (30) foot centers for facade landscaping on buildings with continuous windows.

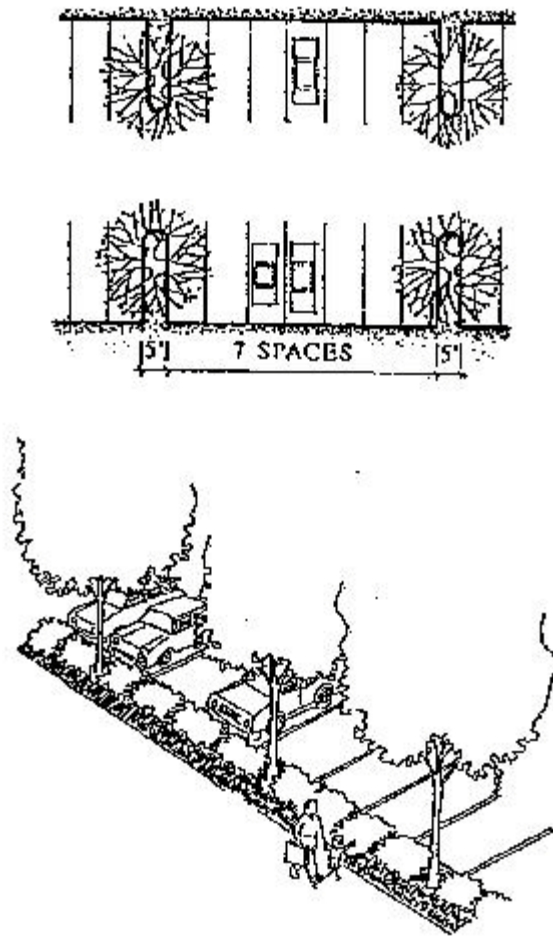
15.445.240 Side/Rear Buffer Landscaping for Noncompatible Uses

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.

15.445.250 Surface Parking Landscaping

- A. At least ten percent (10%) of the interior parking area shall have landscaping when the total number exceeds twenty (20) parking stalls.
- B. **Landscape Islands.** At least one (1) interior landscape island for every seven (7) parking stalls shall be provided to be reasonably distributed throughout the parking lot.
- C. **Trees and Landscape Islands.** At least one (1) tree must be provided in each landscape island.
- D. **Curbs/Barriers.** Permanent curbs and/or barriers shall be provided to protect the plantings from vehicle overhang.
- E. The perimeter of a parking lot shall be planted with five (5) foot landscaping buffers with Type III landscaping. Any abutting landscaped areas can be credited toward meeting this standard.
- F. **Height of Landscaping.** Parking lot landscaping in areas adjacent to a parking space shall not exceed two (2) feet in height within three (3) feet of the curb, to allow for car overhangs.



15.445.260 Landscaping Adjacent to Freeway Rights-of-Way

A. Residential Development.

1. Except as exempt under SMC 15.445.010(B), a minimum of twenty-five (25) feet of Type I landscaping shall be provided within all multi-family residential developments and residential subdivisions adjacent to freeway rights-of-way or adjoining frontage roads.
2. This requirement may be reduced to ten (10) feet of Type I landscaping with construction of an approved sound wall comparable to the type installed by the Department of Transportation along freeway rights-of-way.

B. Commercial Development. A minimum of ten (10) feet of Type I landscaping shall be provided within all commercial development adjacent to freeway rights-of-way or adjoining frontage roads.

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 zone.

15.445.280 Alternative Landscape Options

The following alternative landscape options are permitted only as approved by the Director.

- A. Incorporation of existing vegetation to augment new plantings in the landscape design.
- B. Reduction of the width of the Type I landscape strip by no more than twenty percent (20%) when incorporating fences, hedges, architectural barriers or berms into the landscape design. The reduced landscaping in such cases shall be reallocated to other portions of the site.
- C. Incorporation in the design of berms of at least three (3) feet in height for width reduction.
- D. The street frontage landscaping can be located between the road and sidewalk or alternate based on a comprehensive design layout.

15.445.300 Service Areas Screening and Placement: Garbage Dumpsters/Recycling Bins

- A. All garbage dumpsters/recycling bins must be screened from view from adjacent streets and properties using dense vegetation and/or a fence.
- B. Garbage dumpsters/recycling bins must conform to minimum setback requirements and must be determined to be accessible to sanitation trucks prior to approval of the dumpster/recycling bin location.

15.445.400 Tree Retention

Tree retention and protection standards shall be implemented per SMC 15.455.410 through 15.455.450 as follows.

15.445.410 Retention of Significant Trees within New Short Plats and Long Subdivisions in the Single-Family 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 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.

15.445.420 Retention of Significant Trees in All Other Zones

- A. If applicable, three (3) significant trees, or twelve percent (12%) of the significant trees on site, whichever number is greater, shall be saved within each new proposed

development. Significant trees located in the following areas are not required to be saved:

1. Trees within the building footprint of a proposed structure.
 2. Trees within any private access easement and interior roads.
 3. Trees within any proposed utility easement.
- B. A covenant shall run with the property advising potential purchasers of significant trees to be saved that are located on site. The text of this covenant shall be approved by the Director.
- C. Significant trees within required landscape areas shall be given preference to be retained.
- D. Any significant tree proposed to be retained that is removed during construction shall be mitigated as follows:
1. For each significant tree removed, three (3) 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. Three (3) 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 three (3) trees.
 4. All trees required to be replanted as mitigation shall be replanted prior to occupancy.
 5. Any trees replanted for mitigation purposes shall be in addition to any required landscaping for the proposed project.

15.445.430 Tree Retention – Clearing of Multi-Family, Commercial, and Industrial Zoned Lots

No significant trees shall be removed from any multi-family, commercial, or industrial zone property without obtaining a no fee “Tree Clearing Permit” from the Department. The property owner shall demonstrate at least one (1) of the following criteria in order to obtain a “Tree Clearing Permit”:

- A. A tree constitutes a safety hazard to any structures on the property and to any structures on adjacent properties as determined by the City’s arborist; or
- B. A tree is dead; or

- C. The tree is significantly diseased and will die as determined by the City's arborist; or
- D. The property owner has an approved building permit for a new development on the property.

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 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.

15.445.450 Protection of Significant Trees

To provide the best protection for significant trees, applicants:

- A. Shall provide during the construction stage either:
 - 1. A temporary five (5) foot high fence; or
 - 2. A line of five (5) foot high, orange colored, two-by-four (2x4) stakes placed no more than ten (10) feet apart.
- B. Shall place the fence or stakes in a line generally corresponding to the drip line of any significant tree(s) to be retained.
- C. Shall construct a rock well if the grade level around the tree is to be raised by more than one (1) foot. The diameter of the well shall be equal to the diameter of the trunk plus five (5) feet.
- D. Shall not install impervious surfaces, excavate, store, or drive equipment within the area defined by such fencing or stakes.
- E. Shall not lower the grade level within the larger of the two (2) areas defined as follows:
 - 1. The drip line of the tree(s); or
 - 2. An area around the tree equal to one (1) foot diameter for each inch of tree trunk diameter measured four (4) feet above the ground.
- F. May use alternative protection methods if determined by the Director to provide equal or greater tree protection.

Chapter 15.450

Mobile Refueling Operations

Sections:

15.450.005 Purpose

15.450.010 Authority and Application

15.450.100 General Standards

15.450.005 Purpose

The purpose of this chapter is to clearly delineate regulations that apply to mobile refueling operations.

15.450.010 Authority and Application

The provisions of this chapter shall apply to all mobile refueling operations within the following zones: residential, Park, O/C/MU, commercial and industrial.

15.450.100 General Standards

Mobile refueling shall conform with the following requirements:

- A. **Business License.** The owner of the on-site mobile refueling operation shall obtain and maintain a valid City of SeaTac business license.
- B. **Fire Department Fuel Dispensing Permit.** An annual Fire Department Fuel Dispensing Permit shall be obtained from the SeaTac Fire Department, Fire Prevention Bureau. A site inspection may be conducted at any time to verify compliance with Fire Department Permit conditions and provisions.
- C. **Spill Containment Kit.** Spill containment kits shall be located on-site and each fuel dispensing vehicle shall have a spill kit that is capable of providing catch basin covers for all catch basins within the site of the refueling operation, absorbent pigs, petroleum diapers, and a disposal container. Spill kit contents shall be approved by the SeaTac Fire Department Fire Prevention Bureau.
- D. **Emergency Response Plan.** An approved emergency response plan shall be developed for each refueling site. Such emergency response plan shall be immediately available to the driver/operator of the dispensing vehicle. The drivers/operators of the dispensing vehicles shall be properly trained in the site-specific emergency response plan for each site within the city. The emergency response plan shall be activated by the driver/operator of the dispensing vehicle any time there is a spill of any measurable quantity of combustible liquid. Failure to activate the emergency response plan shall be a citable violation of the Fire Code. The emergency response plan shall be a step-by-step detailed plan as to what the driver/operator should do if there is a spill, leak, fire or other emergency at a mobile refueling site.

- E. **Vehicles and Equipment.** Only approved tank vehicles and dispensing equipment shall be used.
- F. **Dispensing Fuel.** The driving or moving of a fuel dispensing tank vehicle while the dispensing hose is deployed to a motor vehicle or while dispensing motor fuel shall not be allowed and will be cause for immediate revocation of the site refueling privilege and any permits and/or licenses.
- G. **Water Quality and Spill Control.** The project site or property, on which the fueling operation is to occur, shall comply with City requirements for water quality and spill control for high use sites.
- H. **Proximity to Wetland or Creek.** No refueling shall be allowed within one hundred (100) feet of a wetland or creek. Refueling within one hundred (100) feet of a wetland or creek may be approved by the Director and Director of Public Works; provided, that a plan is submitted and approved showing that any fuel that may be spilled cannot reach a wetland or creek. Refueling shall be subject to an approved emergency response plan. Such emergency response plan shall be immediately available to the driver/operator of the dispensing vehicle.
- I. **Hours of Operation.**
 - 1. Commercial and Industrial zones: 7:00 a.m. to 7:00 p.m.
 - 2. Residential, Park and O/C/MU zones: 7:00 am. To 6:00 p.m.

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

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 Parking 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 Facilities

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 Parking Standards

15.455.005 Purpose

The purpose of this chapter is to provide adequate parking for all uses permitted in the code, to reduce demand for parking by encouraging alternative means of transportation including public transit, ride-sharing and bicycles, and to increase pedestrian mobility in the City of SeaTac by:

- A. Setting minimum, off-street parking standards for different land uses that assure safe, convenient and adequately sized parking facilities within activity or business centers;
- B. Providing incentives to ride-share through preferred parking arrangements;
- C. Providing for parking and storage of bicycles;
- D. Providing incentives to encourage employee and citizen use of present and future high capacity transit (HCT) modes; and
- E. Requiring uses which attract large numbers of employees or customers to provide transit stops.

15.455.010 Authority and Application

- A. All new uses locating in any new building shall be required to meet the off-street parking, internal circulation, loading space, bicycle parking and storage, and pedestrian circulation requirements of this chapter.
- B. Any use that requires an addition to an existing building or a change of use encompassing more than forty percent (40%) of the gross floor area (gfa) of the building/complex) shall require the current parking standards be implemented relative to only the new square footage.
- C. If this chapter does not specify a parking requirement for a specific land use, the Director shall establish the minimum requirement based on a comparable parking demand. The applicant may be required to provide a parking study for the proposed use demonstrating that the parking demand for the specific land use will be satisfied. The study shall be prepared by a professional with expertise in traffic and parking analysis, or an equally qualified individual authorized by the Director.
- D. If the required amount of off-street parking has been proposed to be provided off-site, the applicant shall provide a satisfactory written contract with cooperating landowners showing the provision of adequate off-street parking. Additionally, satellite parking is permitted for accessory uses in conjunction with primary uses in SMC 15.455.150, Location of Parking.
- E. Once a use has approved parking layout and spaces, different uses/companies off-site cannot use the parking created for the subject property/development.

15.455.100 Off-Street Parking Requirements and Reductions

All properties shall conform to the parking requirements in this section. Additional or superseding parking regulations may apply in the designated overlay districts, and as required elsewhere in this Title.

15.455.110 Required Off-Street Parking Spaces

- A. **Minimum Parking Requirements.** Off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in the following parking chart in SMC 15.455.120.
- B. **Rounding Up Calculations.** If the calculation for determining the number of off-street parking spaces results in a fraction, the applicant shall be required to provide the number of spaces rounded up to the nearest whole number.

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	
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 and Facilities	Helipad: 4 per pad Airport: 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	
CIVIC & 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	

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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 Jr. High	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	
Halfway House	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
Hospital	1 per bed plus 5 per each 2 employees	
Medical/Dental 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	
Overnight Shelter	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
Opiate Substitution Treatment Facility	1 per 275 sf of building, unless modified by a parking plan as part of the CUP-EPF process	

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Secure Community Transition Facility	1 per employee, plus 0.5 per resident for visitor parking	
Transitional Housing	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
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	
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	
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 & Testing	1 per 300 sf	
Manufacturing, Light Misc.	1 per employee, plus 1 per 500 sf of building	
Micro-Winery/Brewery/ <u>Distillery</u>	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	
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	

Division IV. Citywide Development Standards, Regulations and Incentives

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 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	
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	

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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	1.25 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%).
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	
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 & ASSISTED LIVING		
Assisted Living Facility	0.25 per unit/room	
Community Residential Facility I	2 per dwelling unit	

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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	Minimum spaces required in addition to spaces required for existing single-family residences.
Home Occupation	---	
Shed/Garage	---	
RETAIL and COMMERCIAL		
Agricultural Crop Sales (Farm Only)	1 per 250 sf of leasable space	
Antique/Secondhand Store	1 per 250 sf of leasable space	
Apparel/Accessory Store	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	
Department/Variety Store	1 per 250 sf of leasable space	
Drug Store	1 per 250 sf of leasable space	
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	
Fabric Store	1 per 250 sf of leasable space	
Restaurant	1 per 150 sf of leasable space	
Fast Food/Restaurant	1 per 150 sf of leasable space (plus 5 stacking spaces with drive-through)	
Financial Institution	1 per 250 sf, plus 5 stacking spaces	
Florist Shop	1 per 250 sf of leasable space	
Food Store	At least 15,000 sf: 1 per 250 sf of leasable space Less than 15,000 sf: 3, plus 1 per 300 sf	
Forest Products	1 per employee	
Furniture Store	1 per 300 sf of building	

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Hardware/Garden Material	1 per 250 sf of leasable space	
Hobby/Toy Store	1 per 250 sf of leasable space	
Jewelry Store	1 per 250 sf of leasable space	
Laundromat	1 per 250 sf of leasable space	
Liquor Store	1 per 250 sf of leasable space	
Media Material	1 per 250 sf of leasable space	
Other Retail Uses	1 per 250 sf of gross floor area	
Pet Store	1 per 250 sf of leasable space	
Photographic and Electronic Store	1 per 250 sf of leasable space	
Produce Stand	1 per 250 sf of gross floor area, plus 1 per employee	
Coffee Shop/Retail Food Shop	1 per 250 sf of leasable space	
Sexually-Oriented Business	---	
Sporting Goods and Related Stores	1 per 250 sf of leasable space	
Theater	1 per 3 fixed seats, plus 1 per employee	
Tavern	1 per 250 sf of leasable space	
Wholesale/Bulk Store	1 per 250 sf of leasable space	
RETAIL & 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 gsf	
UTILITIES		
Communications Facility	1 per 250 sf	
Utility Substation	1 per substation site	
Utility Use	1 per 250 sf	

15.455.130 Ride Share and Accessible Parking Requirements

A. Ride-Share Requirements

1. All land uses in government/business, retail/commercial, manufacturing and any other land use where employees are a basis for computing the required off-street parking spaces in 15.465.105, Parking Spaces Required, shall be required to reserve one (1) parking space of every fifteen (15) required spaces for ride-share parking as follows:
 - a. The ride-share parking spaces shall be located closer to at least one (1) entrance than other employee parking except handicapped;
 - b. Reserved areas shall have markings and signs indicating that the space is reserved for ride-share vehicles; and
 - c. Parking in reserved areas shall be limited to vanpools, carpools, and any other vehicles meeting minimum ride-share qualifications set by the employer.

- B. **Accessible Parking Requirements.** Off-street parking and access for physically handicapped persons shall be provided in accordance with Section 7503 of the regulations adopted pursuant to Chapter 19.27 RCW, State Building Code, Chapter 70.92 RCW, Public Buildings – Provisions for Aged and Handicapped, and any subsequent amendments to SMC Title 13 Buildings and Construction.

15.455.140 Parking Reductions

- A. **Transit Availability.** The Director may reduce the number of required off-street parking spaces when one (1) or more regularly scheduled high capacity public (or recognized private/public systems, i.e., Regional Personal Transit) transit routes serve the site. The amount of reduction shall be based on the frequency of the transit service and shall be limited as follows:

1. **Residential/commercial** – Thirty-five percent (35%) maximum – see the parking chart in SMC 15.455.120 for limits to the maximum reduction for some residential uses;
2. **Government/business/manufacturing** – Forty percent (40%) maximum;
3. **Recreation/culture/retail/wholesale/general service** – Thirty percent (30%) maximum.

B. Shared Parking

1. **Shared Parking Facilities.** The amount of off-street parking required by the SMC 15.455.120 parking chart may be reduced by an amount determined by the Director when shared parking facilities for two (2) or more uses are designed and

developed, or developed adjacent to an existing use, as one (1) common parking facility, provided

- a. The amount of the reduction shall not exceed ten percent (10%) of each use.
 - b. A covenant or other contract for shared parking between the cooperating property owners is approved by the Director. The covenant or contract cannot be amended without the consent of the Director.
 - c. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the Director, or provide the full amount of required off-street parking for each use, within sixty (60) days of notification.
2. **Nonprofit Uses.** Nonprofit uses adjacent to each other shall be allowed to share parking, regardless of zoning classification; provided, that:
- a. If the shared parking requires an expansion of the parking lot on the property receiving the additional parking, all permit requirements otherwise required for such expansion (such as a conditional use permit and environmental (SEPA) review) must be met.
 - b. All requirements of this subsections 15.465.110 (D)(1) through (D)(2) and 15.465.110 (5)(a) through (5)(e) are met.
 - c. Temporary shared parking arrangements between nonprofit uses not exceeding 360 days, shall met all the requirements of subsections 15.465.110 (D)(1) through (D)(2) and 15.465.110 (5)(b) through (5)(e)

C. Joint Use of Driveways and Parking Areas for Day and Night Uses

1. The joint use of driveways and parking areas shall be encouraged to reduce overall parking needs. A convenient pedestrian connection must exist between the building facilities and/or properties to qualify as a joint use parking facility.
2. As an incentive, the city will consider an overall reduction in the parking ratio of up to fifty percent (50%) of the minimum required for primary night-time uses such as theaters, bowling alleys, and restaurants when coordinated with a parking supply serving primarily daytime uses such as banks, offices, and retail stores.

D. Small, Resident-Oriented Uses. The amount of off-street parking required by SMC 15.455.120 Parking Chart for Required Off-Street Parking Spaces, may be reduced by the Director for uses meeting the definition of “small, resident-oriented uses,” (see SMC Chapter 15.105 for definition) provided:

1. The amount of the reduction shall not exceed fifty percent (50%) of each use.

2. If a use changes to one not meeting the definition of “small, resident-oriented uses,” then the affected property owners shall provide the full amount of off-street parking required by SMC 15.455.120 Parking Chart for Required Off-Street Parking Spaces within sixty (60) days of such change in use.

15.455.150 Location of Parking

- A. **Off-Street Parking Facilities.** Off-street parking facilities shall not be located more than five hundred (500) feet from the building they are required to serve for all uses, except those specified below, and a marked pedestrian walkway shall be incorporated into the layout. Where parking facilities do not abut the building they serve, the required maximum distance shall be measured along the pedestrian walkways from the parking facility to the nearest building entrance.
 1. **Senior Citizen Assisted Housing and Community Residential Facilities (CRFs).** All senior citizen assisted housing facilities and CRFs shall have the parking facilities connected to the building they are required to serve.
 2. **Residential Dwellings Except for Senior Citizen Assisted Housing and CRFs.** For all other residential dwellings, the parking facilities shall not be located more than one hundred (100) feet from the building(s) they are required to serve.
 3. **Religious Organizations and Hospitals.** For all religious organizations and hospitals, the parking facilities shall not be located more than one hundred fifty (150) feet from the building they are required to serve.
 4. **Accessory Uses or Uses Up to Thirty Percent (30%) of Primary Use.** The Director may authorize a portion of the required parking for an accessory use (or for up to thirty percent (30%) of the primary use) to be located on a site other than the subject property if:
 - a. Adequate parking exists for the primary use on the property receiving the additional parking. For the purpose of this section, adequate parking is parking that conforms to current off-street parking requirements for the primary use on the property.
 - b. Adequate pedestrian, van or shuttle connection between the sites exists;
 - c. The sites are within one (1) mile of each other; and
 - d. The site used for off-site parking is zoned to allow public/private parking as a permitted use.
- B. **Off-Site Parking Facilities.** Criteria to be used by the Director in authorizing off-site parking are:
 1. Off-site parking shall be accessed only by employees, not by the general public.

2. The proposed connections between the sites are safe for pedestrians and vehicles.
3. The proposed plan is compatible with adjacent uses.
4. Off-site impacts are negligible or minimized.
5. A contingency plan is submitted by the applicant and approved by the City that would provide for the parking to be developed on the subject property or established elsewhere if the off-site parking arrangement is no longer available.
6. Legal documentation is required for the approved, off-site parking location and shall be recorded with the City of SeaTac City Clerk and the Department. Off-site parking may be removed only if alternative parking is provided in conformance with the code and such parking is approved by the Director.

15.455.200 Off-Street Loading Requirements

All properties shall conform to the following regulations, where applicable:

- A. Every nonresidential building engaged in retail, wholesale, manufacturing or storage activities, excluding self-service storage facilities, shall provide loading spaces in accordance with the standards listed below:

Gross Floor Area	Number of Spaces
10,000 to 16,000 sf	1
16,001 to 40,000 sf	2
40,001 to 64,000 sf	3
64,001 to 96,000 sf	4
96,001 to 128,000 sf	5
128,001 to 160,000 sf	6
160,001 to 196,000 sf	7
For additional 35,000 sf	1 additional

- B. Every hospital, auditorium, convention hall, exhibition hall, sports arena/stadium, or other similar uses shall provide loading spaces in accordance with the standards listed below:

Gross Floor Area	Number of Spaces
40,000 to 60,000 sf	1
60,001 to 160,000 sf	2
160,001 to 264,000 sf	3
264,001 to 388,000 sf	4
388,001 to 520,000 sf	5
520,001 to 652,000 sf	6
652,001 to 784,000 sf	7
784,001 to 920,000 sf	8

- C. Every hotel, office building and restaurant shall provide a minimum of one (1) loading space; provided any of these uses over fifty thousand (50,000) square feet shall provide two (2) loading spaces.
- D. Each loading space shall be a minimum of ten (10) feet wide, thirty (30) feet long, and have an unobstructed vertical clearance of fourteen (14) feet, six (6) inches. Loading spaces shall be located to prevent trucks from projecting into any public right-of-way, parking area, and parking aisle. All loading spaces shall be designated and located in the rear or side of the building and away from frontage roads.

15.455.300 Bicycle Parking Requirements

All required bicycle parking facilities shall be located within a structure sheltered from the weather and designed to secure the bicycles and limit access to the structure to authorized users. Bicycle storage requirements may be satisfied by group or individual storage areas.

15.455.400 General Design and Construction Standards

All properties shall conform to the parking design and construction standards in this section. Additional or superseding parking regulations may apply in the designated overlay districts and as required elsewhere in this Title.

15.455.410 Off-Street Parking Design Standards

A. Angle Parking Spaces

- 1. Parking spaces parallel to the driveway or aisle serving them shall be a minimum of nine (9) feet wide and twenty-three (23) feet long. Driveways or aisles serving parallel spaces shall be a minimum of twelve (12) feet wide.
- 2. Parking spaces, single or double striped, and oriented at an angle to the driveway or aisle serving them shall be consistent with the minimum dimensional requirements set forth by the following table, and further defined and illustrated in subsection (E) of this section.

Parking Space Dimensions			
A	B	C	D
30	8'6"	18'0"	14'0"
45	8'6"	18'0"	15'0"
60	8'6"	18'0"	18'0"
90	8'6"	18'0"	24'0"

3. For ninety (90) degree angle parking spaces, the drive aisle width (Column D above) may be reduced three (3) inches for each additional one (1) inch of parking stall width.
4. In determining the length of an off-street parking stall, overhangs from a wheel stop may be included.
5. When determining the minimum dimensional requirements for parking spaces oriented at an angle to the driveway or aisle serving them, the following figure shall be consulted.

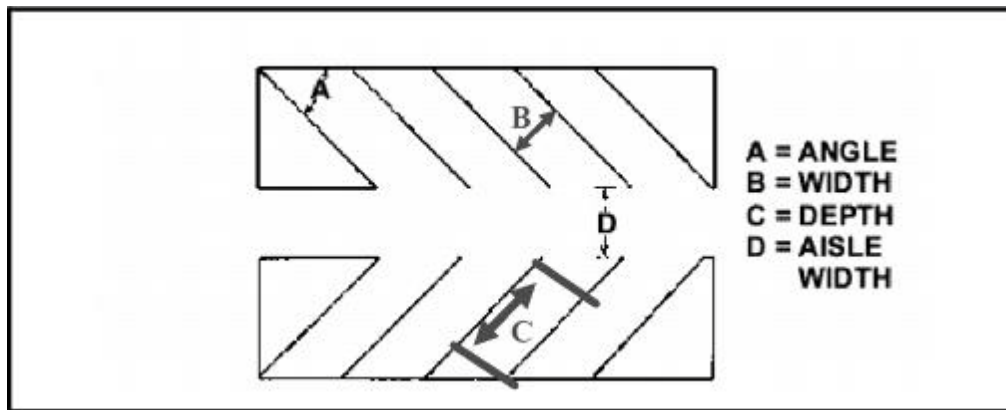


Figure: OFF-STREET PARKING CONFIGURATION STANDARDS

- B. **Parking Area Landscaping.** All parking areas shall be landscaped as set forth in Chapter 15.445 SMC.
- C. **Parking Area Lighting.** Lighting of parking areas shall be designed to minimize direct illumination of abutting properties and adjacent streets. Lighting shall be provided for safety of traffic and pedestrian circulation on the site as required by the City of SeaTac Building Code and as required elsewhere in the SeaTac Municipal Code.

15.455.420 Driveway Entrances

Automobile access shall be consolidated with no more than one (1) driveway per one hundred fifty (150) linear feet of street frontage along principal arterials, and one hundred (100) linear feet on all other street frontages.

15.455.430 Tandem Parking Spaces

- A. **Tandem Parking for Vehicle Rental and Sales Uses.** Tandem parking for vehicle parking or for vehicle rental and sales uses may be allowed; provided, that the area utilized for tandem parking conforms with the parking lot landscaping requirements of SMC 15.445.250, Surface Parking Landscaping. Tandem parking spaces shall not be allowed for employee or customer parking.
1. Aisle widths shall be a minimum of eight (8) feet, six (6) inches.
- B. **Tandem Parking for Commercial Uses Other than Vehicle Parking or Vehicle Rental and Sales Uses.** Tandem spaces for commercial uses other than vehicle parking or auto rental/sales may be allowed through the use of valet parking, upon approval of a valet parking plan, by the Director. The area shall conform with the parking lot landscaping requirements of SMC 15.445.250, Surface Parking Landscaping. Aisle widths shall be a minimum of eight (8) feet, six (6) inches.
1. Valet parking is allowed on or off-site. No valet parking shall be allowed on public rights-of-way.
 2. At a minimum, the valet parking plan shall include, but not be limited to:
 - a. A site plan showing the location of the valet parking on the property;
 - b. The hours of operations;
 - c. A detailed description of the valet parking system's operation; including: Methods to control noise; Methods to control glare from impacting adjacent properties; and Methods to eliminate any impacts on adjacent or nearby residential neighborhoods;
 - d. The name, address and phone number of the operator of the valet parking.

15.455.440 Stacking Spaces for Drive-Through

A stacking space shall be an area measuring eight (8) feet by twenty (20) feet with direct forward access to a service window of a drive-through facility.

- A. A stacking space shall be located to prevent any vehicles from extending onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other required parking areas.
- B. Stacking spaces for drive-through or drive-in uses (Short-Term Auto Service Uses) may not be counted as required off-street parking spaces.

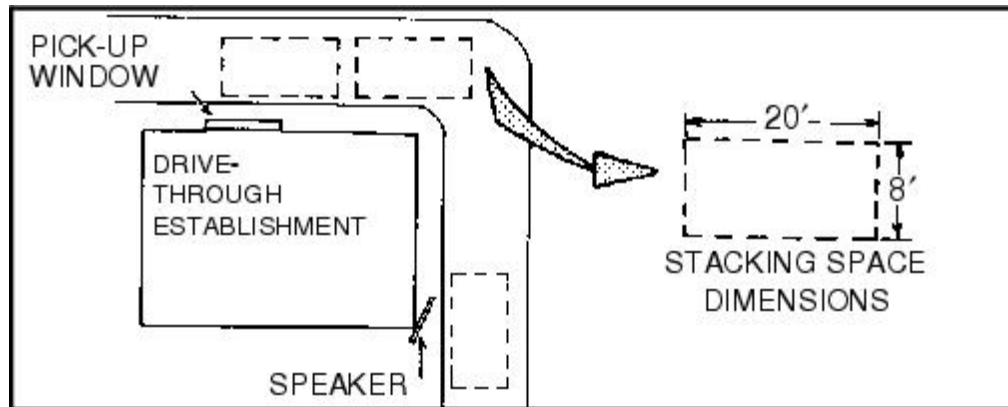


Figure: STACKING SPACE REQUIREMENTS FOR TYPICAL DRIVE THROUGH

15.455.450 Off-Street Parking Construction Standards

- A. **Surfacing Requirements.** Off-street parking areas and all lots used for the storage of automobiles, trucks, truck trailers, shipping containers, recreational vehicles, construction equipment, farm equipment and all related equipment and/or appurtenances to such equipment, shall be paved with an all-weather surface (concrete or asphalt) unless otherwise approved by the Public Works Department. Typical approved cross-section is illustrated below; contact the Department of Public Works for current standards.

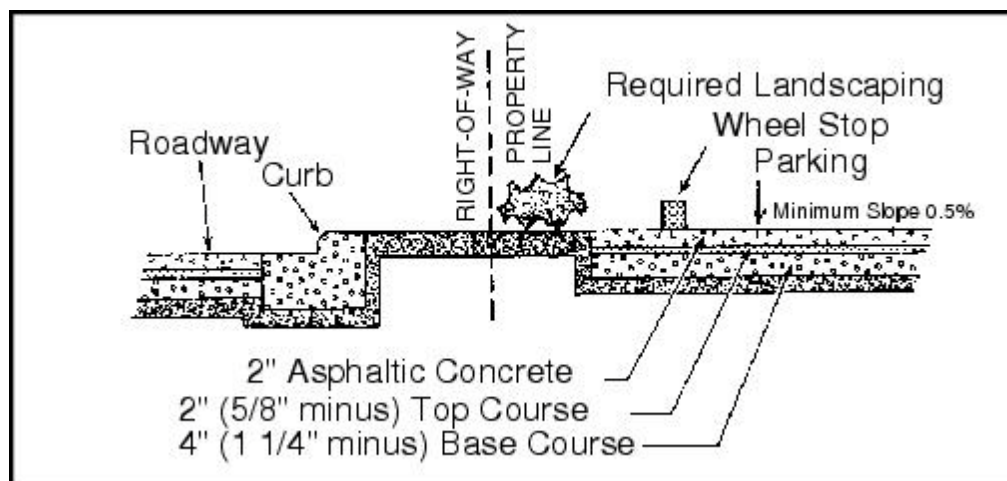
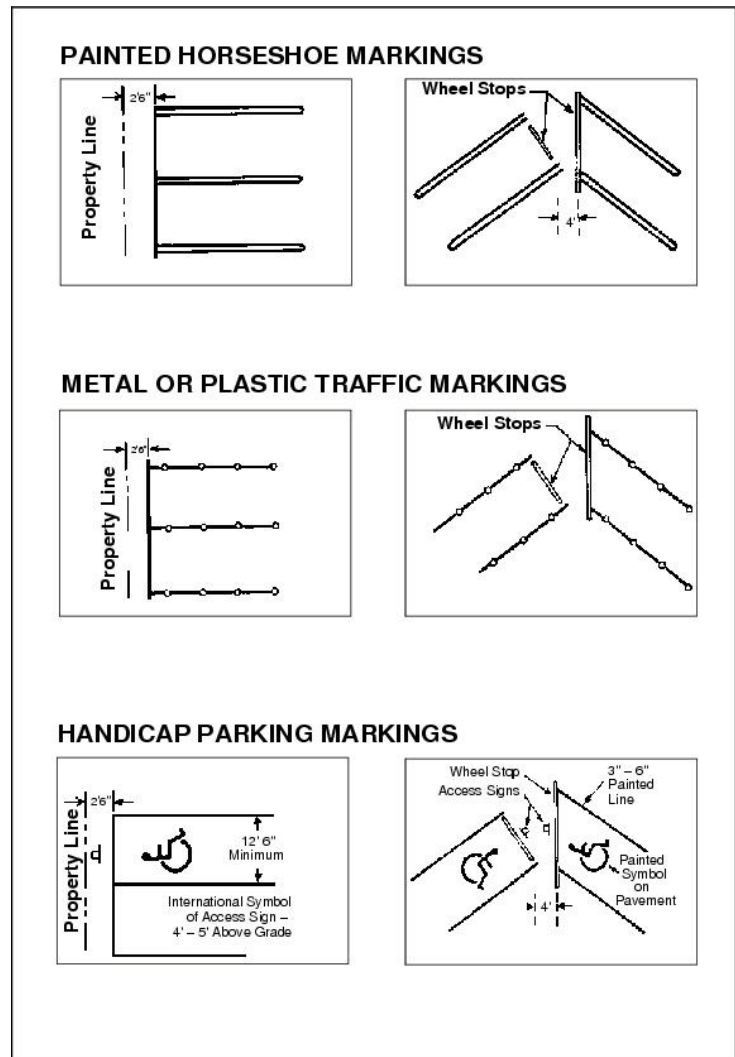


Figure: MINIMUM SURFACING REQUIREMENTS FOR OFF-STREET PARKING

- B. **Asphalt-Surfaced Parking Areas.** Asphalt-surfaced parking areas shall have parking spaces marked by surface paint lines or a suitable substitute traffic marking material in accordance with the Washington State Department of Transportation Standards.

1. **Wheel Stops.** Wheel stops are required where a parked vehicle would encroach upon adjacent property, pedestrian access, circulation areas or landscaping areas. Typically approved markings and wheel stop locations are illustrated on the following page.
2. **Vehicle Overhangs.** A vehicle overhang may be allowed into the landscaped area; provided the area of the vehicle overhang is not counted towards required landscaping.

Figure: STALL MARKINGS
AND WHEEL
STOP LOCATIONS



15.455.500 Surface Parking Standards

All properties shall conform to the surface parking requirements in this section. Additional or superseding parking regulations may apply in the designated overlay districts, and as required elsewhere in this Title.

A. Pedestrian Circulation Through Surface Parking Lots

1. Surface parking lots containing one hundred (100) parking spaces or more, or with more than three (3) vehicular circulation lanes, shall provide pedestrian walkways through the parking lot.
2. **Pedestrian Walkway Location.**
 - a. For parking rows perpendicular to the principal building façade, pedestrian ways shall be located between two (2) rows of parking spaces at a minimum

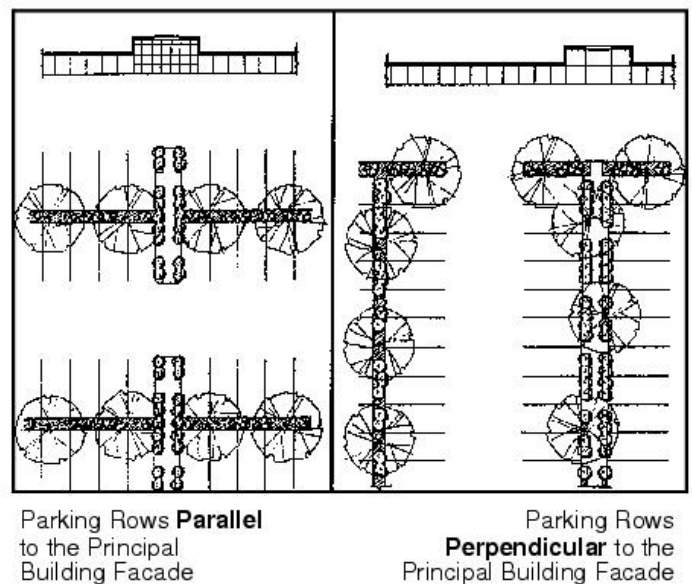
of one (1) pedestrian way every two hundred (200) feet. The pedestrian walkway(s) shall be located to provide access from the maximum number of spaces to the entrances of the building.

- b. For parking rows parallel to the principal building façade, pedestrian ways shall be incorporated adjacent to a series of aligned landscape islands at a minimum of one (1) walkway every twenty-one (21) parking spaces. The pedestrian walkway shall be located to provide access from the maximum number of spaces to the entrances of the building.

3. Pedestrian Walkway Design.

- a. Pedestrian walkways shall be raised, may be covered, and shall be a minimum of three (3) feet in width, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to non-street front building entrances or existing pedestrian ways.
 - i. **Vehicle Overhangs.** The three (3) foot width shall not include any vehicle overhangs.
 - ii. **Wheel Stops.** Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.
- b. The pedestrian walkways shall be clearly distinguished from traffic circulation, and particularly where vehicular and pedestrian routes intersect.
- c. Sidewalks or walkways which cross vehicular aisles or driveways shall be distinguished as follows (see example, Pedestrian Circulation figure):
 - i. By a continuous raised crossing; or
 - ii. By using contrasting paving material.

Figure: PEDESTRIAN CIRCULATION



4. **Raised Pedestrian Facilities Counted Toward Landscaping.** The area used for raised pedestrian circulation may be counted towards the ten percent (10%) interior parking lot landscaping as required under SMC 15.445.250.
5. **Modifications.** The preceding standards may be modified by the Director if the proponent can demonstrate that some other form of pedestrian circulation would be suitable for the site and would provide equivalent pedestrian safety.

15.455.600 Structured Parking Standards

The following parking structure design standards shall apply to all parking structures except where standards in other chapters of this Title supersede these provisions. Additional design standards may also be applicable, including those delineated for projects within the designated overlay districts and for multi-family projects.

15.455.610 Parking Structure Design

- A. **Parking Decks.** Parking decks should be flat where feasible. At a minimum, a majority of both the ground floor and top parking decks shall be required to be flat, as opposed to continuously ramping (see Figure: PARKING DECK).
- B. **External Elevator Towers and Stair Wells.** External elevator towers and stair wells shall be open to public view, or enclosed with transparent glazing.
- C. **Parking Structure Lighting.** Lighting shall meet the requirements of Chapter 17.28 SMC, Parking Structures.

- D. **Parking Structure Top Floor Wall Designs.** Parking structure top floor wall designs must conform to one or more of the following options:

1. **Top Floor Wall with Architectural Focal Point.** A top floor wall focal point refers to a prominent wall edge feature such as a glazed elevator and/or stair tower, or top floor line trellis structure.

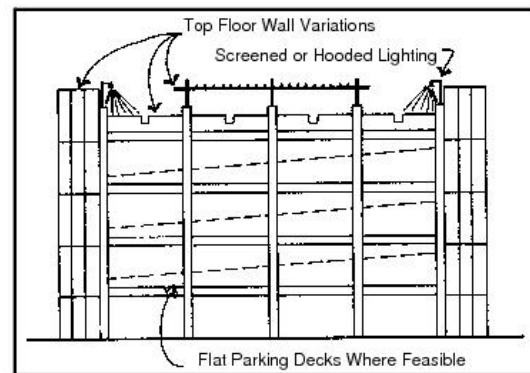


Figure: PARKING DECK

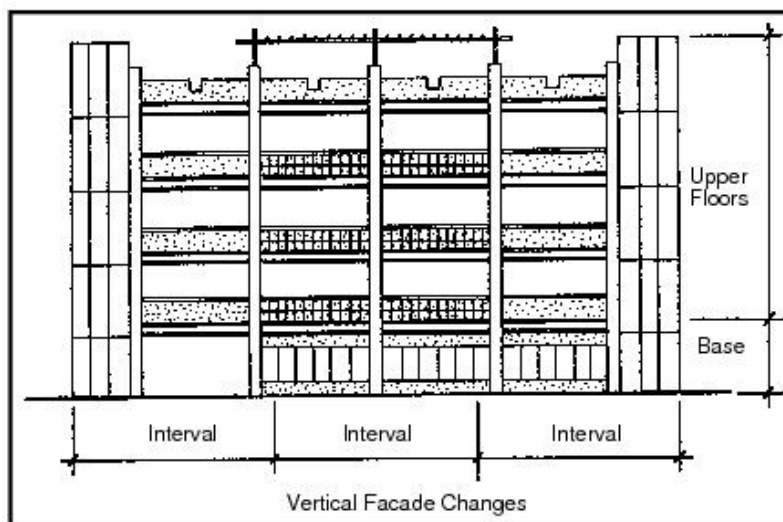
2. **Top Floor Wall Line Variation.**
 - a. **Projecting Cornice.** Top floor wall line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.

- b. **Articulated Parapet.** Top floor wall line parapets shall incorporate angled, curved or stepped detail elements.
- E. **Appearance.** Parking structures with building facades facing or visible from the public right-of-way (ROW) shall use one (1) or a combination of the following design features:
 - 1. The facade shall have the appearance of an office building or hotel use.
 - 2. Design features that would mask the building as a parking structure.

Proposed design features shall be approved by the Director.

- F. **Parking Structure Character and Massing.** Parking structure facades over one hundred fifty (150) feet in length shall incorporate vertical and/or horizontal variations in setback, material or fenestration design along the length of the applicable facade, in at least one (1) or more of the following ways:
 - 1. **Vertical Facade Changes.** Incorporation of intervals of architectural variation at least every eighty (80) feet over the length of the applicable facade (see Vertical Façade Changes figure below), such as:
 - a. Varying the arrangement, proportioning and/or design of garage floor openings;
 - b. Incorporating changes in architectural materials; and/or
 - c. Projecting forward or recessing back portions or elements of the parking structure facade.

Figure: VERTICAL FACADE CHANGES



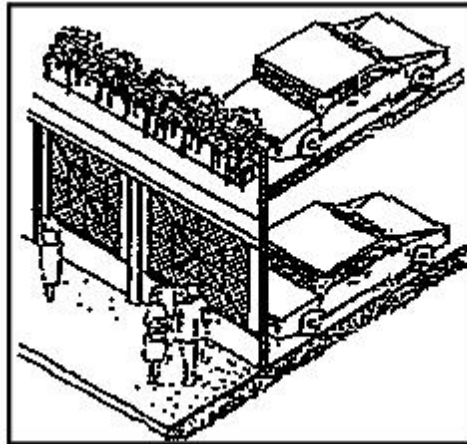
2. **Horizontal Facade Changes.** Designed differentiation of the ground floor from upper floors, such as:
 - a. Stepping back the upper floors from the ground floor parking structure facade;
 - b. Changing materials between the parking structure base and upper floors; and/or
 - c. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.

G. **Minimizing Views Into the Parking Structure Interior.** Facades of parking structures shall be designed without continuous horizontal parking floor openings.

1. For portions of parking structures without a pedestrian level retail/commercial use, a five (5) foot wide building facade landscaping strip is required consisting of:
 - a. A mix of evergreen shrub groupings spaced no more than four (4) feet apart that do not exceed a height of six (6) feet at maturity;
 - b. Ground cover; and
 - c. Seasonal displays of flowering annual bedding plants.
2. Any portion of a parking structure ground floor with exposed parking areas adjacent to a public street shall minimize views into the parking structure interior through one or more of the following methods which are in addition to the above facade landscaping strip:
 - a. Decorative trellis work and/or screening as architectural elements on the parking structure facade, without compromising the open parking structure requirements of the Building Code (see example, Parking Structure Screening figure); and/or
 - b. Glass window display cases incorporated into pedestrian walls built between two structural pillars. Glass window display cases shall be at least two feet deep, begin twelve (12) to thirty (30) inches above the finished grade of the sidewalk, and cover at least sixty percent (60%) of the area between two pillars.

The trellis work or window display cases may be waived if the proponent can demonstrate some other method to minimize views into the parking structure. Alternate methods shall be approved by the Director.

Figure: PARKING
STRUCTURE
SCREENING



3. Upon conversion of portions of a parking structure to a pedestrian retail/commercial use, the Director may approve the removal of initially installed pedestrian screening material in order to allow maximum visibility and access to the converted portions of the parking structure.
4. In addition to the above, views into the upper floors of parking structures shall be minimized through one or more of the following methods:
 - a. The use of planters integrated into the upper floors of parking structure facade design (see example, Parking Structure Façade figure);
 - b. Decorative trellis work and/or screening as architectural elements on the parking structure upper floor facades; and/or
 - c. Upper parking floors designed as a pattern of window-like openings on the parking structure facade (Parking Structure Screening and Parking Structure Façade figures).

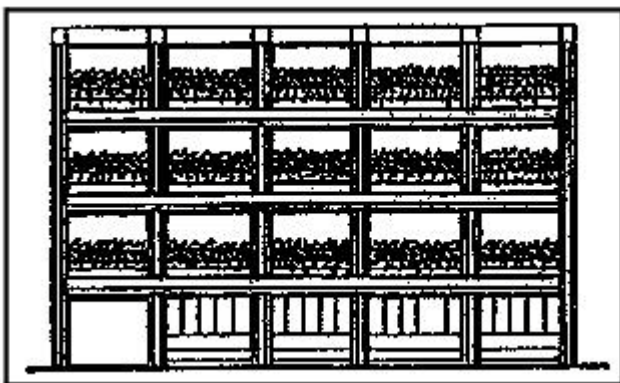
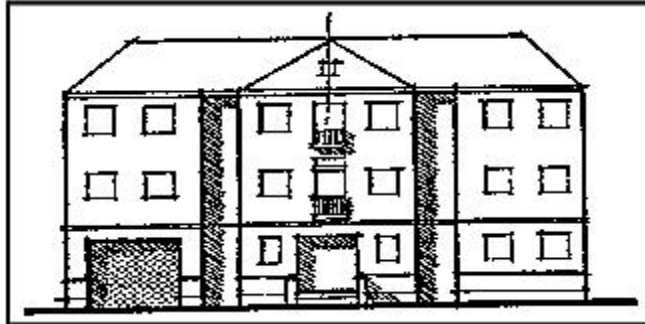


Figure: PARKING
STRUCTURE FACADE

H. Parking Floors Located Under or Within Buildings.

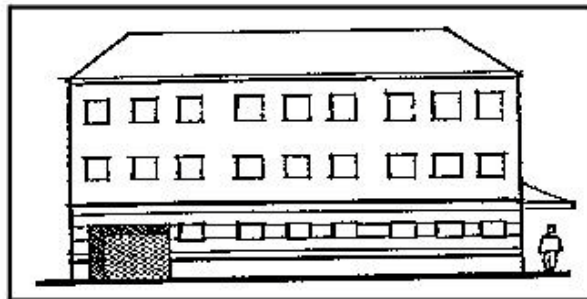
1. Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of prominence on the street, location and design emphasis (see example, Parking Garage Entrance figure).

Figure:
PARKING
GARAGE
ENTRANCE



2. Parking at grade under a building shall be completely or wholly screened through any combination of walls, decorative grilles, or trellis work with landscaping (see example, Screening Parking at Grade figure).

Figure:
SCREENING
PARKING AT
GRADE



15.455.620 Ground Floor Uses in Parking Structures

- A. Parking structures shall be designed so that an area equaling a minimum of fifty percent (50%) of the length of the exterior ground floor facade(s), excluding vehicle entrances and exits, is either built out as, or convertible to, retail/commercial or service uses. The proposed location of the commercial area shall be approved by the Director.
 1. Minimum Depth. The applicable floor area shall extend in depth a minimum of twenty (20) feet from the exterior parking structure facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet.
 2. Minimum Clear Ceiling Height. The minimum clear interior ceiling height standard of the retail/commercial or service use portion of parking structures shall be ten (10) feet.

3. Sprinkler Systems. Parking structure ground floors shall include fire suppressing sprinkler systems at the time of construction even if not required by the Building and Fire Codes, as adopted by the City, as to the remainder of the structure.

B. At the time of construction, a minimum of one thousand (1,000) square feet of leasable retail/commercial or service space shall be constructed and made available for occupancy. The location of this space shall be approved by the Director. The remainder of the area necessary to fulfill the minimum retail/commercial or service use requirement not included at the time of construction shall employ window display cases which shall be designed as follows (see Location and Design of Ground Floor Uses in Parking Structures figures):

1. Glass window display cases shall be incorporated into ground floor walls and shall be built between two structural pillars. Glass window display cases shall be at least two (2) feet deep, begin twelve (12) to thirty (30) inches above the finished grade of the sidewalk, and cover at least sixty percent (60%) of the area between two pillars.

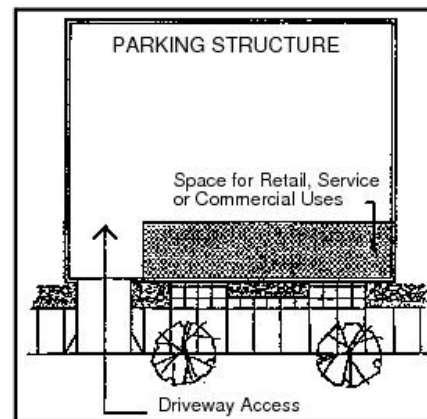
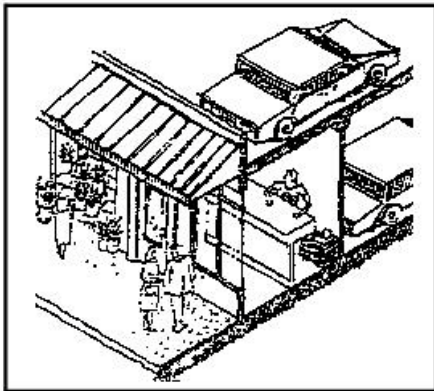


Figure: LOCATION AND DESIGN OF GROUND FLOOR USES IN PARKING STRUCTURES

- C. Parking structures with ground floor retail/commercial or service uses will be granted an additional parking allowance as follows:
1. The number of parking spaces displaced by the portion of the parking structure ground floor designed for retail/commercial or service uses may be added to the maximum number of allowed parking spaces established for on-site land uses.

15.455.700 Single-Family Parking

In addition to the applicable parking requirements within this chapter, the following maximum off-street parking standards shall apply within the single-family zones (UL-5,000; UL-7,200; UL-9,600; and UL-15,000). These standards shall be applicable to new and existing parking areas.

A. Definitions

1. **Driveway.** For purposes of this Section, a driveway is considered a parking surface or parking area if the Driveway is used for the parking of motor vehicles.
2. **Nonconforming Circular Driveway.** For purposes of this Section, a nonconforming circular driveway is “a circular Driveway in which the Driveway and parking surface exceed 800 square feet of surface area or more than fifty percent (50%) of the front yard, as described in SMC 15.455.700(C)(2).”

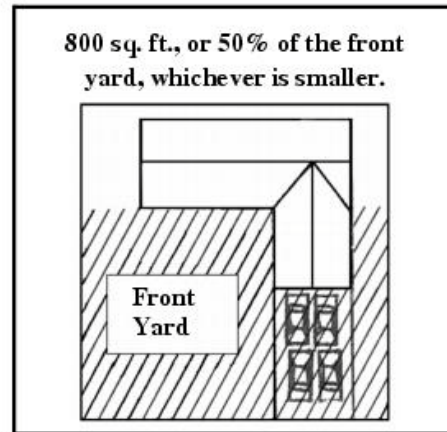
B. Approved Surfaces. All motor vehicles, trailers, boats and RVs must be parked on one (1) of the approved surfaces listed below:.

1. Concrete (four (4) inch Portland cement concrete over compact native soils); or
2. Blacktop (two (2) inch asphalt concrete pavement over gravel section as described under subsection (B)(3) of this section); or
3. Two (2) inches of 5/8 minus compacted rock provided mud or other fine material do not work their way to the surface of the rock. Alternate sized minus compacted rock may be used upon approval by the City;
4. Any other configuration or materials, approved by the City, that maintains a durable uniform surface.

C. Off-Street Parking Surface Maximums.

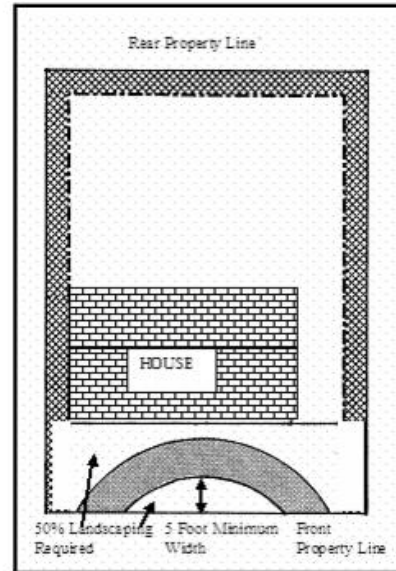
1. Off-street parking surfaces outside of structures on-site may cover a maximum of one thousand two hundred (1,200) square feet or ten percent (10%) of the lot surface, whichever is greater.
2. **Front Yard Maximum for Driveway/Off-Street Parking Surface.** No more than fifty percent (50%) of the front yard or eight hundred (800) square feet, whichever is smaller, can be driveway or off-street parking surface. For the purposes of this section, the front yard shall be the area between the right-of-way and the portion of the house frontage that is farthest from the right-of-way. The width of the front yard shall extend to each side property line (See Maximum for Front Yard Driveway/Off-Street Parking Surface)

Figure: MAXIMUM FOR
FRONT YARD
DRIVEWAY/OFF-SITE
PARKING SURFACE



- a. **Properties Facing Multiple Public Rights-of-Way.** On properties facing on two (2) or more public rights-of-way, the total off-street parking surfaces for all front yards shall not be greater than eight hundred (800) square feet. All remaining areas of the front yards not constructed as driveway or parking area shall be landscaped as provided in subsection (E)(1) of this section.
- D. **Off-Street Parking and Side/Rear Yard Setbacks.** Off-street parking is allowed in the side yard setback and within five (5) feet of the rear yard property line. Screening of vehicles parked in the side yard setback, or within five (5) feet of the rear property line, shall be required if requested by the adjacent property owner(s). If screening is requested, the screening shall be a solid wood fence or made of an alternate material, as approved by the City. Fences shall conform with the maximum height requirements of SMC 15.435, Fences.
- E. **Circular Driveways.**
 1. For circular driveways the minimum width of the apex of the landscape area between the front property line and circular drive shall be a minimum of five (5) feet in width, perpendicular to the front property line. Any portion of the front yard not constructed as driveway or parking surface shall be landscaped. (See Circular Driveways figure).
 2. Any new circular driveway connection to the public right-of-way shall meet the requirements of SMC 11.10, Right-of-Way Use Code, and SMC 11.05, Road Standards.

Figure: CIRCULAR DRIVEWAYS



F. **Existing Nonconforming Circular Driveways.**

1. **Driveway Surface Composed of Gravel.** The driveway surface of an existing nonconforming circular Driveway composed of gravel may be upgraded to a higher quality surface (either asphalt or concrete in accordance with SMC 15.455.700 (A)), provided that the location and size of the circular Driveway does not change and any connections to the public right-of-way conform with SMC 11.10, Right-Of-Way Use Code.
2. **Driveway Surface Composed of Sod or Grass.** The driveway surface of an existing nonconforming circular Driveway composed of sod or grass shall be upgraded to a higher quality surface (gravel, asphalt or concrete), provided that the location and size of the circular Driveway does not change and any connections to the public right-of-way meet all adopted Right-Of-Way Use Codes pursuant to SMC 11.10.

G. **Unique Front Yard Configurations.** Other unique front yard configurations may be allowed subject to approval by the Director. The remainder of the front yard not used for parking shall be landscaped. For the purpose of this section, landscaping shall either be one (1), or a combination of, the following:

1. Grass or sod;
2. Trees;
3. Groundcover;
4. Shrubs.

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
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

15.460.005 Purpose

The purpose of this chapter is to establish general limits on noise, glare, and other forms of pollution, which are hazardous and/or disruptive to the citizens of the City of SeaTac.

15.460.010 Authority and Application

The following performance standards specifically govern industrial, manufacturing, processing, assembly and similar type uses typically found within industrial zones. These standards may also apply to other uses and activities in other zones, which are not otherwise governed by other regulations of this code.

15.460.020 Noise

- A. The noise emanating from the premises of industrial activities shall be muffled so as not to contribute to existing background noise, or become objectionable to adjacent residential property owners due to intermittent beat, frequency or shrillness, and shall not exceed those standards as determined by the Washington Administrative Code as amended.
- B. Unusual noises, aside from the normal associated noises of the SeaTac Airport related to aircraft operations, emanating from the premises of residential or commercial use shall be muffled so as not to contribute to existing background noise, or become objectionable due to intermittent beat, frequency or shrillness, and shall not exceed those standards as determined by the Washington Administrative Code as amended.

- C. Due to the proximity of the airport facilities, residential construction shall have sound attenuated or limited as consistent with adopted Port of Seattle/FAA noise remedy programs within significant LDN contours.

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 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.

15.460.040 Storage and Handling of Flammable Materials

In terms of fire and safety hazards, the storage and handling of flammable liquids, combustible liquids, liquefied petroleum gases and explosives shall comply with rules and regulations falling under the jurisdiction of the City of SeaTac, state of Washington and federal agencies.

Any of the above referenced tanks shall be located no closer to the property line than the greatest dimension (diameter, length or height) of the tank.

15.460.050 Electrical Interference

Provisions must be made for necessary shielding or other preventive measures against the interference occasioned by mechanical, electrical or nuclear equipment uses or processes with electrical apparatus in nearby buildings or land uses.

15.460.060 Odorous Gases and Matter

The emission of odorous gases or matter in such quantities as to be readily detectable without special instruments is prohibited at any point beyond the property line of the use creating the odor.

15.460.070 Smoke and Particulate Matter Emissions

No emissions shall exceed the allowances set forth by the Environmental Protection Agency, the Washington State Department of Ecology and/or the Puget Sound Air Pollution Control Agency.

15.460.080 Dust, Dirt, Flyaway Ash, or Airborne Solids

No observable fugitive dust, dirt, flyaway ash or other airborne solids shall be emitted from completed development, without adequate mitigation measures to prevent such situations.

15.460.090 Commercial Storage

Storage of animal or vegetable wastes which attract insects or rodents creates a health hazard, and shall be prohibited. No waste products shall be exposed to view, from eye level, beyond the property line of the use storing the waste.

15.460.100 Toxic Gases and Matter

No emissions of toxic gases or matter shall be permitted.

15.460.110 Vibration

Vibration which is easily discernible without special instruments at any point beyond the property line is prohibited. This shall not apply to vibration caused by highway vehicles, trains, aircraft or intermittent construction activities

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)
15.465.200	Accommodation of Persons with Disabilities
15.465.300	Bed and Breakfast Standards
15.465.400	Community Residential Facilities Standards
15.465.500	Home Occupations
15.465.600	Mobile Homes, Manufactured Homes and Mobile Home Parks

15.465.005 Purpose

The purpose of this chapter is to delineate regulations that apply to the following residential uses: accessory dwelling units, accommodation of persons with disabilities, community residential facilities, home occupations and mobile homes, manufactured homes and mobile home parks.

15.465.010 Authority and Application.

The provisions of this chapter shall apply to the following residential uses: accessory dwelling units, accommodation of persons with disabilities, community residential facilities, home occupations and mobile homes, manufactured homes and mobile home parks.

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 while preserving the character and property values of single-family 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.
- 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) 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.
- b. **Applicable Standards.** The accessory dwelling unit must meet all technical codes and standards including standards for a one or two family dwelling unit, as referenced in Title 13 of the SeaTac Municipal Code.
- 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.
- 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 (B)(2) 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.

F. Size

1. Detached ADU.

- a. Minimum: 220 square feet (not including bathrooms and closets)
- b. Maximum: 800 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: 220 square feet (not including bathrooms and closets).
 - b. Maximum: 800 square feet (including bathrooms and closets).
3. **Attached ADU-Existing.** Attached ADU, created within an existing a single-family residence
 - a. Minimum: 220 square feet (not including bathrooms and closets).
 - b. Maximum: 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 SMC Chapter 15.105 Definitions, shall not exceed the following dimensional standards:

1. **Height.**
 - a. Twenty (20) 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:** Eight hundred (800) square feet for the ADU.
3. **Size for Accessory Structure.** One thousand (1,000) square feet for the accessory structure.

H. **Maximum Occupancy**

1. ADUs 220 to 400 square feet: Two (2) persons.
2. ADUs 401 to 601 square feet: Three (3) persons.
3. ADUs 601 square feet and greater: four (4) persons.

I. **Design**

1. **Appearance.** An ADU shall be designed to preserve or complement the architectural design, style, and appearance of the primary single-family home. 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 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. **Parking.**

1. **Minimum.** 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.
 - 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. **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.

15.465.200 Accommodation of Persons with Disabilities

- A. **Purpose.** The City recognizes the need to make reasonable exceptions to its Zoning Code, if requested, to accommodate the special needs of persons with disabilities.
- B. **Application.** Such exceptions may include:
 1. Increasing the number of nonrelated persons allowed to live together in a single-family house;

2. Reducing setback requirements to retrofit a house with handicap accessible facilities;
 3. Other modifications to the Zoning Code necessary to afford a person with a disability an equal opportunity to use and enjoy a dwelling, provided such modification does not reduce public safety nor keep the intent of the code from being met.
- C. **Authority.** Exceptions from code requirements are made pursuant to the requirements of the Federal Fair Housing Amendments Act of 1988, 42 U.S.C. Section 3604(f)(3)(B); and Washington Law Against Discrimination, Chapter 29.60 RCW for persons with disabilities as defined by Federal law in 42 U.S.C. Section 3602(h). See SMC Chapter 15.105, Definitions, for the definition of disability.
- D. **Accommodation Procedure.**
1. **Request for Accommodation.** Any person claiming to have a disability, or someone acting on his or her behalf, who wishes to be excused from an otherwise applicable requirement of this Zoning Code must provide the Director with verifiable documentation of the disability and need for accommodation.
 2. **Decision Process.**
 - a. **Director Authority.** If disability and need for accommodation are demonstrated, the Director, in consultation with the City Attorney, is hereby authorized to vary, modify, or waive the provisions of the Zoning Code, in order to provide reasonable accommodation necessary to afford a disabled person the opportunity to use a dwelling.
 - b. **Prompt Action.** The Director shall act promptly on the request for accommodation.
 - c. **No Fee.** The Director shall not charge a fee for responding to such request.
 - d. **Appeal.** The Director's decision shall constitute final action by the City on the request for accommodation.
 3. **Decision Criteria.**
 - a. **Reasonable Response.** The city's duty to accommodate is an affirmative one, and the Director is thereby authorized to provide accommodations in a thoughtful and reasonable manner.
 - b. **No Loss of Code Purpose or Safety.** No reasonable accommodation shall be provided to any chapter of the Zoning Code, or other code adopted

pursuant thereto, which does not substantially accomplish the purposes of that chapter or which would reduce the public safety.

- c. **Burden of Proof on Applicant.** The applicant shall have the burden of establishing that the proposed modification, waiver, or variance accomplishes substantially the same purpose without reduction of safety.
- d. **Minimum Accommodation Needed.** The accommodation shall be the minimum necessary to grant relief to the applicant.

4. **Procedure Upon Change of Use.**

- a. **Accommodation Personal Unless Similar Use Re-established within Six (6) Months.** The accommodation provided shall be personal to the applicant and shall not run with the land; provided, however, that a change in a residential structure necessary to accommodate the operation of a residential care provider to the disabled may be continued by future operations of similar facilities at the site which establish the same use within six (6) months of the date the prior use by disabled persons or residential care provider ceases.
- b. **Structure May Be Required to Be Brought Back Into Compliance.** The Director may direct that any physical change in the structure which would otherwise be illegal under the Zoning Code, or other section of the SeaTac Municipal Code, be brought into compliance six (6) months after the date of sale or transfer of a residential structure to a person or entity not qualifying for the protections of the Americans with Disabilities Act (ADA), Fair Housing Act (FHA) and the Washington Law Against Discrimination (WLAD).

15.465.300 Bed and Breakfast Standards

A. **Application.** The provisions of this section shall apply to all bed and breakfast uses as defined in SMC Chapter 15.105 Definitions.

B. **Bed and Breakfast Requirements.**

- 1 **Number of Guests.** Number of guests limited to six (6), with no more than three (3) bedrooms;
- 2. **Parking.** Parking area for three (3) nonresident vehicles, and screened;
- 3. **Health Department Approval.** Proof of King County Health Department approval;
- 4. **Meals Served.** Breakfast is only meal served for paying guest.

15.465.400 Community Residential Facilities Standards

- A. **Application.** “The provisions of this section shall apply to all “group homes” in the City of SeaTac, which are classified as “community residential facilities (CRF).”
1. Community residential facilities include all uses as defined by SMC 15.105 Definitions, including housing for persons with disabilities, children and domestic abuse shelters.
 2. CRFs do not include the following uses as defined by SMC 15.105 Definitions, including overnight shelters, halfway houses, or facilities providing alcohol and drug detoxification (defined as convalescent centers. Transitional housing is also classified as a separate use, unless such housing is for victims of domestic violence, for children, or for the disabled. Secure community transition facilities are neither group homes nor transitional housing.
- B. **CRF Requirements.** CRFs are divided into two categories, I or II, based on size and occupancy.
1. **Community Residential Facilities I (CRF I).**
 - a. **Occupancy Limits.** CRF I may house up to five (5) residents plus two (2) caregivers, with the special exception that State-licensed adult family homes and foster family homes are exempt from the City’s numerical limit.
 - b. **Occupancy Limit Exceptions.** Additionally, special exceptions to the limit on the number of occupants of a CRF I may be granted for persons with disabilities pursuant to the accommodation procedure provided in SMC 15.465.200 Accommodation of Persons with Disabilities.
 - c. **Appearance.** In the single-family zone, CRF I are required to be a single-family structure compatible with the surrounding area. In the low density multi-family zone, CRF I are required to maintain residential character.
 - d. **Parking.** Any parking spaces in excess of two shall be screened from public streets.
 2. **Community Residential Facility-II (CRF-II).** CRF II are not subject to any numerical occupancy limit and are permitted in the high density multi-family and commercial zones.

15.465.500 Home Occupations

A. Home Occupations as Permitted Uses.

1. Home occupations are permitted as an accessory residential use so that certain activities may be undertaken for gain or profit within a dwelling or a building accessory to a dwelling in a UL or UM zone, or any zone in which dwellings are present.
2. The home occupation shall be conducted in such manner that the residence shall not differ from its residential character in either the use of colors, materials, construction, storage, lighting, signs or emissions of sounds, noise, vibrations or odors.

B. Prohibited Activities

The following activities are determined to be incompatible with residential areas and shall not be allowed as home occupations:

1. Automobile and motorcycle repair and body work (including painting);
2. Automobile services, including detailing;
3. Large appliance repair;
4. Large or small engine repair;
5. Commercial kennels or catteries;
6. Commercial painting;
7. Storage of building materials;
8. Parking or storage of heavy equipment or vehicles;
9. Religious facilities.
10. Any use involving dispatch of employees from the property.

C. Regulation of Home Occupations. Home occupations shall be required to have a business license pursuant to SMC 5.05, and shall then be permitted, providing that each such home occupation meets the following criteria:

1. Is carried on exclusively by a member(s) of a family residing in the dwelling unit and no more than two (2) nonresident employees with approved on-site parking;

2. Is clearly incidental and secondary to the use of the property for dwelling purposes with the floor area devoted to the home occupation not exceeding twenty-five percent (25%) of the living area of the dwelling unit (not to include the grounds, out-buildings, garage, unfinished basement, or other areas not prepared for normal dwelling purposes);
3. Has no display or sign other than an unlighted display or sign no larger than two (2) square feet attached to an existing structure;
4. Has no outside storage nor other exterior indication of the home occupation or variation from the residential character of the property;
5. Does not require truck delivery or pick-up not common to a residential dwelling (i.e., parcel service); delivery hours are restricted to the hours of 8:00 a.m. to 8:00 p.m.;
6. Does not involve installation and use of heavy equipment, large power tools, or power sources not common to a residential dwelling, or any other usage which creates a level of noise, vibration, smoke, dust, odors, heat or glare beyond that which is common to a residential area;
7. Does not create a level of parking demand beyond a maximum of two visitors at any given time and no more than 8 total two-way trips per day;
8. Does not involve production, generation, storage or use of hazardous waste, as defined by the State Department of Ecology;
9. Involves only sales which are an incidental use and which do not constitute regular retail sales on the premises.

D. Uses and Activities Exempt from Regulation.

1. Garage sales, yard sales, bake sales, temporary home boutiques or bazaars for handcrafted items, parties for the display of domestic products, and other like uses shall not be considered home occupations subject to regulation pursuant to SMC 15.465.500(C), Regulations of Home Occupations; provided, that any such use shall not be in existence for more than twenty (20) days in any one (1) calendar year, and shall not be in violation of any other chapter in this code, or City ordinance; and provided further, that any such garage sales and yard sales involve only the sale of household goods, none of which were purchased for the purpose of resale.
2. Day care facilities, bed and breakfast operations and other similar uses otherwise allowed in residential homes are exempt from the provisions of this chapter.

E. Special Home Occupation Permits (SHOP)

1. Special home occupation permits may be granted by the Director for any uses providing that not less than seven (7) of the nine (9) criteria set forth in SMC 15.465.500(C) shall be met, except that compliance with Criteria (H) thereof shall be required.
2. In considering applications for special home occupations permits, the Director shall consider the nature and conditions of all adjacent uses and structures, and no such special home occupation permit (SHOP) shall be authorized by the Director unless it is found that the authorization of the SHOP will:
 - a. Not be materially detrimental to the public welfare;
 - b. Not have adverse impact on adjacent properties in the zone or vicinity in which the subject property is located; and
 - c. Be consistent with the spirit and purpose of this chapter and code.
3. In authorizing a SHOP, the Director may impose such requirements and conditions with respect to location, installation, construction, maintenance, operation and extent of open spaces in addition to those expressly set forth in this chapter and the code, as may be deemed necessary for the protection of other properties in the zone or vicinity and the public interest.
4. In addition, the Director may allow the applicant for a special home occupation permit a reasonable period of time, not to exceed one (1) year, in which to bring the home occupation into compliance with existing zoning regulations and the conditions imposed by the Director.
5. A SHOP shall be processed as a Type II permit per Chapter 16A.23 SMC.

- F. Home Occupations Subject to Code Enforcement Action.** In addition to any and all rights of inspection, access and enforcement contained in SMC 15.125, Code Enforcement, the City is authorized to enforce any and all provisions of this chapter. Any home occupation in existence at the time of adoption of this ordinance which has not been issued a City business license shall not be issued a license unless conformance with the provisions herein.

15.465.600 Mobile/Manufactured/Modular Homes and Mobile Home Parks

A. **Mobile 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.

B. **Definitions**

1. **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.
2. **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.
3. **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 manufactured homes may be located within the UL and UM 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 Chapters 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.

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

1. 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 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 SMC 15.465.600(G), 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. **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 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, Parks and Recreation Standards Chart.
 4. At least two (2) off-street parking spaces shall be required for each mobile home and located on or adjacent to each mobile home pad.
 5. Internal roads and sidewalks shall provide access to each mobile 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 homes on the site. Accessory structures shall be located no closer than:
 - a. Ten (10) feet to mobile 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 homes on adjacent spaces; and
 - c. Five (5) feet to the mobile home or other accessory structures on the same space. A carport or garage may be attached to the mobile home, and the separation may be waived when such structures are constructed of noncombustible materials.
- 8. All mobile 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 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. **Mobile Home Park – Alternative Design Standards.** As an alternative to the building separation and internal streets standards of SMC 15.465.600(E) Mobile Home Park – Standards for New Parks:
 - 1. Building separation requirements or setbacks between mobile 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 SMC 15.455, 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 home parks; to foster affordable housing options; to create designated areas for recreational vehicles; to allow alternative use of land within mobile home parks, yet protect existing and future mobile home units.
2. Siting Standards of Recreational Vehicles in Existing 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 mobile/manufactured home units.

It is provided, however, that once the owner of a mobile home park has given notice of intention to close the mobile home park pursuant to any applicable relocation plans, pending final closure of the mobile home park, and in keeping with the provisions of subsections (B)(3), (4) and (5) of this section, the owner may site recreational vehicles in such mobile 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 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 home park to the final closure of the mobile 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 mobile/manufactured home park with Type IV landscaping at a width of five (5) feet.

- H. Mobile Home Park Relocation Standards.** At such time as the owner of a mobile home park determines to close a mobile home park, or any portion thereof, or to change the use of the land on which a mobile home park is located, or any

portion thereof, including conversion to a mobile home park subdivision, condominium or cooperative as discussed below, but prior to the date on which the owner gives notice to tenants of the change of land use pursuant to RCW 59.20.080(1)(e), the owner shall submit to the City a mobile home park relocation plan covering the park or portion of the park for which a change is proposed.

In the case of conversion to a mobile home park subdivision, condominium or cooperative, a relocation plan shall be required if and only if purchase of a share is necessary to remain in the park; in such cases, the relocation plan shall be required only for tenants who are not purchasing a share and would be displaced by the conversion. Once the plan is approved in accordance with this section, the City shall issue a certificate of approval to the mobile home park owner. The mobile home relocation plan shall comply with the standards and procedures contained in this section.

If an eminent domain action of a Federal, State or local agency causes closure of a mobile home park and the procedures set forth in the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, 42 U.S.C. 4601 et seq., and the regulations of 49 CFR Part 24 or the Relocation Assistance – Real Property Acquisition Policy Act of Chapter 8.26 RCW and the regulations of Chapter 468-100 WAC are followed, the requirements of those acts and regulations will supersede the requirements of this section and the standards contained herein.

If a condemnation action of the City causes closure of a mobile home park, the City will be responsible for fulfilling the requirements of the standards contained herein and may provide additional relocation assistance in accordance with the provisions of the State act and regulations. If the City chooses to follow portions of the State act and the Director determines that there is a conflict or redundancy between the portions of the State act and regulations being followed by the City, and the standards contained herein, the State act shall take precedence in such areas of conflict or redundancy. If the State act is followed in all respects, such act will supersede the requirements of this section and the standards contained herein.

1. **Required Elements of the Mobile Home Park Relocation Plan.** The mobile home relocation plan shall include the following required elements:
 - a. **Inventory.** An inventory of park tenants and their mobile homes shall be prepared in a format established by the Department (hereinafter referred to as the “department”). The purpose of the inventory is to provide data for the State Environmental Policy Act (Chapter 43.21C RCW) checklist (hereinafter referred to as the “SEPA checklist”), which will analyze the impact of the park closure, and to establish a basis for identifying relocation/mitigation options. The inventory shall include:

- i. An inventory of park tenants (to include information as to age, income, number of years in the park);
- ii. An inventory of the age and conditions of the mobile homes; and
- iii. Costs of pad rental, park utility fees and other charges, personal utilities, insurance, personal property taxes, and mobile home security interests, if applicable.

The inventory request form shall clearly state to tenants that disclosure of age, income and housing cost information is voluntary, and that the purpose of requesting the information is to assess the impact of the proposed closure and the applicability of low-income housing assistance programs. If provided, this information shall be treated in a confidential manner and shall be made public only in statistical summary format.

- b. Environmental Conditions. An analysis of environmental conditions in the park shall be conducted. The analysis shall include noise levels and other environmental factors affecting the suitability of the park for various land uses, including mobile homes, other residential uses, and commercial uses. This information will be used to prepare the SEPA determination of environmental impacts of the proposed action. Noise measurements shall be taken on site by the property owner using an approved noise meter.
- c. Options. A list of relocation options shall be prepared, including:
 - i. A list of vacant mobile home park spaces in King and Pierce Counties, together with a description of each park's amenities, restrictions, rental rates and other costs charged;
 - ii. A list of low cost apartments or other low cost housing options in King County;
 - iii. Information from banks concerning first-time home buyer programs;
 - iv. Information from the county or nonprofit entities concerning relocation park options; and
 - v. Information from the Port of Seattle regarding the process for obtaining Port noise mitigation funds and "advisory assistance," if applicable, including a statement of whether or not the owner intends to participate in any available program and pass noise mitigation funds to tenants.

- d. **Choices.** A statement of housing preference, based on the available options, shall be gathered from each mobile home tenant. The list of each participating tenant's preference shall provide a basis for tenants to coordinate their preferences with others in the park and with the available opportunities.
 - d. **Anticipated Timing.** The mobile home park owner shall provide a statement of anticipated timing for park closure.
 - f. **Coordination Plans or Actions.** The mobile home park owner shall provide a statement of any coordination plans or actions in addition to those stated above that the park owner intends to take in order to minimize the impacts of park closure on the tenants. The relocation plan shall identify an official relocation plan contact. The contact shall be responsible for providing the required relocation information to tenants and status information to the City.
- 2. **Required Process.** The timing and preparation of the mobile home relocation plan shall comply with the following process:
 - a. The owner of the park shall initiate a preapplication meeting with the department to clarify the requirements of the relocation plan. If applicable, the applicant shall also meet with Port of Seattle staff to determine if relocation assistance is available.
 - b. The owner of the park shall notify, in writing, all affected park tenants and the department that the owner is beginning the process of preparing a mobile home relocation plan. In such notification, the department shall schedule a meeting with tenants to inform them of the owner's proposal for the property, the requirements of the mobile home relocation standards, as contained herein, and the proposed timeline for the process.
 - c. The mobile home park owner shall prepare a relocation plan, pursuant to the requirements of subsection (A) of this section.
 - d. The mobile home park owner shall complete a SEPA checklist for the relocation plan. A copy of the SEPA checklist shall be sent to each tenant of the mobile home park. If the owner is proposing to redevelop the site, the owner may choose to have the site plan for the new development evaluated for environmental impacts concurrently with the relocation plan. If this option is chosen, the owner shall submit a site plan along with the SEPA checklist and relocation plan.
 - e. The department shall review the relocation plan to ensure compliance with the requirements of subsection (A) of this section. If it is

determined that the requirements have not been met, the department shall notify the mobile home park owner in writing of the identified deficiencies. The owner shall revise the plan to correct all of the identified deficiencies before resubmitting it to the City.

- f. Once it is determined that the requirements of subsection (A) of this section have been met, the Director of the department shall issue a decision on the relocation plan based on the impacts of the proposed action. The decision may be to approve, deny, or require modification of the relocation plan. If the relocation plan is approved, the Director shall issue a certificate of approval.
- g. The decision of the Director is appealable to the Hearing Examiner, in accordance with the procedures of SMC 15.115.070, Appeal Process. If the decision is appealed, the relocation plan process as set forth herein shall automatically be stayed until the appeal is resolved.
- h. If approved, the relocation plan shall be delivered to all tenants by the mobile home park owner prior to or coincident with the minimum twelve (12) month notice of intent to close the park. The relocation plan shall be valid for delivery to tenants for three (3) months from the date of approval. If the relocation plan is not delivered in this time frame, or if park closure does not occur within two (2) years of approval of the plan, preparation of a new or updated plan may be required by the City.
- i. The mobile home park owner shall provide to the City a statement confirming that all requirements of Chapter 59.23 RCW, if applicable, including notice and first right of refusal of tenants to purchase the park have been followed.
- j. The park owner shall submit to the City a report on the relocation process which shall include: (a) a list of tenants remaining in the park, by space or address (rent roll); and (b) spaces which have been vacated together with a description of the destination of vacating tenants and the type of housing obtained. The report shall be submitted monthly, or more frequently if requested by the department, until the park is vacant.
- k. Once the relocation plan has been deemed by the Director to be satisfactorily implemented, the City shall issue a certificate of satisfactory completion. The mobile home park shall not be closed prior to the issuance of said certificate. The relocation plan shall be deemed to be satisfactorily implemented when the plan's stated actions have been implemented and when all tenants have relocated.

3. **Alternative Plan and Process.** If the owner of a mobile home park negotiates a relocation agreement with tenants to the satisfaction of such tenants, the agreement, signed by all affected tenants, shall be submitted to the City in lieu of the relocation plan and process of subsections (A) and (B) of this section. The following process shall then apply:
 - a. The City Attorney shall review the agreement and attest to its legality as to form.
 - b. The requirement of RCW 59.20.080(1)(e) with respect to a twelve (12) month notice of land use change must still be met. However, if all tenants have satisfactorily relocated prior to the statutory twelve (12) month period, the park, or portion thereof, may be closed sooner.
 - c. Once the agreement has been determined to address the needs of the tenants, the Director shall issue a certificate of approval.
 - d. The owner shall submit monthly reports in accordance with subsection (B)(10) of this section.
 - e. After all tenants have moved from the park, the Director shall issue a certificate of satisfactory completion and the park may be closed.

Chapter 15.470

Subsidiary Uses

SECTIONS:

15.470.005	Purpose
15.470.010	Authority and Application
15.470.100	General
15.490.200	Use Chart for Subsidiary Uses

15.470.005 Purpose

The purpose of this chapter is to delineate regulations that apply to subsidiary uses located in school facilities, City-owned facilities and religious use facilities within the residential and Park zones.

15.470.010 Authority and Application

- A. Subsidiary uses shall be permitted in the following locations:
 - 1. School and City-owned facilities within the residential and Park zones
 - 2. Religious use facilities in the residential zones.
- B. Subsidiary uses which are permitted as of right shall be processed as a Type I Site Plan Review Permit.

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 Conditional Use Permit (CUP) indicated in the chart.
- D. **Two 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 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 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 2 or more subsidiary uses are proposed on school property
	41 to 80		X		
	81 or more			X	
Specialized Instruction School	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Sports Club	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Day Care II	Not applicable		X		
Preschool	1 to 60	X			
	61 to 130		X		
	131 or more			X	
Nonprofit Organizations	1 to 40	X			
	41 to 80		X		
	81 or more			X	

A. 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 2 or more subsidiary uses are proposed in a religious use facility
	31 to 60		X		
	61 or more			X	
Day Care II	<i>Not applicable</i>		X (In UL zone only)		
Preschool	1 to 30	X			
	31 or more			X	
Nonprofit Organizations	1 to 30	X			
	31 to 60		X		
	61 or more			X	

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 Encampment – Criteria/Requirements for Approval
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

15.475.005 Purpose

It is the intent of this chapter to regulate certain temporary uses of property which are not otherwise regulated, beyond business license registration, by other City ordinances or regulations.

15.475.010 Authority and Application

The provisions of this chapter shall apply to all temporary uses as delineated within SMC 15.475.020 Temporary Uses through 15.475.080 Temporary Emergency Evacuation Storage Sites.

15.475.020 Temporary Uses

Temporary uses that shall be regulated are as follows:

- A. Carnivals, street fairs, and outdoor holiday celebrations;
- B. Seasonal sales of Christmas trees, fireworks, flowers, fruits and vegetables;
- C. Temporary construction sheds or trailers only for the duration of the construction activity; provided, that no residential or other use shall be made of such temporary construction sheds or trailers that is unrelated to the construction activity;
- D. Temporary outdoor food events related to, and on the same site as, a restaurant;

- E. Homeless encampments allowed in all zone classifications subject to the criteria and requirements listed under SMC 15.475.050;
- F. Emergency animal shelters subject to the criteria located under SMC 15.475.060;
- G. Animal control offices subject to the criteria located under SMC 15.475.060;
- H. Temporary emergency evacuation sites in the commercial, business park, and industrial zones, subject to the criteria under SMC 15.475.080;
- I. Public/private parking for off-site construction worker parking on a site containing a religious use facility or school facility with adequate parking spaces, subject to the criteria located under SMC 15.475.070.

15.475.030 Seasonal Uses

The Director may issue a temporary and revocable permit to allow sales of seasonal goods in any nonresidential zone for a period not to exceed ninety (90) days in any twelve (12) month period. The Director shall consider the following:

- A. The temporary use is not in proximity to a similar permanent use;
- B. The use should be consistent with the permitted uses in the zone;
- C. The use will not result in significant traffic, parking, drainage, fire protection, or other adverse impacts;
- D. The use must provide sanitary facilities if the Health Department finds it is necessary;
- E. The use must not infringe on public right-of-way;
- F. A performance bond, the amount to be determined by the Director, shall be posted to guarantee the removal of the use and that the area be restored to the satisfaction of the Director.

15.475.040 Temporary Use Permits

The Director may issue a temporary use permit to allow a defined temporary use/event if finding the use consistent with the following findings of fact:

- A. No significant capital outlay is required for the use or event to take place;
- B. The use will not result in significant traffic, parking, drainage, fire protection, or other adverse impacts;
- C. The use must provide sanitary facilities if the Health Department finds it is necessary;

- D. A performance bond, the amount to be determined by the Director shall be posted to guarantee the removal of the use and the area restored to the satisfaction of the Director;
- E. A temporary construction shed or trailer may be located on the subject property or on adjacent property if owned by the same property owner or with permission of the owner.

15.475.050 Homeless Encampment – Criteria/Requirements for Approval

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

A. Procedure for Approval.

1. The sponsoring agency shall notify the City of the proposed homeless encampment a minimum of thirty (30) days in advance of the proposed date of establishment for the homeless 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 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 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 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 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 encampment, as approved by the local water district and the City.
4. No homeless encampment shall be located within a sensitive (critical) area or its buffer as defined under Chapter 15.700 SMC.
5. No permanent structures will be constructed for the homeless 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 encampment. No off-site parking will be allowed. The number of vehicles used by homeless encampment residents shall be provided. If the homeless encampment is located on a site with another use, it shall be shown that the homeless encampment parking will not create a shortage of on-site parking for the other use(s) on the property.
8. The homeless 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 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 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 encampment shall be submitted to the City.
2. The host agency shall provide to all residents of the homeless encampment a “code of conduct” for living at the homeless encampment. A copy of the “code of conduct” shall be submitted to the City at the time of application.
3. All homeless 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 encampment or eject the subject of the check if that person is already a homeless 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 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.
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.
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 encampment shall conform to all building codes.
2. The homeless 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.

15.475.060 Emergency Animal Shelter/Animal Control Offices

The Director may issue a temporary and revocable permit for an emergency animal shelter subject to the following requirements and criteria:

- A. King County has issued an emergency order regarding flooding in the Green River Valley to establish an emergency animal shelter or animal control offices;
- B. The animal shelter or animal control offices in Kent need to be temporarily relocated due to flooding in the Green River Valley;
- C. The emergency shelter or animal control office is located at a King County facility located in the park (P) zone;
- D. No more than five hundred (500) animals are to be located at the facility. The animals shall only be from the shelter in Kent or strays collected by King County Animal Control Officers due to flooding of the Green River Valley;
- E. The temporary use permit (TUP) shall be valid for up to one (1) year. Additional TUPs may be issued based upon an emergency order cited under subsection (A) of this section;
- F. All storm drainage requirements are met; and
- G. All health requirements are met and approved by the King County Health Department.

15.475.070 Temporary Off-Site Construction Staging and Parking for Construction Workers

The Director may issue a temporary and revocable permit for off-site construction staging and construction worker parking subject to the following requirements and criteria:

- A. The off-site construction staging and parking is allowed only for the duration of the construction;
- B. The off-site construction staging and parking is located within one-quarter (1/4) mile of the construction site;

- C. A “traffic plan” shall be submitted. The plan shall illustrate the travel route(s) construction workers will use to access and depart the site. Travel routes to the site shall minimize traffic impacts to residential areas;
- D. The construction staging and parking surface shall, at a minimum, consist of gravel or other approved surface that will minimize erosion and provide for storm drainage controls;
- E. If the off-site construction staging and parking is adjacent to a residential zone, the use of the property shall only be from 7:00 a.m. to 10:00 p.m., weekdays only. Additional days or hours of use may be authorized by the Director;
- F. The property is used only for construction staging and the parking of the personal vehicles used by the construction workers;
- G. The Director may authorize off-site construction worker parking only at religious use facilities or school facilities located within one and one-half (1-1/2) miles of the construction site. If a religious use facility is used and the routes construction workers use to access and depart the site pass by a public or private school facility, the applicant shall stagger the hours of arrival and departure from the site to minimize the conflicts between pedestrian and vehicular traffic of students arriving and departing the school site. In addition, the construction worker parking shall not occupy parking spaces necessary for the primary use of the site during their normal operating hours.
 - 1. Parking shall be on an existing paved surface. No additional off-street parking spaces may be created; and
 - 2. The site must be within one-quarter (1/4) mile of a “principal” or “minor” arterial;
- H. Adjacent property owners, as determined by the Director, shall be notified of the proposed construction staging and/or construction worker parking prior to the decision to issue a temporary use permit. The cost of this notification shall be borne by the applicant;
- I. In the case where off-site construction staging and construction worker parking will be on a site for more than one (1) year, the applicant shall renew their TUP on an annual basis.

15.475.080 Temporary Emergency Evacuation Storage Sites

In lieu of the criteria set forth in SMC 15.475.040, the Director may issue a temporary and revocable permit for a temporary emergency evacuation storage site in the commercial, business park, and industrial zones, subject to the following requirements and criteria:

- A. King County has issued an emergency order regarding flooding in the Green River Valley;

- B. The applicant shall submit a signed agreement with the property owner allowing the use of the property for an emergency evacuation site;
- C. The applicant meets all storm drainage requirements pursuant to Chapter 12.10 SMC;
- D. If located on a developed parcel or site, the emergency evacuation storage site shall not interfere with any on-site pedestrian and vehicular circulation;
- E. If located on a developed parcel or site, the emergency evacuation storage site shall not occupy any required off-street parking spaces for the primary uses of the site;
- F. If located on a developed site, the emergency evacuation storage site shall not permanently remove any required landscaping on site;
- G. Emergency evacuation storage sites are not allowed for hazardous waste “disposal facilities” as defined under RCW 70.105.010; and
- H. The property shall only be used for the duration of time the parent property for the business using the emergency evacuation site is flooded and during the time the site is being restored to a usable condition;
- I. If the temporary emergency evacuation storage site requires the prestaging of temporary structures for use in the event of flooding, the temporary structures may be located on the site prior to the anticipated flooding. In no case shall the structures be located on site for more than six (6) months in a calendar year. No structures shall be used or occupied if there is no flooding on the parent property in the Green River Valley. A performance bond, the amount to be determined by the Director, shall be posted to guarantee the removal of the use and the area restored to the satisfaction of the Director;
- J. Solid screening (consisting of a chain-link fence with a fabric screen) of an emergency evacuation storage site may be required by the Director if the site is located adjacent to residential properties or is visible from an arterial street.

15.475.090 Conditions

In order to reasonably mitigate any adverse impacts associated with a temporary use permit, the permit may be conditioned to assure such mitigation.

15.475.100 Coordination with Other City Codes

- A. Any temporary use permit shall comply with all applicable adopted City ordinances.
- B. Any solicitor who, while selling or offering goods, wares, merchandise or anything of value, displays, advertises, or offers such goods to the passing public while standing on public way or any other place not used and licensed by such person as a permanent place of business, shall secure in addition to a solicitor’s license a temporary use permit pursuant to this chapter. Door-to-door solicitors are excluded from this requirement if

they are part of a nonprofit organization, school fund-raising project, or charitable organization.

- C. Uses regulated by the home occupation regulations (Chapter 15.17 SMC) are not subject to the provisions of this chapter.

Chapter 15.480

Wireless Communications Facilities

SECTIONS:

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15.480.015	Exemptions
15.480.020	Definitions
15.480.030	Review and Approval Process
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15.480.050	Attached WCFs – Specific Development Standards
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15.480.070	Mitigation– Specific Development Standards
15.480.080	New Concealed Freestanding WCFs – Specific Development Standards
15.480.090	General Development Standards for All WCFs
15.480.100	Submittal Requirements for All WCFs

15.480.005 Purpose

The purpose of this chapter is to establish local guidelines, standards and procedures for the siting and construction of wireless communications facilities (WCFs), and to address the issues of appearance and safety associated with WCFs. It is intended to provide adequate siting opportunities at appropriate locations within the City to support existing WCF technologies, to encourage new technologies to benefit SeaTac residents, businesses, and institutions, and to permit WCF providers to remain competitive. This chapter has been developed in conjunction with a Wireless Telecommunications Master Plan that forecasts future needs for wireless facilities in SeaTac and analyzes appropriate locations for their placement.

A wide range of locations and options that minimize the safety hazards and visual impacts sometimes associated with WCFs are provided. The siting of facilities is encouraged on buildings and structures, and in certain rights-of-way as locations for wireless communications infrastructure to establish a precedence of quality concealment products that will minimize the aesthetic impact of related infrastructure. The siting of concealed facilities on existing structures, collocation of WCFs, and visual mitigation measures are encouraged in this chapter in order to preserve neighborhood aesthetics and reduce visual clutter in the community.

The development standards in this chapter establish siting criteria and address setbacks, landscaping, dimensions, and other site-specific design requirements. Siting criteria for WCFs are necessary to encourage the siting of those facilities in locations most appropriate based on land use compatibility, neighborhood characteristics, and aesthetic considerations.

15.480.010 Authority and Application

The provisions of this chapter shall apply to all WCFs and communication facilities as defined in SMC 15.480.020 Definitions, except as specifically exempted in SMC 15.480.015 Exemptions, including, but not limited to:

- A. Existing antenna-supporting structures.
- B. Proposed antenna-supporting structures.
- C. Mitigation for existing antenna-supporting structures.
- D. Attached WCFs.
- E. Collocation on antenna-supporting structures.
- F. Satellite earth stations (satellite dishes) and microwave facilities that are greater than one (1) meter (39.37 inches) in diameter.
- G. Major communication facilities as defined in SMC 15.480.020 Definitions. Location of such facilities shall be allowed only per the use chart in SMC 15.205.040. Such facilities shall additionally comply with all requirements of this chapter.

15.480.015 Exemptions

The provisions of this chapter shall not apply to:

- A. Maintenance and repair of existing antennas and/or feed lines, provided the model, type, mechanical and electrical specifications, size and number remains the same, and a waiver is submitted and approved prior to the start of such work, or, for emergencies, submitted within forty-eight (48) hours of such work. Inspections of such work shall be allowed if requested by the City.

Should such maintenance and repair require a replacement of any existing antenna(s) and/or feed line(s) due to damage of any kind, the affected equipment shall only be replaced with an exact replica of the affected equipment. If this is not feasible, and upgraded equipment is required, such changes may be effected in order to comply with federally licensed regulations, for no more than ten (10) days.

- B. Satellite earth stations (satellite dishes) that are one meter (39.37 inches) or less in diameter.
- C. Television-receiving only antennas.
- D. A temporary wireless communications facility, also known as a carrier on wheels (COW), upon the declaration of a state of emergency by Federal, State, or local government, and a written determination of public necessity by the City; for a period not to exceed ninety (90) days; provided, that this period may be extended at the

discretion of the Director. Said facility must comply with all Federal and State requirements.

- E. Minor communication facilities as defined in 15.480.020. Such facilities shall be regulated in accordance with SMC 15.205.040.

15.480.020 Definitions

- A. In addition to the land use definitions in SMC Ch. 15.110 Definitions, the following definitions apply to this chapter.

Abandonment.*

Intentional discontinuation of electrical service to a wireless communications facility (WCF) for sixty (60) or more days.

Accessory Building.

A building used exclusively or primarily to contain and conceal radio or other equipment necessary for the transmission or reception of wireless communication signals.



Ancillary Structures.

Any form of development associated with a wireless communications facility, including but not limited to: foundations, concrete slabs on grade, guy anchors, generators, and transmission cable supports; however, specifically excluding equipment cabinets, and enclosures.



Antenna.

Any apparatus designed for transmitting and/or receiving electromagnetic waves, including, but not limited to telephonic, radio or television communications. Types of elements include, but are not limited to, wireless internet, omni-directional (whip) antennas, sectorized (panel) antennas, multi or single bay (FM and TV) antennas, and yagi or parabolic (dish) antennas.

Antenna Array.

One (1) or more antennas and their associated mounting hardware, feed lines, or other appurtenances, such as a platform, which share a common attachment device, such as a mounting frame, or mounting support structure.



Antenna Element Combining.

A change that results in an antenna or an array of antennas providing services for more than one (1) wireless provider for the same or similar type of services.

Antenna Element Replacement.

The changing of a single antenna or of an array antenna unit with another single antenna or array unit with different mechanical or electromagnetic specifications.

Antenna-Supporting Structure.

A ground-based vertical projection composed of metal or other substance with or without foundation that is for the express purpose of accommodating antennas at a desired height above grade.

Certain Rights-of-Way.

Nonarterial rights-of-way unless otherwise approved by the Public Works Director. See SMC 15.480.080(F)(4) regarding requirements for placement in rights-of-way.

Collocation.

The practice of installing and operating multiple and various wireless carriers, service providers, government wireless and/or radio common carrier licensees on the same antenna-supporting structure using different and separate antenna arrays, feed lines and radio frequency generating and/or receiving equipment.

Communication Facility, Major.

A communication facility for transmission of UHF and/or VHF television signals, FM and AM radio signals, and/or signals through FM translators or boosters not related to wireless telecommunications facilities.

Communication Facility, Minor.

A communication facility for the transmission and reception of amateur (ham) radio signals.

E-911 Enhanced.

A federally mandated upgrade to a WCF or handheld device that enables an emergency call center to track the approximate location of a wireless caller dialing 911.

Equipment Compound.

An outdoor fenced area occupied by all the equipment associated with a wireless communications facility, including antenna-supporting structure(s), equipment shelters, equipment cabinets or pedestals, feed lines, generators, and ancillary structures, but excluding parking and access ways.



Equipment Enclosure.

Any structure including: cabinets, shelters, pedestals, and other similar structures used exclusively to contain radio or other equipment necessary for the transmission and/or reception of wireless communication signals.



Existing Structure.

An existing structure to which wireless telecommunications antenna(s) may be attached. For the purpose of siting wireless telecommunications facilities, existing structures shall include only the following: buildings (other than single-family residential), and water towers.

FAA.

The Federal Aviation Administration.

FCC.

The Federal Communications Commission.

Feed Lines.

Cables used as the interconnecting media between the transmission/receiving base station and the antenna.

Flush-Mounted.

Any antenna or antenna array attached directly to the face of the support structure or building such that no portion of the antenna extends above the height of the support structure or building. Where a maximum flush mounting distance is given that distance shall be measured from the outside edge of the support structure or building to the inside edge of the antenna.



Geographic Search Area.

An area designated by a wireless provider or operator for a new base station facility, produced in accordance with generally accepted principles of radio frequency wireless engineering.

Height.

For the purposes of measuring the height of any WCF, any antenna(s) mounted on a antenna-supporting structure shall be considered part of the antenna-supporting structure and shall be included in measurements to determine overall (i.e., combined) height. For antenna(s) mounted on an existing structure(s), the height of the antenna(s) shall be measured in addition to the height of the existing structure, but the combined height shall be subject to the height limitations specified in this chapter, or of the Federal Aviation Administration (FAA) if applicable.

Intermodulation Distortion.

The preventable and avoidable results of the mixture of two (2) certain and specific radio frequencies (3rd Order); or more certain or specific radio frequencies (5th Order), that creates at least one (1) other unwanted, undesirable, and interfering radio frequency (3rd Order), or multiple other unwanted, undesirable, and interfering radio frequency signals (5th Order).

Lattice Tower.

A tapered style of antenna-supporting structure that consists of vertical and horizontal supports with multiple legs and cross-bracing and metal crossed strips or bars to support antennas.



Least Visually Obtrusive.

A wireless communication facility (WCF) that is designed to present a visual profile that is the minimum profile necessary for the facility to properly function.

Maintenance and Repair.

Repair or routine maintenance of antennas, equipment and /or feed lines, provided the model, type, mechanical and electrical specifications, size and number remains the same, and a waiver is completed prior to the start of such work, or, for emergencies, within forty-eight (48) hours of such work.

Microwave.

Electromagnetic waves with a frequency of eight hundred ninety (890) megahertz (mhz) or greater intended for point-to-point communications.

Mitigation.

A modification to replace or remove one (1) or several nonconforming antenna-supporting structure(s) located in close proximity to a proposed new antenna-supporting structure, or to replace or remove one (1) or several nonconforming building-mounted antennas in close proximity of a proposed new building-mounted antennas, in order to encourage compliance with the ordinance, improve aesthetics or functionality of the overall wireless network.

Monopole.

A style of freestanding antenna-supporting structure that is composed of a single shaft usually composed of two (2) or more hollow sections that are in turn attached to a foundation. This type of antenna-supporting facility is designed to support itself without the use of guy wires or other stabilization devices. These facilities are mounted to a foundation that rests on or in the ground.

Pedestrian or Higher Elevation Views.

Views from higher physical grade, or buildings into equipment installations that are screened by fencing, including views from residential and commercial building windows and decks.

Platform.

A mounting structure to which one (1) or more antennas, sufficient to serve the needs of one (1) or more wireless telecommunications carriers' installation(s), are attached, and which is affixed to a antenna-supporting structure.

Public Safety Communications Equipment.

All communications equipment utilized by the City for the purpose of operation in the interest of the safety of the citizens of SeaTac and operating within the frequency range of eight hundred six (806) MHz and one thousand (1,000) MHz and future spectrum allocations at the direction of the FCC.

Radio Frequency Emissions.

Any electromagnetic radiation or other communications signal emitted from an antenna or antenna-related equipment on the ground, antenna-supporting structure, building, or other vertical projection.

Satellite Earth Station (Satellite Dish).

A single or group of satellite parabolic (or dish) antennas. These dishes are mounted to a supporting device that may be a pole or truss assembly attached to a foundation in the ground, or in some other configuration. A satellite earth station may include the associated separate equipment shelters necessary for the transmission or reception of wireless communications signals with satellites. Satellite earth stations of one (1) meter or less are used primarily for the purposes of home entertainment and personal data systems.



Telecommunications Master Plan.

A plan developed to enforce applicable development standards, State statutes and Federal regulations related to the deployment of wireless telecommunications infrastructure.

Temporary Wireless Telecommunications Facility (Temporary WTF).

A WTF which is to be placed in use for a limited period of time, is not deployed in a permanent manner, and does not have a permanent foundation.

Tower.

A freestanding structure designed solely to support an antenna(s) or antenna platform(s).



Wireless Communications.

Any personal wireless service, which includes, but is not limited to, cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), unlicensed spectrum services utilizing Part 15 devices (i.e., wireless internet services) and paging.

Wireless Communication Facility (WCF).

Any fixed location for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually consisting of an antenna or group of antennas, feed lines, telephone lines, and equipment shelters, and may include an antenna-supporting structure.

Wireless Communication Facility, Attached.

An antenna or antenna array that is secured to an existing building or structure with any accompanying pole or device which attaches it to the building or structure, feed lines, and equipment, which may be located either on the roof or inside or outside of the existing building or structure. An attached wireless communications facility is considered to be an accessory use to the existing principal or structure use on a site.

Wireless Communications Facility, Concealed Attached.

An attached wireless communications facility, ancillary structure, or WCF equipment compound that is not readily identifiable as such, and is designed to be aesthetically compatible with existing and proposed buildings on a site. A concealed attached facility includes, but is not limited to, flush-mounted antenna and feed lines painted to match the color of a building or structure, faux windows, dormers or other architectural features that blend with an existing or proposed building or structure.



Wireless Communications Facility, Concealed Freestanding.

A wireless communications facility, ancillary structure, or WCF equipment compound that is not readily identifiable as such, and is designed to be aesthetically compatible with existing and proposed uses on a site. A concealed facility may have a secondary function, including, but not limited to, the following: church steeple, windmill, bell tower, clock tower, cupola, light standard, flagpole with a flag, or tree.



Wireless Communications Facility, Nonconcealed Attached.

A nonconcealed attached wireless communication facility is one that is readily identifiable, such as a pole with a



mounting platform containing panel antennas, attached to a roof and/or rising above the roofline of a building.

Wireless Communications Facility, Nonconcealed Freestanding.

A freestanding wireless communication facility, ancillary structure, or WCF equipment compound that is readily identifiable, such as a monopole or lattice tower.



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), Aviation Business Center (ABC), Business Park (BP), 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), Mobile Home Park (MHP), and Park (P) Zones.

15.480.030 Review and Approval Process

A. Permits Required.

Any application submitted pursuant to this chapter shall be evaluated by the Director in accordance with the City's Wireless Telecommunication Master Plan (plan) to confirm consistency with the plan. The City's plan, a copy of which is on file with the City Clerk, was adopted on December 14, 2004, and may be amended and revised by a resolution.

1. **Building/Electrical Permits.** A building and/or electrical permit is required for all WCFs.
2. **Minor Conditional Use Permits (Minor CUP).** A Minor Conditional Use Permit is required for the following as outlined in subsections (B) and (C) of this section: new freestanding concealed antenna-support structures in low intensity zones, provided such facility is allowed per subsection (C) of this section.
3. **Major Conditional Use Permits (Major CUP).** A Major Conditional Use Permit is required for the following as listed in subsections (B) and (C) of this section: flush-mounted collocations on existing nonconcealed WCFs.
4. **Variance.** A variance from the standards regarding height, aesthetics (including concealment), equipment enclosures and the dimensions of freestanding poles specified in this chapter may be granted only pursuant to the criteria set forth in

SMC 15.115.010(D). The permit process for any facility applying for a variance from such standards shall be a Major Conditional Use Permit. A variance from the standards regarding setbacks, landscaping, and fencing specified in this chapter may be granted, subject to the criteria and process set forth in SMC 15.115.010(B).

5. **Other Permits.** In addition to the permits listed above and in the table in subsection (B) 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.
6. **Independent Review.** The City may, at the applicant's expense, have an independent radio frequency engineer or other qualified consultant review all materials submitted for review by the City. WCF review by the independent radio frequency engineer is subject to the following:
 - a. The cost for independent review shall be paid by the applicant.
 - b. The reviewer may request from the applicant additional information to that listed in the submittal requirements if, in the reviewer's opinion, such information is necessary for the review.
 - c. Based on the results of the independent review, the approving authority may require changes to the applicant's application or submittals.
 - 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 WCF complies with the applicable approval criteria set forth in this chapter and any other applicable City codes.
 - v. Whether the proposed WCF complies with applicable State and Federal guidelines.
 - vi. Other items deemed by the City to be relevant to determining whether a proposed wireless communications facility complies with the provisions of this chapter and any other applicable City codes.

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

	Concealed Attached WCF	Concealed Collocation on Existing Concealed Freestanding WCF	New Concealed Freestanding WCF	Mitigation of Existing WCF	Flush-Mounted Collocation on an Existing Nonconcealed WCF¹	Antenna Element Replacement or Combining²
Low Intensity Zones³						
UL	Building/ Electrical	Building/ Electrical	Minor CUP and Building/ Electrical	Building/ Electrical	Major CUP and Building/ Electrical	Building/ Electrical
UM	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	1	Building/Electrical
UH	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	1	Building/Electrical
MHP	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	1	Building/Electrical
T	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	1	Building/Electrical
P	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	1	Building/Electrical
O/C/MU	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	1	Building/Electrical
NB	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
High Intensity Zones						
I	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
BP	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
ABC	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/ Electrical
CB	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
CB-C	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
O/CM	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical

1. The City is not aware of any existing WCFs in these zoning districts; however, if one does exist, then it shall be subject to the same regulations as the UL zone.
2. Provided there is no increase in the number of feed lines, and/or the size of number of antennas, or in the aesthetic impact of the replacement. See SMC 15.480.090(C) for specifics.
3. See subsection C of this section for restrictions on residentially zoned property that is vacant or contains a residential use.

- C. In residential zones, new concealed freestanding antenna-supporting structures shall only be permitted on lots whose principal use is not 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 WCF and WCF equipment that can be located on residentially zoned properties containing various uses:

Use within a Residential Zone	Concealed Attached WCF	Concealed Free-standing WCF	Equipment Enclosure
Single-Family Residence	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 WCF 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.

** 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 WCF that is compatible with adjacent uses and the character of the area.

*** Based on the process for the WCF.

15.480.040 Siting Hierarchy

A. Siting of a WCF shall be in accordance with the following siting alternatives hierarchy, with the exception of mitigation of an existing nonconcealed WCF, which shall be in accordance with subsection (C) of this section:

1. **A Concealed Attached WCF.**

2. **In Certain Rights-of-Way.**

- a. Concealed collocation on an existing concealed freestanding WCF;
- b. Concealed freestanding WCF.

3. **Collocation or Freestanding.**

- a. Concealed collocation on an existing concealed freestanding WCF;
- b. Concealed freestanding WCF;
- c. Flush-mounted collocation on an existing nonconcealed WCF.

- B. The order of ranking preference, from highest to lowest, shall be subsections (A)(1), (A)(2)(a), (A)(2)(b), (A)(3)(a), (A)(3)(b), and (A)(3)(c) of this section, except for mitigation of an existing nonconcealed WCF which is described in subsection (C) of this section. Where a lower ranking alternative is proposed, the applicant must file relevant information as indicated in SMC 15.480.100(A)(3)(f) and (g) including, but not limited to, an affidavit by a radio frequency engineer demonstrating that despite diligent efforts to adhere to the established hierarchy within the geographic search area, higher ranking options are not technically feasible or justified given the location of the proposed wireless communications facility.

Where a freestanding WCF is permitted, then the order of ranking preference for the freestanding WCF shall be (A)(2)(a), (A)(2)(b), (A)(3)(a), (A)(3)(b), and (A)(3)(c). Where a lower ranking alternative is proposed, the applicant must file relevant information as indicated in SMC 15.480.100(A)(3)(f) and subsection (C)(2) of this section, and demonstrate higher ranked options are not technically feasible, or justified given the location of the proposed wireless communications facility, and the existing land uses of the subject and surrounding properties within three hundred (300) feet of the subject property.

- C. An exception to the hierarchy shall occur in those cases where mitigation of an existing nonconcealed WCF would occur. Mitigation (replacement of an existing nonconcealed facility with a concealed facility in full compliance with the current code) is encouraged by the City to reduce the visual impact of existing nonconcealed facilities and is subject to the following benefits:
1. Expedited permit review;
 2. Waiver of all planning, building and electrical permit fees except for independent review fees, if applicable;
 3. Height bonus per SMC 15.480.070.

15.480.050 Attached WCFs – Specific Development Standards

A. **Attached Concealed WCF.**

1. **Height.** The height of attached concealed WCFs shall not exceed twenty (20) feet above the existing building or water tower. The additional height shall not exceed applicable FAA limitations.
2. **Antenna Aesthetics.** If the antenna is attaching onto the wall, rooftop or other side of an existing building or structure, then the antenna shall be flush-mounted, encased, and designed to match the principal structure or building on which it is affixing. The antenna shall not extend more than fifteen (15) inches from the side

of the building to which it is affixing, measured from the outside of the building wall to the inside or backing of the antenna.

If the antenna cannot be flush mounted to the existing building or water tower, then a faux parapet, elevator shaft, chimney or other similar architectural feature may be designed and constructed for the purposes of attaching and/or concealing the antenna to the existing structure or building. Faux designs shall match and blend with the color, texture and architectural features of the existing structure or building.

3. **Feed Lines.** Feed lines shall not be seen from pedestrian or higher elevation views. Feed lines shall be contained within a principal building or encased and the encasement painted to blend and match the design, color, and texture of the facade, roof, wall or structure to which they are affixing. Feed lines may be painted rather than encased and painted if the Director determines that the visual impact is lessened through this method. Unless they are located inside an enclosed compound, feedlines between the base of a tower or building and the ground equipment shall be located underground.

15.480.060 Collocated WCFs – Specific Development Standards

A. Collocation on an Existing Concealed Freestanding WCF.

1. **Height.** The height of WCFs collocating on existing concealed antenna-supporting structures shall not exceed a maximum height of sixty (60) feet in a low intensity zone and eighty (80) feet in a high intensity zone; and shall not exceed applicable FAA height limitations.
2. **Antenna Aesthetics.** Antenna shall match the overall design of the approved concealed freestanding WCF.
3. **Equipment Enclosures.** Shall be installed according to the master site plan for the equipment compound and subject to the development standards of SMC 15.480.090.
4. **Feed Lines.** Shall be installed inside the concealed antenna supporting structure and shall not be visible.
5. **Intensity.** The number of concealed antenna arrays on a concealed freestanding WCF shall not be limited; provided, that the increased number of antenna and/or equipment enclosures meet the following criteria:
 - a. The increased number of antennas and/or equipment enclosures does not lessen the ability of the site to meet the requirements for concealment and screening;

- b. The site is sized and located so that the increased number of antennas and/or equipment enclosures does not negatively impact adjacent properties in any of the following manners:
 - i. Removal of existing mature landscaping necessary to screen the site;
 - ii. Exceeding the site's capacity to combine and coordinate equipment compounds in an orderly manner; or
 - iii. Creating a number of accessory buildings, or size of accessory building, on a site, either of which would be unusual and visually intrusive to the character of a neighborhood or area.

B. Collocation on an Existing Nonconcealed Freestanding WCF.

1. **Existing Capacity.** Collocation on an existing nonconcealed freestanding WCF shall only be allowed where:
 - a. A higher-ranked installation is not technically feasible;
 - b. The facility was built with the structural capacity for the additional facility and no structural upgrades will be required for such collocation.
2. **Height.** Antennas shall not exceed the height of the antenna supporting structure on which it is affixing.
3. **Antenna Aesthetics.** New antenna installations shall be flush-mounted onto existing WCFs.
4. **Setbacks.** Equipment enclosures and all ancillary equipment are required to meet the setbacks of the underlying zoning district.
5. **Landscaping.** Landscaping shall be brought into compliance with the standards described in SMC 15.480.090(G).
6. **Feed Lines.** Shall be concealed to the greatest extent possible.
7. **Intensity.**
 - a. In High Intensity Zones. The maximum number of platforms shall be four (4).
 - b. **In Low Intensity Zones.** The maximum number of platforms shall be two (2), except where the Director determines that a lower number is needed to protect the character of the existing neighborhood.

15.480.070 Mitigation – Specific Development Standards

A. Development Standards.

1. **Height.** The height for a WCF approved for mitigation may exceed the height of the tallest freestanding WCF that is being mitigated by a maximum of twenty (20) feet and may exceed the height of the tallest attached WCF that is being mitigated by a maximum of ten (10) feet.
2. **Aesthetics.** Mitigated facilities shall meet all code requirements for the type of facility being mitigated.
3. **Equipment Compounds.** The existing equipment compound shall be brought into compliance with standards described in SMC 15.480.090(B).
4. **Equipment Enclosures.** All existing equipment shelters shall be brought into compliance with standards described in SMC 15.480.090(A) and (B).
5. **Screening.** Landscaping and fencing shall be brought into compliance with the standards of SMC 15.480.090(F) and (G).
6. **Feed Lines.** Shall be installed inside the concealed antenna supporting structure and shall not be visible.
7. **Incentives.** Mitigation is subject to the incentives listed in SMC 15.480.040.

15.480.080 New Concealed Freestanding WCFs – Specific Development Standards

A. Height.

1. **Low Intensity Zones.** The maximum height shall be sixty (60) feet, including foundations, but excluding lightning rods or lighting as required by the FAA.
2. **High Intensity Zones.** The maximum height shall be eighty (80) feet, including foundations, but excluding lightning rods or lighting as required by the FAA.

- B. **Aesthetics.** Any new freestanding antenna-supporting structure must be a concealed freestanding antenna-supporting structure as defined in SMC 15.480.020 and shall be configured, located and designed to complement or match adjacent structures and landscapes with specific design considerations such as architectural designs, height, scale, color, and texture. The concealment design shall minimize visual impact through quality of materials and close resemblance to: (1) adjacent landscaping, (2) a feature that is commonly associated with the primary use of the property, or (3) a pedestrian amenity appropriate to the area, such as a light pole, clock tower, fountain or water feature. Up to three (3) design concepts may be required to be submitted for consideration, with the final design being determined by the Director based on positive visual impact and appropriateness to the context of the site.

C. Setback.

1. Equipment enclosures and all ancillary equipment is required to meet the setbacks of the underlying zoning district.
2. Within the Urban Center, new support structures shall be located as far to the rear of the site as the setbacks will allow, to preserve as much of the site as possible for future development.
3. On properties fronting Angle Lake, or containing other amenities, new support structures shall be located to preserve open space, views, and future site development potential.
4. Setback departures may be allowed by the Director for pedestrian amenities whose placement closer to the property line provides a public benefit.

D. Feed Lines. Shall be installed inside the concealed antenna supporting structure and shall not be visible.

E. Intensity. The number of antennas on a new concealed freestanding WCF shall not be limited; provided, that the following criteria shall be met:

1. The increased number of antennas and/or equipment enclosures does not lessen the ability of the site to meet the requirements for concealment and screening;
2. The site is sized and located so that the increased number of antennas and/or equipment enclosures does not negatively impact adjacent properties in any of the following manners:
 - a. Removal of existing mature landscaping necessary to screen the site;
 - b. Exceeding the site's capacity to combine and coordinate equipment compounds in an orderly manner;
 - c. Creating a number of accessory buildings or a size of accessory building on a site, either of which would be unusual and visually intrusive to the character of a neighborhood or area.

F. In Rights-of-Way.

1. **Antenna-Supporting Structure.** Only concealed, freestanding WCFs will be permitted in designated rights-of-way per subsection (F)(4)(d) of this section. No utility wires may be attached to the concealed freestanding WCF.
2. **Height.**

- a. **Rights-of-Way in Low Intensity Zones.** No antenna-supporting structure, including the wireless antenna, shall exceed a height of forty-five (45) feet measured from the base of the pole.
 - b. **Rights-of-Way in High Intensity Zones.** No antenna-supporting structure, including the wireless antenna, shall exceed a height of fifty-five (55) feet measured from the base of the pole.
 - c. If a right-of-way is abutted by both high and low intensity zones, the right-of-way shall be considered to be in a low intensity zone.
- 3. **Dimensions.** Concealed freestanding WCFs in rights-of-way must be tapered and shall measure no more than twenty-six (26) inches in diameter at the base and shall taper to no more than eighteen (18) inches diameter at the top of the pole.
- 4. **Intensity and Location.**
 - a. The number of WCFs located on a freestanding antenna-supporting structure in the right-of-way shall be limited to two (2), unless it can be shown that the criteria in subsection (D) of this section are met.
 - b. Where possible, freestanding antenna-supporting structures in the right-of-way shall be located at property line extensions rather than in front of a residential or retail commercial structure.
 - c. Freestanding antenna-supporting structures in the right-of-way shall be separated by a minimum of one hundred (100) feet and sited so that no more than one (1) such structure is located adjacent to any one (1) single-family property.
 - d. Freestanding antenna-supporting structures shall only be located in right-of-way areas approved by the Public Works Department based on case-by-case review of a site in relation to existing and proposed utilities, road width, and safety considerations. Generally, a freestanding antenna-supporting structure shall not be allowed on an arterial street where utilities have been placed underground or are anticipated to be placed underground.
- G. **Pedestrian Amenity.** Freestanding antenna-supporting structures that incorporate a pedestrian amenity appropriate to the area, such as bus shelter, street furniture, pedestrian street lighting, clock tower, fountain or water feature are encouraged. Design for such WTF in a right-of-way must meet the approval of the Director and the Director of Public Works. WTF with pedestrian amenities shall be subject to the following benefits:
 - 1. Expedited review;

2. Refund of planning and building permit fees upon design approval, except for independent review fees, if applicable.

15.480.090 General Development Standards for All WCFs

All WCFs shall be subject to the following:

A. Equipment Enclosures.

1. Each service provider shall be limited to an equipment enclosure installation not to exceed three hundred sixty (360) square feet in area at each WCF site.
2. All new equipment enclosures shall be part of a master site design for the equipment compound.
 - a. The design shall coordinate the placement of the equipment enclosures so that enclosures are contiguous or otherwise organized to minimize aesthetic impacts to the property.
 - b. If a site is being designed for multiple known providers, one (1) accessory building with multiple compartments to serve the total number of collocation tenants and their designated equipment or equipment enclosures may be required by the City.
3. Equipment enclosures shall be concealed from pedestrian or higher elevation views through one (1) of the following methods. The approved method shall offer the most appropriate concealment of the equipment or equipment enclosure for the site as determined by the Director.
 - a. For attached WCFs:
 - i. Located within the principal building on the site;
 - ii. Located behind a wall, parapet, louvers or other concealment materials meeting the intent of concealing the equipment or equipment enclosure on the rooftop or ground from pedestrian and higher elevation views.
 - b. For freestanding antenna-supporting structures:
 - i. Located underground or below grade, with the access to the site concealed in one (1) of the following manners:
 - (A) The access is no more than eighteen (18) inches above grade; or

- (B) The access is concealed by landscaping, grade, placement out of view, or by treatment as a pedestrian amenity.



Underground Equipment Enclosure



Access Concealed Through Grade



- ii. Enclosed within an accessory building compatible with the architectural features of the principal building or structure, such as building materials, roof pitch, and siding color and texture. This option shall be required in low intensity zones, unless another option contained in this section is approved as an alternative by the Director if the equipment is not visible from pedestrian or high-elevation views. The accessory building may have a secondary function ancillary to the principal building or structure of the concealed WCF that it serves.
 - iii. Surrounded by an opaque fence constructed of cedar or other high-quality fencing material meeting the criteria of subsection (F) of this section as approved by the Director.
4. **In Rights-of-Way.** When a WCF is located in the right-of-way, equipment enclosures shall be located underground, below grade or on adjacent property, per the standards of subsection (A)(3) of this section, unless an exemption is granted as described below. The approved method shall offer the best concealment of the equipment enclosure for the site as determined by the Director.

The Director and the Director of Public Works may approve an above-ground equipment enclosure if the total installation comprises less than six (6) cubic feet and if the installation is more appropriate than an underground facility due to existing vegetation, the location of

existing infrastructure, construction impacts, or other similar factors. In all cases, an above-ground equipment enclosure shall be mounted to the ground, not mounted or attached to a pedestal, and the cumulative size of all equipment shall not exceed six (6) cubic feet.

B. Equipment Compound.

1. All compounds shall be screened from pedestrian or higher elevation view, as determined by the Director, by utilizing a matching design of opaque screening, such as cedar or other approved high quality fencing material per subsection (F) of this section, through topography, through planting of new landscaping, and/or through retention of existing mature landscaping. All fencing shall be located inside of any required landscaping.
2. The WCF equipment compound shall not be used for the storage of any excess equipment or hazardous waste (i.e., discarded batteries), nor be used as habitable space. No outdoor storage yards shall be allowed in a WCF equipment compound.

C. Addition or Upgrade of Equipment on a Legal Nonconforming Site.

1. Freestanding WCF.

- a. **Existing Antennas and/or Feed Lines.** Upgrades of existing antennas and feed lines on legal nonconforming freestanding WCF shall be allowed, provided the number, approximate size, and visual impact of antennas and feed lines are not increased.

Addition or expansion of equipment cabinets or enclosures shall be allowed only if the carrier's existing and proposed equipment enclosure/compound meets the standards for screening in this code.

- b. **New Antennas and/or Feed Lines.** Addition of new antennas and feed lines on legal nonconforming freestanding WCF shall be allowed on existing platforms as follows:
 - i. **Permitted.** Antennas vested under a valid permit shall be allowed to be installed per that permit's approval and conditions.
 - ii. **Interim Permit with Agreement for Future Upgrade.** Antennas that exceed the number on the existing platform, but do not exceed the capacity of the existing platform, shall be allowed to be added on an interim basis, providing:
 - (A) An agreement is signed by the provider to upgrade the freestanding facility to a concealed facility meeting the full requirements of this code within three (3) years;

- (B) The size of the antennas and feed lines are comparable to those on the existing platform.

Where an agreement has been signed to upgrade to a concealed facility within three (3) years, equipment may be upgraded and/or added within a compound without the requirement for new landscaping. Opaque fencing may be required.

2. **Attached WCF.**

- a. **Within the Urban Center** – Existing or New Antennas and/or Feed Lines. Upgrades to antennas and feed lines for existing nonconcealed antennas within the Urban Center shall be required to meet the full standards of this code.

Addition or expansion of equipment cabinets or enclosures shall be allowed, only if the carrier's new and existing equipment meet the standards for screening in this code.

- b. **Outside the Urban Center** – Existing Antennas and/or Feedlines. Upgrades of existing nonconcealed antennas outside the Urban Center shall be allowed, provided the number, approximate size, and visual impact of antennas and feed lines are not increased.

Addition or expansion of equipment cabinets or enclosures shall be allowed only if the carrier's existing and proposed equipment enclosure/compound meets the standards for screening in this code.

- c. **Outside the Urban Center** – New Antennas and/or Feedlines. Addition of new antennas on nonconcealed arrays outside the Urban Center shall be subject to the standards of subsection (C)(1)(b) of this section.

- 3. **Addition of Generators to Sites.** Addition of generators to existing legal nonconforming sites shall be allowed within a compound; provided, that all equipment screening and landscaping standards contained in this chapter are met.
- 4. **Addition of E-911 Enhancement Equipment to Site.** Addition of E-911 enhancement equipment shall be allowed on legal nonconforming sites providing that attachments on support structures or addition to ground equipment shall meet all City WCF standards for concealment and screening.

- D. **Signage.** The only signage that is permitted upon an antenna-supporting structure, equipment enclosure, shelter, or fence (if applicable) shall be informational, and for the purpose of identifying the antenna-supporting structure, such as antenna structure registration (ASR) number, as well as the party responsible for the operation and maintenance of the facility, its current address and telephone number, security or safety

signs, and property manager signs (if applicable). A twenty-four (24) hour emergency contact name and number is required to be posted on the site. If more than two hundred twenty (220) voltage is necessary for the operation of the facility and is present in a ground grid or in the tower, signs located every twenty (20) feet and attached to the fence or wall shall display in large, bold, high contrast letters (minimum height of each letter: four (4) inches the following: “HIGH VOLTAGE – DANGER.” WCFs and WCF equipment compounds shall be constructed and maintained in conformance with all applicable building code requirements.

E. **Setbacks.**

1. **Low Intensity Zones.** For new antenna-supporting structures, the required setbacks shall be measured from the base of the antenna-supporting structure or from the edge of the equipment shelter or compound, whichever is closer to the property line. The setbacks shall be a minimum of twenty (20) feet on all sides.
2. **High Intensity Zones.** For new antenna-supporting structures, the required setbacks shall be measured from the base of the antenna-supporting structure or from the edge of the equipment shelter or compound, whichever is closer to the property line. The minimum setbacks shall be as follows:
 - a. Front: Ten (10) feet;
 - b. Side: Five (5) feet;
 - c. Rear: Five (5) feet.

The setbacks shall be a minimum of twenty (20) feet on the sides adjacent to low intensity zones.

For new WCFs located on existing buildings, the WCF shall be allowed to project into the setback; provided, that such projection does not exceed twelve (12) inches.

F. **Fencing.** Fences are not required, unless utilized for required screening of an equipment enclosure or compound. Where required, fences shall meet the following criteria:

1. Materials shall be weather-resistant.
2. Materials and design shall be appropriate to the character of the site.
3. Unless otherwise specified, fencing shall be a maximum of six (6) feet in height, or one (1) foot taller than the proposed equipment enclosure, whichever is greater. In no case shall the fence be taller than eight (8) feet.

4. Barbed, or other types of security wire are prohibited.
5. All fencing shall be located inside of any required landscaping.

The Director may specify the size, type and materials to be used for the fencing to ensure compatibility with the surrounding neighborhood.

G. Landscaping.

1. **Low Intensity Zones.** For freestanding WCFs, and ground-based equipment, landscaping shall be Type I, ten (10) feet, on all sides. In all cases, the landscaping shall be located on the outside of any fence that is used. Irrigation shall be required per SMC 15.445.140.

Landscaping standards may be modified at the discretion of the Director, in cases where the need for landscaping is eliminated by adequate natural screening, existing landscape buffers, topography, the placement of the WCF among buildings, or other suitable screening as determined by the Director.

2. **High Intensity Landscaping.** For freestanding WCFs and ground-based equipment, the street frontage landscaping shall be Type II, ten (10) feet, and side and rear landscaping shall be Type II, five (5) feet. Where adjacent to low intensity zones, new support structures shall provide ten (10) feet of Type II landscaping on that side(s). In all cases, the landscaping shall be located on the outside of any fence that is used. Irrigation shall be required per SMC 15.445.140.

Landscaping standards may be modified at the discretion of the Director, in cases where the need for landscaping is eliminated by adequate natural screening, existing landscape buffers, topography, the placement of the WCF among buildings, or other suitable screening as determined by the Director.

H. Lighting.

1. Only lighting required by FAA regulations, as supported by the “Determination of no hazard” document issued by the same agency, is allowed on support structures or antennas. Where lighting is required by FAA regulations, the light source shall be hooded or directed to shield adjacent properties, except where prohibited by FAA regulations. Any lighting required by the FAA must be of the minimum intensity and number of flashes per minute (i.e., the longest duration between flashes) allowable by the FAA. Dual lighting standards are required and strobe light standards are prohibited unless required by the FAA.
2. Any security lighting for on-ground facilities and equipment shall be user-operated or motion-activated only.

- I. **Noise.** WCFs shall meet all existing noise standards as per SMC 15.460.020. In addition, noise levels shall not exceed ambient noise levels when measured at the property boundaries except in designated emergencies or for emergency generator testing. Generator testing is allowed only between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday.
- J. **Parking.** Parking for one (1) maintenance vehicle shall be provided on site or allowed for in the site lease unless on-street parking is available adjacent to the site.
- K. **Public Safety.** Any applicant for facilities under this section shall certify that such proposed facility shall comply with all applicable Federal regulations regarding interference protection, including but not limited to Federal regulations regarding adjacent channel receiver (blanket) overload and intermodulation distortion as specified in SMC 15.480.100(A)(3)(h).
- L. **Maintenance.** All required landscaping shall be maintained as per SMC 15.445.150. In addition, painted or otherwise coated surfaces and concealment treatments shall be continually maintained or the structure shall be subject to removal at the expense of the responsible party.
- M. **Abandonment.** Any WCF that is abandoned shall be reported immediately to the Director by the service provider. The service provider shall include documentation of the date that use of the WCF was discontinued. The service provider shall remove the abandoned WCF and restore the aboveground site features to their pre-existing condition within six (6) months of the abandonment, unless another service provider commits to using the site/facility as specified below. If the abandoned WCF is not removed and the site restored within the specified time frame, the City may conduct the removal and/or restoration at the service provider's expense. If there are two (2) or more users of a single WCF, then this provision shall not become effective until all users cease using the WCF. If another service provider has committed to continue the use of the abandoned WCF, the abandoned WCF does not need to be removed; provided, that:
 - 1. A letter of intent to operate the abandoned facility is submitted to the City by the new service provider; and
 - 2. The WCF is put into service, or an application for a WCF has been submitted within three (3) months of the letter of intent, and is actively being pursued.

15.480.100 Submittal Requirements for All WCFs

- A. **General.** This section shall apply to all WCFs except antenna element replacements and combining. Antenna element replacements and combining submittal requirements are located in SMC 15.480.100(D).

Prior to application submittal, an applicant must attend a preapplication meeting before the City's Development Review Committee.

1. With each application, the applicant shall provide an inventory of its existing antenna-supporting structures that are within the jurisdiction of the City and/or within one-quarter (1/4) mile of the border thereof, including specific information about the location, height, design, and performance specifications of each tower or monopole. The Department shall maintain a file containing this information, which will be available for review by applicants.
2. Each application shall illustrate and describe the WCF installation as it will be when fully deployed, even if the construction or installation will occur in phases.
3. Each WCF application for an attached, collocation, mitigated or freestanding WCF shall include the following:
 - a. Proposed maximum height of the proposed WCF, including individual measurement of the base, the antenna supporting structure and lightning rod.
 - b. A written statement detailing the antenna mounting elevations and power levels of the proposed antenna and all the mounting elevations and power levels of any other facilities on the subject property.
 - c. Photo-simulated post construction renderings of the proposed antenna-supporting structure, equipment enclosures, and ancillary structures from locations to be determined during the preapplication meeting (but shall, at a minimum, include renderings from the vantage point of any adjacent roadways and occupied or proposed nonresidential or residential structures), proposed exterior paint and stain samples for any items to be painted or stained, exterior building material and roof samples (all mounted on color board no larger than eleven (11) inches by seventeen (17) inches). If requested, materials detailing the locations of existing wireless communications facilities to which the proposed antenna will be a hand-off candidate; including latitude, longitude, and power levels of the proposed and existing antenna.
 - d. A map showing the designated geographic search area and a statement that the included search area map is, in fact, the same as used to identify the proposed site.
 - e. A radio frequency propagation plot indicating the existing and proposed signal coverage of existing and proposed wireless communications sites, coverage prediction, and design radius.
 - f. A written certification from the applicant's radio frequency (RF) engineer that the proposed facility's coverage or capacity potential cannot be achieved by a higher ranked alternative, if any. This certification shall not

be required in cases where the City and the applicant mutually agree that higher ranked alternatives are not feasible.

- g. Any other documentation, evidence, or materials necessary to demonstrate compliance with the applicable approval criteria set forth in this chapter as the applicant deems necessary.
- h. Interference with Public Safety Communications. Each owner and applicant for a WCF shall agree in a written statement to the following:
 - i. Comply with good engineering practices as defined by the FCC in its rules and regulations.
 - ii. Comply with FCC regulations regarding susceptibility to radio frequency interference, frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements, and any and all other Federal statutory and regulatory requirements relating to radio frequency interference (RFI).
 - iii. In the case of an application for collocation of facilities or the placement of a new WCF on a building or water tower containing an existing WCF, the applicant, together with the owner of the subject site, shall provide a composite analysis of all users of the site to determine that the applicant's proposed facilities will not cause radio frequency interference with the City's public safety communications equipment and will implement appropriate technical measures, as described in subsection (A)(3)(h)(iv)(A) of this section, to attempt to prevent such interference.
 - iv. Whenever the City has encountered radio frequency interference with the City's public safety communications equipment, and the City reasonably believes that such interference has been or is being caused by one (1) or more WCFs, the following steps shall be taken:
 - (A) The City shall provide notification to all WCFs operating in the City of possible interference with the public safety communications equipment, and upon such notifications, the owners shall reasonably cooperate with the City and among themselves to investigate and mitigate the interference, if any, utilizing the procedures set for in the joint wireless industry-public safety "Best Practices Guide," released by the FCC in February 2001, including the good engineering practices, as may be amended or revised by the FCC from time to time.

(B) If any WCF owner fails to cooperate with the City in complying with the owner's obligations under this subsection or if the FCC makes a determination of radio frequency interference with the City's public safety communications equipment, the owner who failed to cooperate and/or the owner of the WCF which caused the interference shall be responsible, upon FCC determination of radio frequency interference, for reimbursing the City for all costs associated with ascertaining and resolving the interference, including but not limited to any engineering studies obtained by the City to determine the source of the interference. For the purposes of this subsection, failure to cooperate shall include failure to initiate any response or action as described in the "Best Practices Guide" within twenty-four (24) hours of City's notification.

- i. Prior to issuance of a building permit, proof of FAA compliance with Subpart C of the Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace.
- j. All applications for WCFs shall comply with all applicable FAA and Federal Communication Commission (FCC) regulations.

B. **Attached WCFs and Collocations.** In addition to SMC 15.480.090 the following is also required:

- 1. Certification furnished by a registered professional engineer licensed in the State of Washington that the WCF or structure has sufficient structural integrity in accordance with the latest published EIA/TIA codes and windspeed criteria for the district in which it is to be located to support the proposed antenna and feed lines in addition to all other equipment located or mounted on the structure.
- 2. A signed statement (including the signature's qualifications) shall be included by a party representing the antenna-supporting structure's owner or owner's agent certifying that the radio frequency emissions of the proposal comply with FCC standards for such emissions, both individually and cumulatively and with any other facilities located on or immediately adjacent to the proposed facility.

C. **Freestanding WCFs, and Mitigation of WCFs.** In addition to SMC 15.480.090 the following is also required:

- 1. A signed statement from the antenna-supporting structure owner agreeing to allow the collocation of other wireless equipment on the proposed antenna-supporting structure, if the structure is designed for collocation.
- 2. If an attached structure or collocation is higher on the hierarchy than a proposed freestanding structure proposed for the WCF, a copy of the following notice, with

any and all responses or a statement that no responses were received, must be mailed by the applicant to all other wireless providers licensed to provide service within the City of SeaTac, and to the property owners of all existing structures exceeding forty (40) feet in height within one thousand (1,000) feet of the proposed site:

Pursuant to the requirements of the City of SeaTac Municipal Code 15.480.100(C)(2), (wireless provider) is hereby providing you with notice of our intent to apply to the City of SeaTac to construct a wireless communications support structure at (address). The proposed support structure will be approximately ___ feet in height for the purpose of providing (type of service) service.

Please inform us whether you have any existing structures or wireless support structures in the vicinity of our proposed facility that may be available for our use. Please provide this information to us within ten working days from the date of this letter. If we receive no response from you within that time, we shall assume that you do not wish to pursue a wireless communications facility at this site.

3. A copy of the mailing labels, or a list of the names and addresses of the recipients of the notice described above.
4. A report and supporting technical data demonstrating that all antenna attachments and collocations as identified in the Master Plan inventory, including all potentially usable antenna-supporting structures, and other elevated structures within the proposed service area, and alternative antenna configurations have been examined, and found not to be acceptable, and the reasons such antenna-supporting structures, and other elevated structure are not acceptable. Costs of concealment technology that exceed facility development costs shall not be presumed to render the technology unsuitable. The report shall consist of one (1) or more of the following applicable findings, with supporting documentation:
 - a. No existing wireless communications facilities located within the geographic search area meet the applicant's engineering requirements, and why.
 - b. Existing wireless communications facilities are not of sufficient height to meet the applicant's engineering requirements, and cannot be increased in height.
 - c. Existing wireless communications facilities do not have sufficient structural integrity to support the applicant's proposed wireless communications facilities and related equipment, and the existing facility cannot be sufficiently improved.

- d. Other limiting factors that render existing wireless communications facilities unsuitable.
 - e. Technical data included in the report shall include certification by a registered professional engineer licensed in the State of Washington or other qualified professional, which qualifications shall be included, regarding service gaps or service expansions that are addressed by the proposed WCF, and accompanying maps and calculations demonstrating the need of the proposed WCF.
5. The applicant shall provide simulated photographic evidence of the proposed WCF's appearance from any and all residential areas within one thousand five hundred (1,500) feet and vantage points, as chosen by the Director, including the facility types the applicant has considered and the impact on adjacent properties including:
- a. Overall height;
 - b. Configuration;
 - c. Physical location;
 - d. Mass and scale;
 - e. Materials and color;
 - f. Illumination.

The applicant shall provide a statement describing potential visual and aesthetic impacts of the proposed WCF on all adjacent residential zoning districts.

6. Certification furnished by a registered professional engineer licensed in the State of Washington, that the WCF has sufficient structural integrity to accommodate the required and proposed number of collocations.
7. Identification of the intended service providers of the WCF.
- D. **Antenna Element Replacements or Combining.** Any applicant seeking to replace any existing antenna elements on a WCF, shall, prior to making such modifications, submit the following:
- 1. A written statement from the applicant setting forth the reasons for the modification.

2. A description of the proposed modifications to the WCF, including modifications to antenna element design, type and number, as well as any additional feed lines from the base of the WCF to such antenna elements.
3. A signed statement (including the signature's qualifications) shall be included by a party representing the antenna-supporting structure's owner or owner's agent certifying that the radio frequency emissions of the proposal comply with FCC standards for such emissions, both individually and cumulatively and with any other facilities located on or immediately adjacent to the proposed facility.
4. A stamped or sealed structural analysis of the existing WCF prepared by a registered professional engineer licensed by the State of Washington indicating that the existing antenna-supporting structure as well as all existing and proposed appurtenances meets Washington Building Code requirements (including windloading) for the antenna-supporting structure.

Division V. Design Standards

CHAPTERS:

- 15.500 Small Lot Single-Family Design Standards**
 - 15.505 Townhouse and Duplex Development Design Standards**
 - 15.510 Multi-Family Housing Design Standards**
 - 15.515 Special Design Standards for the ABC, CB-C, UH-UCR and O/CM Zones**
 - 15.520 Mixed Use Development Design Standards**
 - 15.525 Business Park Design Standards**
 - 15.530 High Capacity Transit Facilities Design Standards**
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Chapter 15.500

Small Lot Single-Family

SECTIONS:

15.500.005 Purpose

15.500.010 Authority and Application

15.500.100 Small Lot Single-Family Standards

15.500.200 Departures from the Small Lot Single-Family Standards

15.500.005 Purpose

To allow for small lot single-family development within the UM and UH zones, as an alternative to multi-family housing.

15.500.010 Authority and Application

Small lot single family development is only allowed within the UM and UH zones. The provisions of this chapter shall apply to all small lot single family development. These standards shall supersede existing regulations elsewhere in SMC Title 15 when in conflict with this chapter.

15.500.100 Small Lot Single-Family Standards

Intent: Ensure architecturally appealing design with traditional residential features and adequate open space within small lot single-family development.

A. Dimensional Standards.

1. **Minimum Lot Size.** The minimum lot size within the UM and UH zones for small lot single-family development shall be three thousand (3,000) square feet.
2. **Setbacks.** Small lot single-family development shall have the following setbacks:
 - a. Minimum side setbacks of five (5) feet, minimum front setbacks of fifteen (15) feet and minimum rear setbacks of fifteen (15) feet for the main structure and five (5) feet for accessory structures.
 - b. Small lot single-family development located on a corner lot shall have minimum setbacks of fifteen (15) feet on one (1) street frontage, and ten (10) on the other frontage, with minimum five (5) foot setbacks on the other yards.
3. **Maximum Height.** The maximum height shall be thirty-five (35) feet for small lot single-family development.
4. **Design Standards.**

- a. **Front Facades.** Front facades shall face the streetscape and include one-half (1/2) flight-up entries and front porches a minimum of sixty (60) square feet in size.
- b. **Roofs.** Small lot single-family development shall follow the design standards for townhouses as outlined in SMC 15.505.320.

5. Open Space.

- a. **Private Yards.** Small lot single-family development shall include private yards of at least two hundred (200) square feet.
- b. **Common Open Space.** A small lot single-family development of five (5) or more units shall include common open space amenities of seventy-five (75) square feet per unit. Such amenities shall conform to SMC 15.510.510(B) Multi-Purpose Outdoor Recreation and Open Space and (C) Indoor Facilities and Outdoor Single Purpose Facilities and open space standards in 15.510.520 through 15.510.560.

6. Parking

- a. **Off-Street Parking.** Off-street parking shall be located in the rear of each home.

15.500.200 Departures from the Small Lot Single-Family Standards

Departures from the small lot single-family standards may be granted by the City Manager or his designee, subject to the following criteria:

- A. Physical site conditions, such as steep slopes, wetlands, or other critical areas on a development site, limit the ability to fully meet the small lot single-family standards.
- B. No more than one (1) departure is granted per development site.
- C. The small lot single-family development meets the intent of the small lot single-family standards and provides a development that is equal to or better in design, to a small lot single-family development that complies with all of the standards under SMC 15.500.100.

Chapter 15.505

Design Standards for Townhouse and Duplex Development

Sections:

- 15.505.005 Purpose**
 - 15.505.010 Authority and Application**
 - 15.505.015 Departures**
 - 15.505.100 Dimensional Standards**
 - 15.505.110 Standards Chart**
 - 15.505.200 Site Design**
 - 15.505.210 Site Configuration**
 - 15.505.220 Building Orientation**
 - 15.505.230 Pedestrian Access and Circulation**
 - 15.505.240 Vehicular Access, Circulation and Auto Courts**
 - 15.505.250 Service and Utility Areas**
 - 15.505.300 Building Design**
 - 15.505.310 Pedestrian Entries**
 - 15.505.320 Character and Massing**
 - 15.505.330 Building Colors and Materials**
 - 15.505.340 Ground Level Living Space**
 - 15.505.350 Building Security**
 - 15.505.400 Open Space**
 - 15.505.410 Minimum Open Space and Private Amenity Space Required**
 - 15.505.420 Location and Layout of Open Space and Private Amenity Space**
 - 15.505.430 15.505.500 Landscaping and Screening**
 - 15.505.510 Landscaping**
 - 15.505.520 Fences and Walls**
 - 15.505.600 On-Site Parking**
 - 15.505.610 Required On-Site Parking**
 - 15.505.620 Location and Design of Parking**
 - 15.505.700 Maintenance**
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15.505.005 Purpose

Townhouses and duplexes offer several advantages over single-family detached houses: lower costs for land development, conservation of the land by using less land for a given number of houses and preserving open space, lower long-term maintenance costs, energy efficiency, and increased security for both the house and the neighborhood.



Example: *Example of well designed townhouses.*

The following design standards are intended to implement the City's vision for housing as set forth in the City of SeaTac Comprehensive Plan. The standards serve three (3) basic purposes: to promote quality development; to increase neighborhood compatibility; and to enhance security.

- A. **Quality Design.** A quality development is one that is functional and pleasant for its residents as well as the public. Such a development starts with an investment in quality materials that will not rapidly decay, and design that ensures ample privacy as well as amenities for residents. Well-designed environments will provide places for residents to meet and visit, open spaces located to take advantage of sunny exposures, and safe places for children to play. A high quality development will also contribute to an attractive streetscape by providing buildings with architectural detailing, entries that present themselves with an air of pride, and landscaping that adds color, texture and comfort to a neighborhood.
- B. **Neighborhood Compatibility.** Good design also ensures neighborhood compatibility by appropriate scale and massing adjacent to existing housing. Landscaping and the careful placement of windows and balconies for privacy help to create a pleasant environment.
- C. **Enhanced Security.** Crime Prevention Through Environmental Design (CPTED) is a concept that employs site and building design as a crime prevention strategy intended to reduce the opportunity for criminal behavior, reduce the incidence and fear of crime, reduce calls for police service, and improve the quality of life. It includes four (4) principles:
 - 1. **Natural surveillance.** The arrangement of space and buildings that enables residents to observe their surroundings. Natural surveillance increases safety by allowing residents to see trespassers. Making a potential offender feel that they will be seen and reported discourages criminal behavior. See Figure NATURAL SURVEILLANCE.

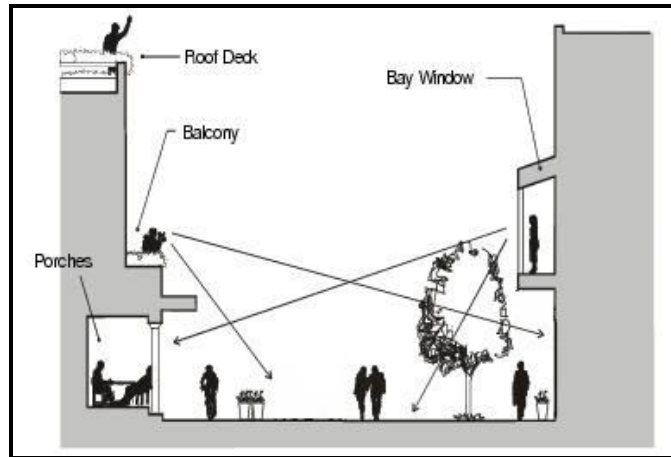


Figure: NATURAL SURVEILLANCE. *Windows and balconies overlooking a street contribute to an active and safe streetscape.*

2. **Natural access control.** The placement of walkways, building entrances, fences, landscaping, and lighting to discourage access to crime targets and create the perception of risk to offenders. Natural access control enhances safety through design, which reduces or supplements the use of more costly access control such as security guards and mechanical devices.
3. **Territorial reinforcement.** Extending the sense of ownership from the private residence to the nearby areas outside the dwelling through physical improvements such as fencing, pavement, landscaping and lighting. Clearly defined territory deters entrance by those with criminal intent and makes their actions more visible and likely to be reported by those who recognize the territory as their own.
4. **Maintenance.** Ensuring that buildings and grounds are maintained for resident safety, neighborhood aesthetics, and to reflect building management. Maintenance serves as an expression of ownership and allows for continued use of the space for its intended purpose. Maintenance prevents a reduction of visibility from landscaping and obstructed or inoperative lighting. A clean and well-maintained site tells offenders that residents care about their surroundings and criminal behavior will not be tolerated.

Townhouse and duplex developments subject to the design standards in this chapter are envisioned to create developments that are good places to live. These developments will respond better to existing communities and contribute positively to the emergent urban center of the City of SeaTac.

15.505.010 Authority and Application

- A. The provisions of this chapter shall apply to all townhouse and duplex developments throughout the City. These standards 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 , excluding interior-only improvements, which total twenty-five percent (25%) 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 townhouse and duplex design standards into the design of the alteration or addition.

15.505.020 Departures

In order to provide flexibility and creativity of project designs, departures from these design standards may be permitted, subject to the approval of the Director, providing:

- A. The strict interpretation or application of these Design Standards would be inconsistent with related provisions of the Zoning Code or would be contrary to the overall goals and objectives of the Comprehensive Plan; or
- B. The departure creates a project design that meets or exceeds the overall purpose and intent of the design standards.

15.505.100 Dimensional Standards

Intent: Height, setback, and massing standards promote development that fits well architecturally near existing single-family houses, while allowing densities that promote transit use, shared open space amenities, and a pedestrian orientation in a vibrant urban environment.

15.505.110 Standards Chart

Density		
	Within City Center and S. 154 th St. Station Area Overlay Districts	10-24 units/acre
	Outside of City Center and S. 154 th St. Station Area Overlay Districts	10-18 units/acre
Maximum Building Height		35'
Building Setbacks		
	Minimum Front Yard within the City Center and S. 154 th St. Station Area Overlay Districts	0'
	Maximum Front Yard within the City Center and S. 154 th St. Station Area Overlay Districts	10'
	Minimum Front Yard outside the City Center and S. 154 th St. Station Area Overlay Districts	10'
	Maximum Front Yard outside the City Center and S. 154 th St. Station Area Overlay Districts	20'
	Minimum Side Yard adjacent to property with a UL Comprehensive Plan designation	10'
	Minimum Side Yard not adjacent to property with a UL Comprehensive Plan designation	5' (0' with approved design)
	Minimum Rear Yard adjacent to property with a UL Comprehensive Plan designation	10'
	Minimum Rear Yard not adjacent to property with a UL Comprehensive Plan designation	5' (0' with approved design)
	Minimum Alley/Driveway Setback	5'
Maximum Building Lot Coverage – Development Site		55%
Minimum Area – Development Site		14,400 square feet
Maximum Building Group Length		8 units
Minimum Distance Between Building Groups		10'
Auto Court Width (measured building to building)		
	Minimum	30'
	Maximum	40'

15.505.200 Site Design

Purpose: Design townhouse and duplex sites to have both an external orientation to the streetscape, and an internal orientation to the residential environment with unifying open space and pedestrian pathways. Design emphasis should be given to the pedestrian, rather than the auto environment through placement of parking in a less prominent location (such as underground, or to the rear of the building, rather than in front). Site layout should observe principles of “natural surveillance,” “natural access control” and “territorial reinforcement” by arranging circulation systems, parking areas, sidewalks, and open space to give the perception of being a residential and controlled space in which illegal activity will be observed and reported. Lighting and landscaping should allow for safety and visibility of public and semi-public areas.

15.505.210 Site Configuration

Intent: Locate townhouse and duplex structures to create a “street wall” which enhances the streetscape and the overall pedestrian experience.

- A. A minimum of three (3) connected dwellings shall be oriented to each street adjacent to the development. Duplexes shall only be permitted in the interior of a lot. See Figure SITE CONFIGURATION.

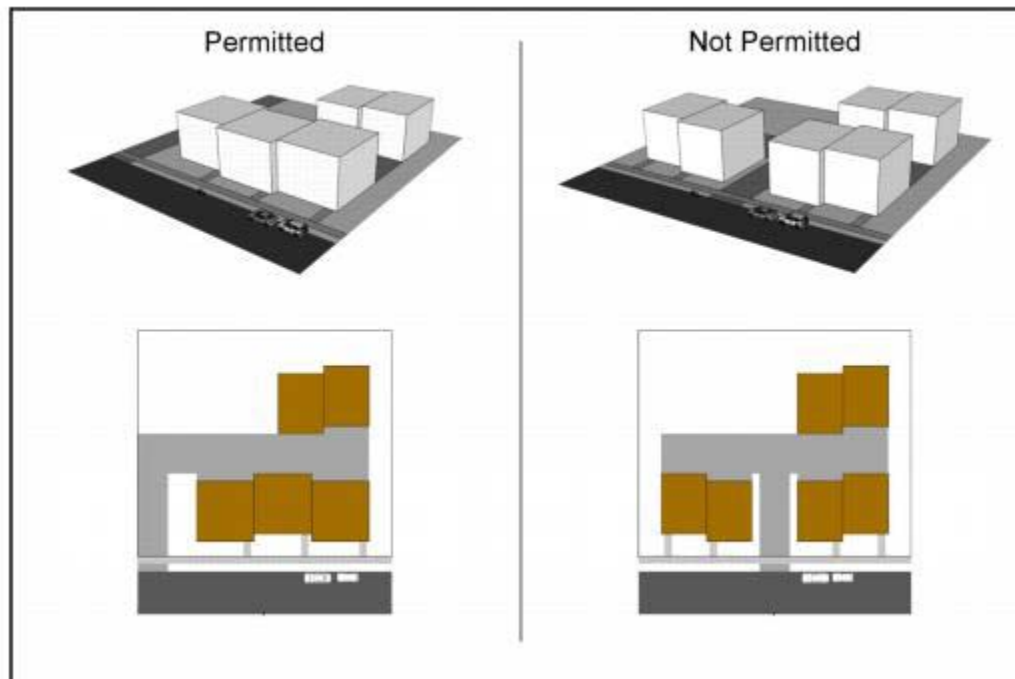


Figure: SITE CONFIGURATION *Isometric and plan views illustrating the required number of units fronting on a street.*

- B. Developments shall use one of the following site configurations:
1. **Alley-loaded.** A development with a single row of dwellings that front on a street and are served by an alley in the rear. See Figure ALLEY-LOADED AND AUTO COURTS.
 2. **Auto Court.** A development with two rows of dwellings grouped around an auto court. One row fronts on the street, the other on the auto court. See Figure ALLEY-LOADED AND AUTO COURTS.

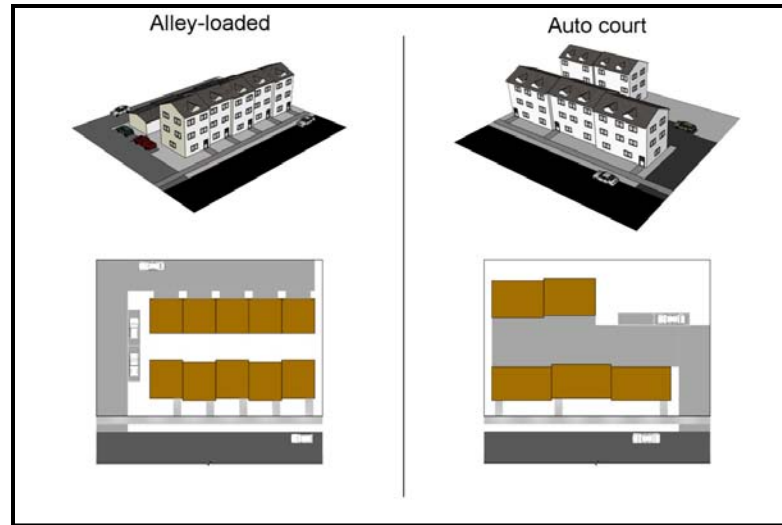


Figure ALLEY-LOADED AND AUTO COURTS *Isometric and plan views of alley-loaded and auto court configurations.*

15.505.220 Building Orientation

Intent: Provide a building presence on the street for pedestrian access, provide “eyes on the street”, and contribute to the streetscape with visually interesting buildings.

- A. All units with street frontage shall be oriented to said street. Units without street frontage shall be oriented to an auto court or courtyard. See Figures STREET ORIENTED and AUTO COURT ORIENTED.

Figure: STREET ORIENTATION.
Example of units oriented to the street.



Figure: AUTO COURT ORIENTED. *Example of units oriented to the auto court.*



15.505.230 Pedestrian Access and Circulation

Intent: Enhance pedestrian safety and convenience by providing an integrated pedestrian circulation system throughout the development. Contact points between pedestrians and vehicular paths should be minimized; where necessary they should be designed to alert drivers to crossing pedestrians.

- A. All developments shall feature a fully integrated pedestrian circulation system that connects buildings, open space, and parking areas with the adjacent street sidewalk system.
- B. Pedestrian circulation shall consist of sidewalks or designated pathways, raised or otherwise separated from parking and vehicular circulation. An exception to this is an auto court, which is designed for shared pedestrian and auto use.
- C. Sidewalks and pedestrian ways shall be a minimum of five (5) feet in width, clear of any vehicle overhangs.
- D. Clear pedestrian paths separate from parking areas shall connect main entries of townhouse units facing the street directly to sidewalks.
- E. Pedestrian paths shall be visible from buildings or parking areas, and shall be designed to avoid creating “dead ends” or isolated areas.
- F. Design standards for sidewalks can be found in Title 11 of the SeaTac Municipal Code.
- G. Pedestrian paths shall be illuminated pursuant to SMC Chapter 17.40, Walkway, Bikeway and Park Lighting.

15.505.240 Vehicular Access, Circulation and Auto Courts

Intent: Provide adequate capacity for motor vehicles while reducing their impact on the built environment by relegating parking to the rear of buildings.

- A. Vehicular access to individual townhouses and duplexes shall be via a rear alley or auto court separate from the street.
- B. The creation of dead end streets shall be permitted only where there is no feasible connection with an adjacent street.
- C. Developments with private streets, alleys, and auto courts shall be required to allow for additional access by adjacent properties when the Director determines that adjacent properties may be developed in the future and that it would be in the public interest to provide a joint access easement. A covenant shall be placed on the subject property(ies) allowing use of the access easement.
- D. Design standards for streets and alleys can be found in Title 11 of the SeaTac Municipal Code.

E. **Auto Courts.**

1. **Length, Maximum:** One hundred fifty (150) feet.

- a. The length is measured from the midpoint of the entrance drive as illustrated in Figure AUTO COURT MEASUREMENTS.

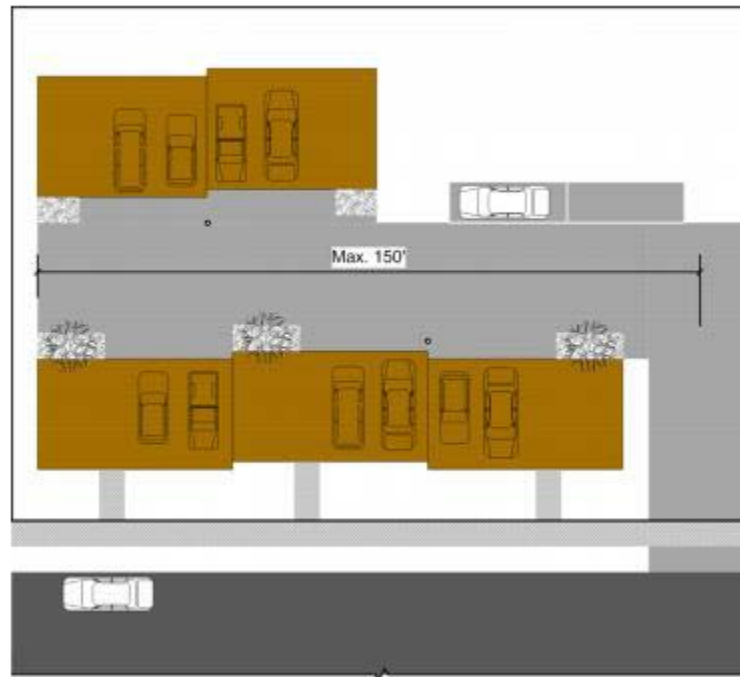


Figure: AUTO COURT MEASUREMENTS *Illustration of how the length of an auto court is measured.*

- b. The length of an auto court shall also be subject to Fire Department regulations.

2. **Traffic Calming.**

- a. Auto courts shall have at least one of the traffic calming elements listed below to reduce the speed of vehicles.
- i. Trees;
 - ii. Landscape islands: Minimum depth and width of five (5) feet with Type V landscaping;
 - iii. Raised planters: Minimum height of three (3) feet and depth and width of two (2) feet;
 - iv. Decorative bollards: Minimum height of three (3) feet; or

- b. Traffic calming elements shall be located on both side of the auto court and spaced no more than twenty-five (25) feet apart (on center for trees and bollards, edge-to-edge for landscaping islands and planters) in either direction. See Figure AUTO COURT TRAFFIC CALMING ELEMENTS for an illustration.

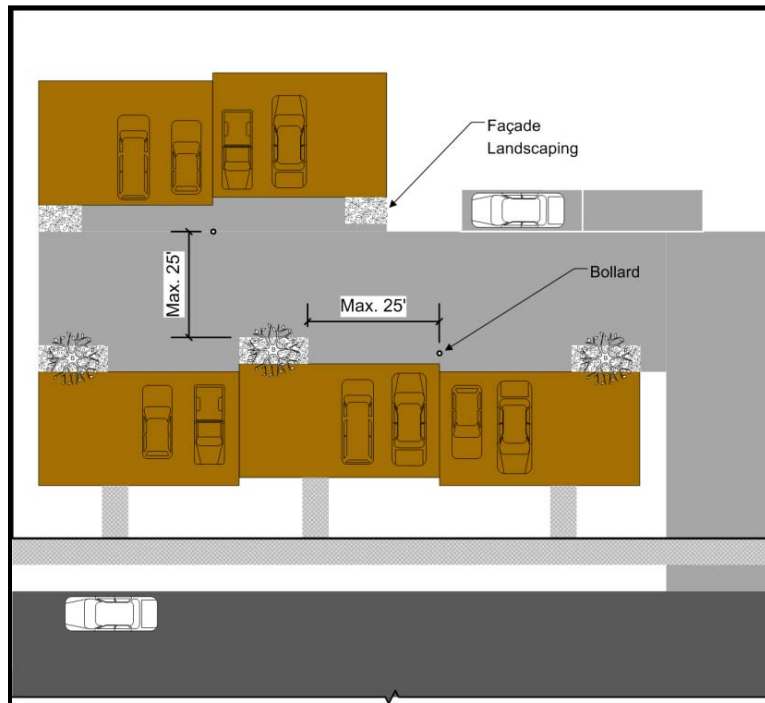


Figure: AUTO COURT TRAFFIC CALMING ELEMENTS *Location of traffic calming elements in an auto court.*

3. **Materials.** Auto courts shall be constructed with decorative concrete, paving blocks, bricks, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles.

Example: Example of auto court constructed with scored and dyed concrete.



15.505.250 Service and Utility Areas

Intent: To site and screen service and utility areas to minimize their prominence.

- A. All exterior maintenance equipment, including HVAC equipment, electrical equipment, storage tanks, satellite dishes, and garbage dumpsters, shall be screened from off-site and on-site common area view in an architecturally integrated manner.
- B. Utility infrastructure shall be located in areas that are not highly visible from the public.

15.505.300 Building Design

Purpose: Attention to building design encourages an aesthetically appealing and safe place to live. Traditional residential forms such as porches, gables, bay windows, color and texture provide human scale that contributes to a sense of ownership and comfort.

15.505.310 Pedestrian Entries

Intent: Provide pedestrian entries that are clearly defined and highly visible from other buildings and public areas and consider safe alignments of sidewalks and paths. Elevating units a short distance above the grade contributes to privacy and security.

- A. Each townhouse unit shall feature a main entry which includes architectural features that provide weather protection and visual interest to the structure.
- B. The main entry to units adjacent to the street shall face the street and provide direct access to the street sidewalk system.
- C. For units without street frontage, main entries shall connect to the street sidewalk system through auto courts or clear pedestrian paths.
- D. Buildings shall utilize half flight-up front entries off the street, giving privacy as well as a view of the street and sidewalk. An entry raised two and one-half (2.5) feet above the grade shall be considered sufficient to meet this requirement. In units where the grade is a minimum of two and one-half (2.5) feet above the adjacent parking, sidewalk or other common areas, the half flight-up entry requirement shall be deemed to have been met.

Example: Clearly defined main entry with weather protection and various architectural design elements

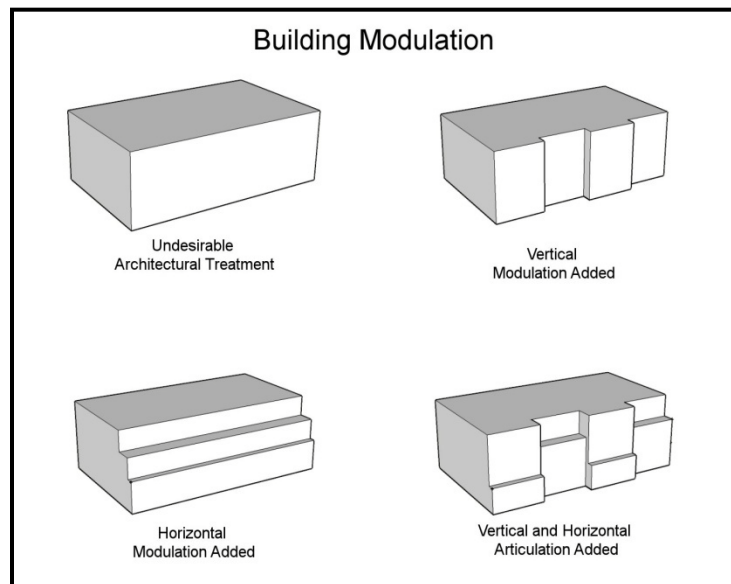


15.505.320 Character and Massing

Intent: To reduce the apparent size of buildings and create visual interest, building facades and roofs shall include architectural elements that vary the appearance of a large building mass, break up long blank walls, express the individuality of each dwelling, and enhance the character of the neighborhood.

- A. Architectural elements and variations shall not be restricted to a single façade. All sides of a building shall display a similar level of quality and architectural interest.
- B. **Building Facades.**
 - 1. Townhouses and duplexes shall employ one (1) of the following methods of vertical modulation:
 - a. Setback variation between dwelling units.
 - i. No more than two (2) adjacent dwelling units shall have the same setback.
 - ii. The setback between units shall be at least one (1) foot.
 - b. Vertical modulation within each dwelling unit. The modulation shall be a minimum of one (1) foot in depth and four (4) feet in width and the sum of these dimensions shall be no less than eight (8) feet.

***Example:** Examples of vertical and horizontal modulation.*



2. Facades for each dwelling unit shall incorporate at least two of the following architectural elements:
 - a.. Horizontal modulation (upper level step-backs). The modulation shall have a minimum depth of two (2) feet.
 - b. Bay, bow, or garden windows.
 - c. Building ornamentation such as a frieze.
 - d. Another architectural element that the director determines accomplishes the intent.
3. Each dwelling shall have at least one balcony, porch, patio, stoop, or deck facing a street, auto court, courtyard, or other common open space. The balcony, porch, patio, stoop, or deck shall be oriented to common areas using the following hierarchy:
 - a. Street.
 - b. Auto court.
 - c. Courtyard or other common open space.
4. **Windows.**
 - a. Windows shall provide relief, detail and variation on the facade through the use of significant trim and architectural styling that lends human scale to the facade.
 - b. Windows shall be required on facades facing streets or common areas (alleys, auto courts, open space, etc.) to allow for natural surveillance.
 - c. At least twenty (20) percent of the area of each floor on façades that face a street or common area shall be windows or pedestrian doors.
 - i. Windows used to meet this standard must allow views from the building to the street and vice versa. Windows composed of glass blocks, garage doors and doors accessing uninhabited spaces, such as utility and service areas, do not count toward meeting this requirement.
 - ii. The façade area for each floor is measured vertically floor-to-floor and horizontally edge-to-edge of the unit as illustrated in Figure ILLUSTRATION OF WINDOW REQUIREMENT.

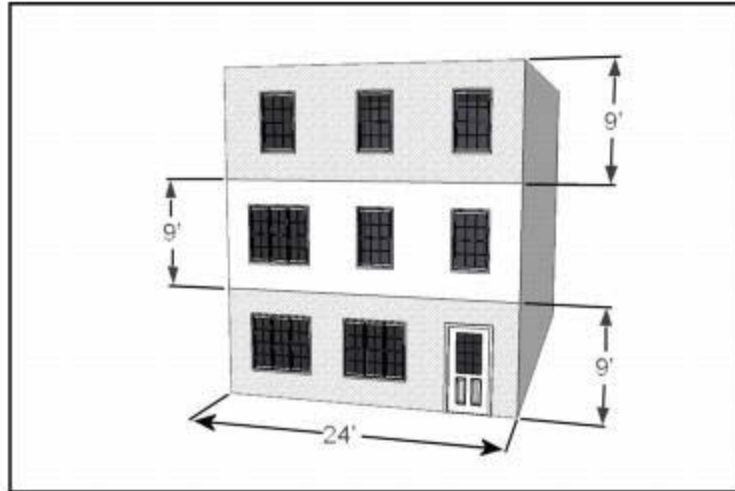


Figure: ILLUSTRATION OF WINDOW REQUIREMENT. *Each floor has a façade area of 216 square feet and requires 43.2 square feet of windows. The first floor has 66 square feet of windows, meeting the minimum requirement. The second floor has 46.5 square feet of windows, meeting the requirement. The third floor has 36 square feet of windows and DOES NOT meet the requirement.*

- d. Windows shall be vertically oriented with a height one and one half (1-1/2) to two (2) times the width. See Figure WINDOWS;

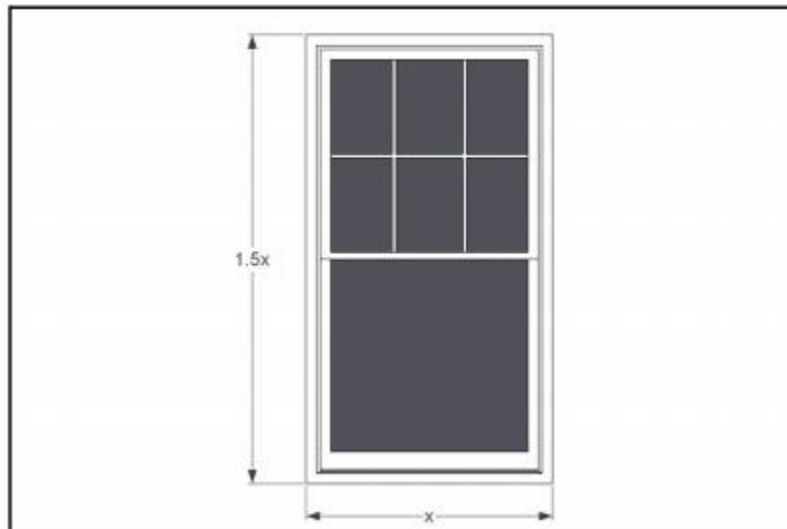


Figure WINDOWS *Minimum vertical orientation for windows.*

- e. At least two of the following requirements for windows shall be met:
 - i. Window shall be accented with a drip cap, sill, and trim. The drip cap shall be a minimum of three (3) inches in height and one (1) inch in depth; sills shall be a minimum of three (3) inches in depth. Trim shall be a minimum of two (2) inches in width and one (1) inch in depth. See Figure WINDOWS-SILL AND TRIM for details;

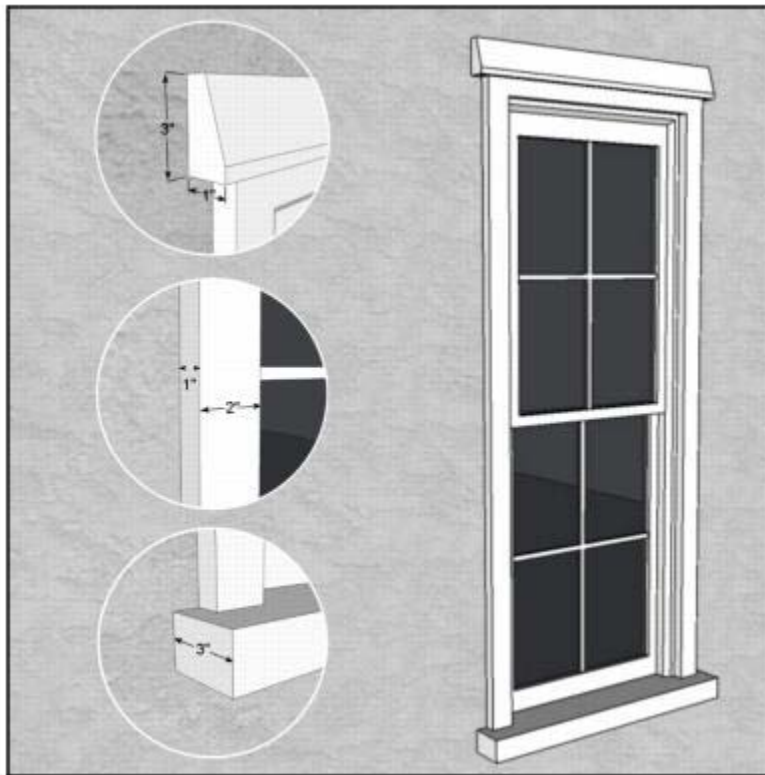


Figure WINDOWS-SILL AND TRIM Drip cap, sill, and trim details.

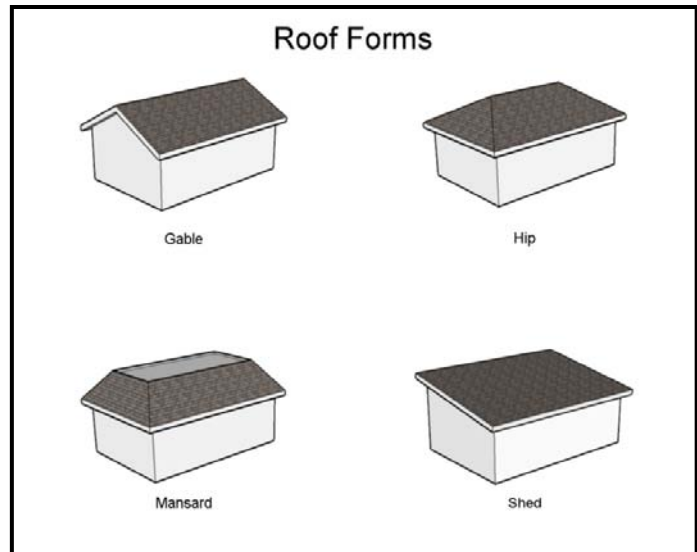
- ii. Windows shall be accented through use of multiple panes;
 - iii. Windows shall be accented through the use of contrasting trim color and other detailing.
- 5. **Blank Walls.** “Blank walls” (building facade sections without windows or doors) greater than twenty (20) feet in length shall not be allowed along facades facing streets or common areas.

D. Roofs.

- 1. The following roof forms shall be used in townhouse and duplex developments:

- a. Hip
- b. Gable
- c. Shed
- d. Mansard

Example: *Examples of permitted roof forms.*



- 2. Townhouse and duplex roofs shall incorporate at least one of the architectural elements in Group 1 and at least two of the architectural elements in Group 2:

- a. **Group 1.**

- i. Vertical or horizontal changes in rooflines; and/or
- ii. Varied roof forms.

Examples: *Example of vertical and horizontal changes in rooflines and variations in roof forms.*



- b. **Group 2.**

- i. Dormers;



Example: *Example of dormers.*

- ii. Deep roof overhangs. To qualify, the overhang shall be at least twenty-four (24) inches;

Example: *Example of deep roof overhangs and brackets.*



- iii. Rafter tails, brackets, corbels, or other decorative supports; and/or

Example: *Example of rafter tails.*



Example: *Example of corbels (which are generally thicker than brackets).*



- iv. Prominent cornice, soffit, or fascia details.



Example: *Examples of cornice, soffit and fascia details.*

4. Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through at least one (1) of the following methods:
 - a. A concealing roof line;
 - b. A terraced facade;
 - c. A screening wall or grillwork directly surrounding the equipment; or
 - d. Sufficient setback from the facade edge to be concealed from ground-level view.

15.505.330 Building Colors and Materials

Intent: Add visual interest and contribute to human scale through texture, color and detailing. Materials should be durable so that the development will continue to be an attractive part of the community over time.

- A. The following requirements shall apply to the selection of color and materials in townhouse and duplex developments:
 1. Colors and materials shall be varied and contrasting to differentiate dwelling units and provide variety and individuality;
 2. Architectural elements, such as trim, shall have contrasting colors;
- B. Quality, durable materials shall be used in building design. Materials that have a track record of installation difficulties or lack of durability shall be subject to provision of warranty information from manufacturers and installers. Building materials with a history of problems with installation and rapid decay may be disallowed.

15.505.340 Ground Level Living Space

Intent: Provide ground level living space to contribute to natural surveillance of the area.

- A. Dwelling units shall have a minimum ground level living space of at least one hundred and fifty (150) square feet with a minimum width of ten (10) feet (see Figure: GROUND LEVEL).
- B. The ground level living space shall be oriented to common areas using the following hierarchy:
 1. Street.
 2. Auto court.
 3. Courtyard or other common open space.

C. The following uses do not count as living space:

1. Garages.
2. Utility/laundry rooms.
3. Bathrooms.
4. Workshops.

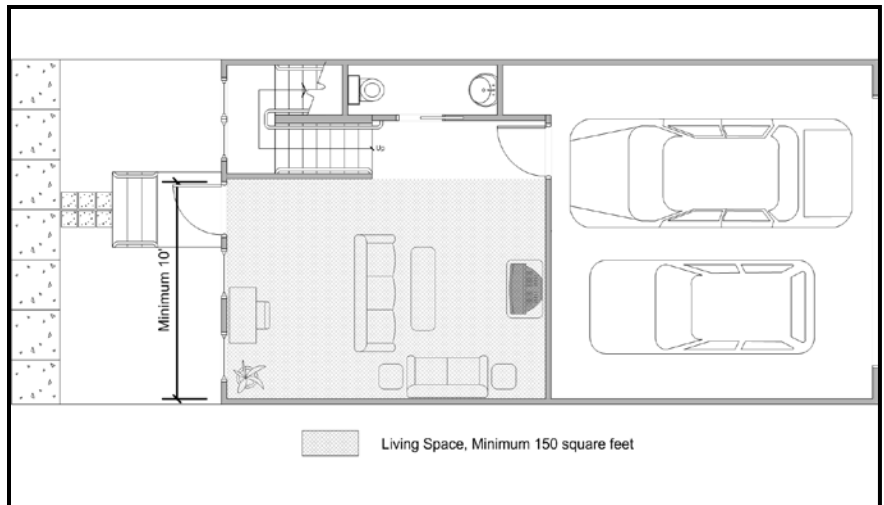


Figure: *GROUND LEVEL. Example of ground level living space.*

15.505.350 Building Security

Intent: Provide for safety in the design of building doors and windows, hallways and common areas.

- A. Ground floor bedroom windows of residential units shall be separated from the sidewalk and public areas in one (1) of the following manners:
 1. The ground floor raised above ground level a minimum of four (4) feet;
 2. Pedestrian paths at least five (5) feet away (horizontal separation) from ground floor bedroom windows, with landscaping in between (refer to SMC 17.56 for CPTED landscaping regulations).
- B. Windows, balconies, decks, and similar features shall be provided on facades facing streets, alleys, auto courts, and open space to allow for natural surveillance.
- C. Dumpsters and recycling containers shall be conveniently located for residents, and be screened in a manner that allows sufficient visibility to prevent hiding places for unwanted persons.
- D. The following items are minimum security requirements for door and window treatment for residential units:
 1. For all exterior doors:
 - a. Solid-core wood doors, metal doors, or fiberglass doors;

- b. Through-door viewers with a minimum one hundred eighty (180) degree viewing range;
 - c. Single-cylinder deadbolts extending a minimum of one (1) inch into the frame;
 - d. Security strikeplates a minimum of three and one-half (3-1/2) inches in height mounted with screws a minimum of three (3) inches in length;
 - e. Double locks on sliding doors;
2. Double locks on ground floor and sliding windows.

These items shall be inspected and approved by the City of SeaTac Crime Prevention Officer prior to issuance of a certificate of occupancy. The City of SeaTac Crime Prevention Officer may approve alternate designs that provide a similar or greater degree of security.

15.505.400 Open Space and Private Amenity Space

Purpose: To provide for adequate recreation and open space areas for the residents of townhouse and duplex units, to separate such areas from automobile-oriented space, and to enhance the environmental quality of residential districts.

15.505.410 Minimum Open Space and Private Amenity Space Required

Intent: Provide opportunities for both active recreation and outdoor areas for passive enjoyment of natural areas.

- A. A minimum of three hundred (300) square feet of ground related open space is required per unit and shall be provided as private open space for each unit or combined for common open space.
- B. Each dwelling unit shall have a minimum of one hundred (100) square feet of private amenity space.

15.505.420 Location and Layout of Open Space and Private Amenity Space

Intent: Provide accessible, useable, safe, and maintainable recreation and open space. Open space areas should be oriented to sunlight and views, and provide attractive amenities such as paths, picnic areas, seating, active recreation facilities, and good lighting.

- A. The location, layout, and proposed type of open space shall be subject to approval by the Director, and shall conform to the following:
 - 1. **Private and Common Ground Related Open Space.**
 - a. The following shall not count toward required open space:

- i. Areas with slopes greater than four percent (4%) that do not have an enhanced accessibility system of ramps, stairs, terraces, trails or other site improvements.
- ii. Required landscaping (such as façade and perimeter).
- iii. Sensitive area buffers without common access links such as pedestrian trails.
- iv. Driveways, parking areas, and other vehicular uses.

2. Private Ground Related Open Space.

- a. Minimum Width: Ten (10) feet.
- b. The open space shall be located in the rear of the unit.
- c. The open space shall be contiguous.



Example: *Example of private ground related open space.*

3. Common Ground Related Open Space.

- a. Minimum Width: Twenty (20) feet.
- b. Open space areas shall be centrally located near a majority of units, accessible and usable to residents, and visible from surrounding dwelling units.
- c. In developments greater than fifty (50) units, open space area shall be divided into several, smaller, usable areas located so as to be convenient and accessible to each building.
- d. When the total required open space area is less than three thousand (3,000) square feet, the open space shall be one (1) continuous outdoor site.
- e. If the total required area for open space is more than three thousand (3,000) square feet, the space may be divided into several usable indoor or outdoor

sites, provided at least one (1) outdoor area is at least two thousand (2,000) square feet, and all others at least five hundred (500) square feet.

- f. A Type III landscaping buffer with a minimum width of five (5) feet shall separate the open space from streets, parking areas, and driveways.

Example: Example of common ground related open space.



4. **Private Amenity Space.**

- a. A private deck, porch, balcony, patio, or roof garden may be counted toward the requirement, provided it has a minimum depth of six (6) feet and width of ten (10) feet.
- b. A yard can be counted toward the requirement, provided it has a minimum depth of ten (10) feet and width of ten (10) feet and is not used to meet the ground related open space requirement.

15.505.500 Landscaping and Screening

Purpose: The purpose of this section is to provide landscaping and screening in developments to preserve and enhance the aesthetic character of the City, to improve the quality of the built environment, and to increase compatibility between different land uses.

15.505.510 Landscaping

Intent: Provide landscaping to enhance the aesthetic character of the development and the neighborhood, and reduce impacts on drainage systems and natural habitats.

- A. The following standards shall apply to townhouse and duplex landscaping: SMC 15.445.005 through 15.445.170, 15.445.220, 15.445.230, 15.445.250, 15.445.260, 15.445.300 through 15.445.450.
- B. Areas of development sites that are not occupied by buildings or infrastructure shall be landscaped with ground cover.

C. Front Yard Landscaping.

1. Dwelling units shall incorporate at least one (1) of the following landscaping methods for front yards:
 - a. Five (5) feet of Type V, located either behind the sidewalk or adjacent to the building facade;
 - b. One (1) tree for every two (2) dwelling units spaced no more than twenty-five (25) feet on center; or
 - c. A three (3) foot tall picket fence surrounding the front yard for each dwelling unit.
2. The front yard landscaping may be reduced or waived by the Director for developments with reduced front yard setbacks within the City Center or Station Areas.

D. Development Site Side/Rear Yard Landscaping.

1. Development sites shall incorporate at least one of the following landscaping methods for side/rear yards:
 - a. Five (5) feet of Type III;
 - b. A six (6) foot tall fence; or
 - c. None with zero-lot-line design approved by the Director .

E. Driveway and Alley Landscaping.

1. Driveways and alleys adjacent to dwelling units shall have at least five (5) feet of Type V.

F. Auto Court Landscaping.

1. Auto courts shall include both of the following landscaping methods:
 - a. Three (3) feet of Type V adjacent to buildings with main entries onto the auto court.
 - b. One (1) tree for every two (2) dwelling units. The trees shall be evenly distributed throughout the auto court.

15.505.520 Fences and Walls

Intent: Provide fences and walls that create privacy and enclosure while contributing a positive visual impact to the development for residents and the public.

A. Maximum Height.

1. **Front Yard:** The maximum height of a fence or wall shall be three (3) feet.
2. **Rear and Side Yard:** The maximum height of a fence or wall along rear or side yards shall be six (6) feet.

NOTE: For the purpose of fences, the front yard shall be determined by the location of the dwelling unit's main entry.

- B. Materials.** Fences and walls shall be constructed of wood, wrought iron, brick, stone, or other high quality material. Chain-link fencing is prohibited.

15.505.600 On-Site Parking

Purpose: These standards are intended to provide adequate parking and aesthetic considerations for townhouse and duplex developments.

15.505.610 Required On-Site Parking

Intent: Ensure an adequate amount of parking is provided for new development.

A. Outside of City Center and Station Areas

1. Minimum Resident Parking: Two (2) spaces per unit
2. Minimum Visitor Parking: One-quarter (0.25) space per unit

B. Within Station Area or City Center

1. Resident Parking
 - a. Minimum: One (1) space per unit
 - b. Maximum: Two (2) spaces per unit
2. Minimum Visitor Parking: One-quarter (0.25) space per unit

15.505.620 Location and Design of Parking

Intent: Minimize parking as a visual element of a site and enhance the pedestrian environment.

A. Location.

1. Resident parking spaces shall be provided in the rear of each unit accessed via an alley, auto court, or drive separate from the street. The spaces shall be in the unit's garage, carport, and/or driveway.
2. Parking shall not be permitted in front or side yards.
3. Visitor parking shall be provided in surface parking areas located a maximum of one hundred fifty (150) feet from the units.

B. Design.

1. The following standards shall apply to townhouse and duplex vehicle parking areas: SMC 15.445.250, 15.455.410, and 15.455.450.

15.505.700 Maintenance

Purpose: Ensure the maintenance of common open space, facilities, and infrastructure.

- A. Provision shall be made for perpetual maintenance of all common open space and facilities, including easements, yards, sewer lines, storm drains, driveways, buildings, parking lots, and similar features, through the establishment of a home owners association or other similar entity.

Chapter 15.510 Design Standards for Multi-Family Housing

SECTIONS:

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15.510.800 Multi-Family Properties in the City Center and the S. 154th Street Station Area Overlay Districts

15.510.810 Applicability

15.510.820 Open Space in the City Center and S. 154th Street Station Area Overlay Districts

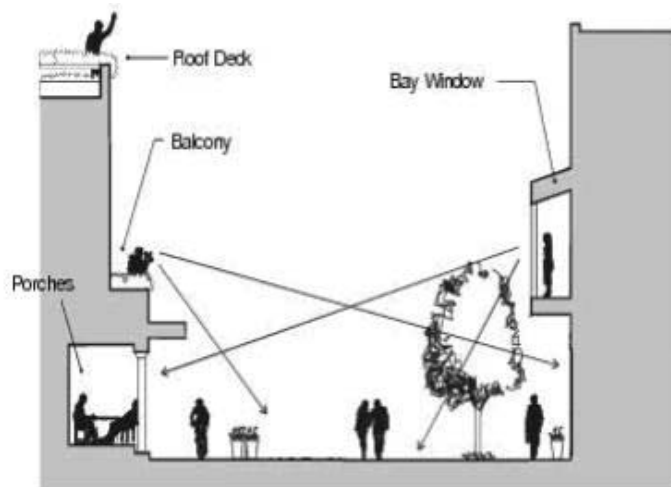
15.510.900 Concept Illustrations

15.510.005 Purpose

The following design standards are intended to implement the City's vision for multi-family housing as set forth in the City of SeaTac Comprehensive Plan. The standards serve three (3) basic purposes: to promote quality development, to increase neighborhood compatibility, and to enhance security.

- A. **Quality Design.** A quality development is one that is functional and pleasant for its residents as well as the public. Such a development starts with an investment in quality materials that will not rapidly decay, and design that ensures ample privacy as well as amenities for residents. Well-designed environments will provide places for residents to meet and visit, open spaces located to take advantage of sunny exposures, and safe places for children to play. A high quality development will also contribute to an attractive streetscape by providing buildings with architectural detailing, entries that present themselves with an air of pride, and landscaping that adds color, texture and comfort to a neighborhood.
- B. **Neighborhood Compatibility.** Good design also ensures neighborhood compatibility by appropriate scale and massing adjacent to existing housing. Landscaping and the careful placement of windows and balconies for privacy help to create a pleasant environment.
- C. **Enhanced Security.** Crime Prevention Through Environmental Design (CPTED) is a concept that employs site and building design as a crime prevention strategy intended to reduce the opportunity for criminal behavior, reduce the incidence and fear of crime, reduce calls for police service, and improve the quality of life. It includes four (4) principles:
 - 1. **Natural surveillance.** The arrangement of space and buildings that enables residents to observe their surroundings. Natural surveillance increases safety by allowing residents to see trespassers. Making a potential offender feel that they will be seen and reported discourages criminal behavior.

Example: *Windows and balconies overlooking a street contribute to an active and safe streetscape.*



2. **Natural access control.** The placement of walkways, building entrances, fences, landscaping, and lighting to discourage access to crime targets and create the perception of risk to offenders. Natural access control enhances safety through design, which reduces or supplements the use of more costly access control such as security guards and mechanical devices.
3. **Territorial reinforcement.** Extending the sense of ownership from the private residence to the nearby areas outside the dwelling through physical improvements such as fencing, pavement, landscaping and lighting. Clearly defined territory deters entrance by those with criminal intent and makes their actions more visible and likely to be reported by those who recognize the territory as their own.
4. **Maintenance.** Ensuring that buildings and grounds are maintained for resident safety, neighborhood aesthetics, and to reflect building management. Maintenance serves as an expression of ownership and allows for continued use of the space for its intended purpose. Maintenance prevents a reduction of visibility from landscaping and obstructed or inoperative lighting. A clean and well-maintained site tells offenders that residents care about their surroundings and criminal behavior will not be tolerated.

Multi-family projects subject to the design standards in this chapter are envisioned to create developments that are good places to live. These developments will respond better to existing communities and contribute positively to the emergent urban center of the City of SeaTac.

15.510.010 Authority and Application

- A. The provisions of this chapter shall apply to all multi-family development of three (3) units or more throughout the City. These standards 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.**
 - a. Additions or alterations to a building, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage (GSF) of the existing building(s), except for the S. 154th Street Station Area.
 - b. **Major Redevelopment in the S. 154th Street Station Area.** Additions or alterations to a building, excluding interior-only improvements, which total twenty-five percent (25%) or more of the gross square footage (GSF) of the existing building(s).
 - c. Only the portions of the building being altered or added to shall be required to integrate multi-family design standards into the design of the alteration or addition.
- C. **Departures.** In order to provide flexibility and creativity of project designs, departures from these design standards may be permitted, subject to the approval of the Director, providing:
 - 1. The strict interpretation or application of these Design Standards would be inconsistent with related provisions of the Zoning Code or would be contrary to the overall goals and objectives of the Comprehensive Plan; or
 - 2. The departure creates a project design that better meets the overall purpose and intent of the design standards.

15.510.050 Density Calculation

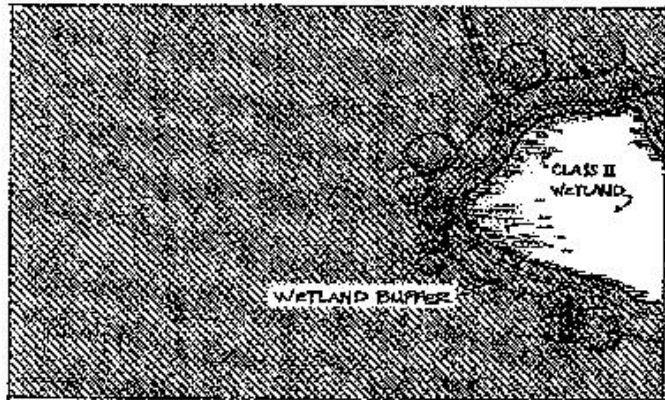
Intent: Ensure appropriate densities on properties with sensitive areas.

- A. The maximum allowable density for a property shall be calculated as follows:

$$\text{Net Site Area/Minimum Lot Size} = \text{Maximum \# of Allowed Units}$$
- B. For the purposes of this section, the net site area is the total site area minus any areas that are classified as one (1) of the following sensitive areas:

1. Class I, II or III wetlands;
 2. Class I, II or III streams;
 3. Slopes greater than forty percent (40%).
- C. Buffers for the above sensitive areas shall be considered part of the net site area but shall not be built on. Development on a site with wetlands, streams, or steep slopes shall meet all Federal, State and local laws and regulations. Units shall be clustered on the developable portion of the site.

Example: *Net Site Area.*
The net site area (crosshatched in this illustration) excludes sensitive areas, such as wetlands, but includes sensitive area buffers.



- D. Example. The following example illustrates the calculation of maximum density for a sample property in the UH-900 (urban high residential) zone. The sample property is ten (10) acres in size and contains two (2) acres of wetlands and one (1) acre of wetland buffer:

Net Site Area = Total Site Area – Sensitive Areas

Net Site Area = 10 Acres – 2 Acres = 8 Acres

Net Site Area/Minimum Lot Size = Maximum # of Allowed Units

8 Acres (348,480 Square Feet) / 900 sf = 387 Units

This calculation is the maximum number of allowable units for the site. The actual number of units shall be determined by site design and must meet all required development standards of the zoning and building codes.

15.510.100 Site Design and Building Orientation

Purpose: Design multi-family sites to have both an external orientation to the streetscape, and an internal orientation to the residential environment with unifying open space and pedestrian pathways. Design emphasis should be given to the pedestrian, rather than the auto environment through placement of parking in a less prominent location (such as underground, or to the side of the building, rather than in front). Site layout should observe principles of “natural surveillance,”

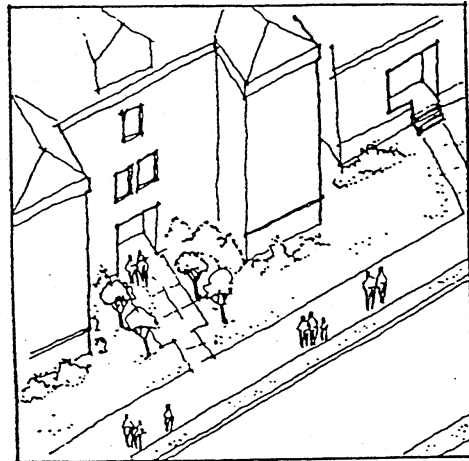
“natural access control” and “territorial reinforcement” by arranging circulation systems, parking areas, sidewalks, and open space to give the perception of being a residential and controlled space in which illegal activity will be observed and reported. Lighting and landscaping should allow for safety and visibility of public and semi-public areas.

15.510.110 Building Orientation with Respect to Streetscape

Intent: Provide a building presence on the street for convenient pedestrian access, to provide “eyes on the street” and to contribute to the streetscape with visually interesting buildings.

- A. Multi-family buildings shall be oriented in one (1) of the following manners:
1. In a complex with one (1) building:
 - a. The building shall be oriented to a street, with a prominent entrance and clear connection to the sidewalk. The primary entrance of the building shall be located on the facade facing the street with the highest roadway classification as delineated by the SeaTac Comprehensive Plan. In cases where the building is adjacent to private streets only, the location of the primary entrance shall be determined by the Director, taking into consideration pedestrian and vehicle connectivity and the surrounding pattern of development;
 - b. When physical site limitations such as topography; existing trees or other natural features prevent the main entrance from being located on the street-facing facade, the building may be oriented to a courtyard with a prominent pedestrian entrance and clear connection to the public sidewalk;

Example: *This building is located facing the street with a prominent entrance and pedestrian path to the sidewalk.*



2. In complexes with several buildings, those buildings shall be oriented in one (1) of the following manners:
 - a. Buildings shall be oriented to the streetscape with prominent entries and walkways connecting directly to the public sidewalk; or

- b. Buildings shall be oriented to an interior courtyard, or to a cohesive system of open space and pedestrian pathways with a prominent pedestrian entry to the site and walkway connecting directly to the public sidewalk.

15.510.120 Site Layout

Intent: Arrange buildings and open space to define territorial areas and control access.

- A. Arrange the site in a cohesive and planned manner through one (1) or more of the following methods:
 - 1. Divide large multi-building developments into several smaller usable areas, each with individually designed open space, children's play areas, internal circulation, and parking;
 - 2. Configure several buildings around a courtyard;
 - 3. In a development with one (1) building, configure the building around a courtyard or create several smaller areas of open space each near a separate entry;
 - 4. Provide a secured site with controlled auto and pedestrian access via gates with a security system.
- B. Limit the number of persons accessing buildings by a common entryway.
 - 1. The number of dwellings using a common, unsecured building entrance shall be limited to not more than four (4);
 - 2. The number of units using the same access point shall be limited to not more than twelve (12) units in secured buildings, unless a prominent entryway and lobby are provided;
 - 3. Provide a secured building with a prominent entryway and lobby in buildings of four (4) or more stories. A secured building is one where access is controlled by key or card key on all building entrances.

The above provisions shall be reviewed and approved by the Director as satisfying the requirement of the territorial reinforcement objective. More than one (1) of the above methods maybe required if necessary to achieve the objective.

15.510.130 Pedestrian Circulation

Intent: Enhance pedestrian safety and convenience by providing an integrated pedestrian circulation system throughout the development. Contact points between pedestrians and vehicular paths should be minimized; where necessary they should be designed to alert drivers to crossing pedestrians.

- A. All developments shall feature a fully integrated pedestrian circulation system that connects buildings, open space, and parking areas with the adjacent street sidewalk system.
- B. Pedestrian circulation shall consist of sidewalks or designated pathways, raised or otherwise separated from parking and vehicular circulation. Sidewalks and pedestrian ways shall be a minimum of four (4) feet in width, clear of any vehicle overhangs.
- C. Pedestrian entrances from the street shall be clearly defined and designed so as to be separated from and more prominent than driveways and entrances to parking garages.
- D. Pedestrian paths should be visible from buildings or parking lots, and shall be designed to avoid creating “dead ends” or isolated areas.

15.510.140 Location of Parking

Intent: Integrate parking into the development in a manner that maximizes accessibility and convenience, while ensuring that parking does not dominate the streetscape and site design. Parking located close to and visible from each unit contributes to a feeling of security. Effective parking designs include private, secured parking located within each unit, common underground parking areas that are well-designed, or surface parking located to be visible from units and connected by convenient pedestrian ways. Parking accessible from alleys, or located to the sides or rear of buildings, helps to ensure that parking does not dominate the site.

- A. No parking shall be located between a building and the front property line, other than a driveway for passenger loading and off-loading only in conformance with SMC 15.510.150. Surface parking shall be located behind a building or to the side of a building.
- B. Parking located next to a building and within forty (40) feet of the front property line shall not occupy more than the width of two (2) lengthwise parking stalls and one (1) travel lane, or sixty-two (62) feet, whichever is less.
- C. **Corner Lots.** On corner lots, no parking shall be located between the building and either of the two (2) front property lines. If a parcel abuts more than two (2) public or private streets, no parking shall be located between the building and the front property line abutting the two (2) public and/or private streets with the highest classification.
- D. **Security/Visibility.** Parking shall either be secured or visible from surrounding units.
- E. **Large Parking Areas.** Large parking areas in multiple building developments shall be broken up into small lots related to the group of buildings served.
- F. **Parking in Rear Setback.** Parking may be located in the rear setback area when access is from an alley abutting the rear lot line. On corner lots, such parking may not extend into the portion of the setback area required as a front yard adjacent to the street.

- G. **Parking Located Below Grade.** Parking which is located below grade may be located within a required front or side setback area if situated completely below the level of the abutting sidewalk, and the required landscaping can be provided on top of the below-grade parking structure.
- H. **Tandem Parking.** Tandem parking for parking spaces serving the same dwelling unit may be used if the parking is located within the rear setback area and gains access from an abutting alley, or when one (1) of the parking spaces is located within a private garage, and the other is located in the driveway providing access to the parking space within the private garage. Except for developments in which tandem spaces are located within the rear setback area and gain access from an abutting alley, not more than fifty percent (50%) of parking spaces within a multi-family development may be placed within a tandem configuration.

15.510.150 Driveway Entrances

Intent: Ensure that parking does not dominate the streetscape, while allowing drop-off areas for convenience and accessibility.

Driveways serving front yard porte cochere building entries shall be as approved by the Director, and may include a maximum of three (3) short-term parking spaces.

15.510.160 Exterior Lighting

Intent: Lighting design should consider the appropriate placement and quantity of light to provide for security and aesthetic appreciation while avoiding glare and excessive brightness. Lighting contributes to a residential community by extending the hours of outdoor use. Common industry standards for lighting design as outlined by the industry group IESNA (Illuminating Engineering Society of North America) shall provide guidance for appropriate lighting quantity and design. Additionally, lighting levels of adjacent uses should be considered to avoid competing light levels. Maximum light levels should be considered adjacent to single-family residential areas. Lighting directed to accent landscaping or architectural features is appropriate, especially at entries.

- A. **Lighting Height.** Lighting standards shall be no greater than sixteen (16) feet in height, and used to illuminate surfaces intended for pedestrians or vehicles, as well as building entries. Light fixtures illuminating surfaces intended for pedestrians shall include pedestrian-scale elements a maximum of twelve (12) feet in height.
- B. Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from automobile circulation. Along pedestrian circulation corridors, lighting standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas.
- C. Effective lighting for pedestrian areas and pathways shall be directed toward the ground.
- D. Light fixtures shall be sited and directed to minimize glare around residences.

- E. Lighting shall be sited to provide visibility in common areas and building entrances, including mail kiosks, stair wells, parking garages, laundry rooms, exercise rooms, and outdoor common areas of the site.

15.510.200 Building Design

Purpose: Attention to building design encourages an aesthetically appealing and safe place to live. Traditional residential forms such as porches, gables, bay windows, color and texture provide human scale that contributes to a sense of ownership and comfort.

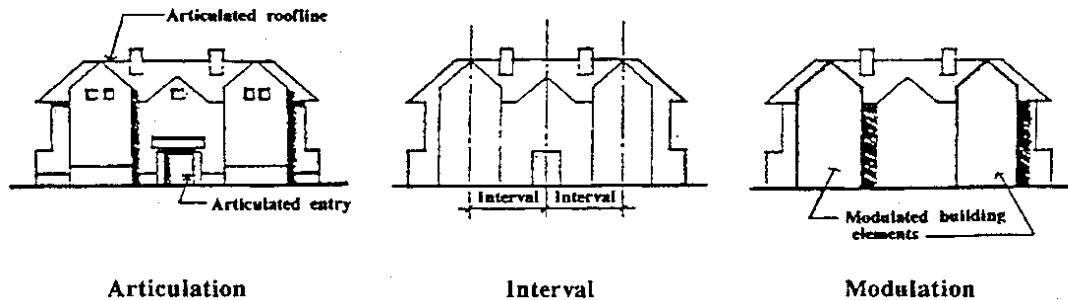
15.510.210 Pedestrian Building Entries

Intent: Provide pedestrian entries that are prominent and highly visible from other buildings and public areas and consider safe alignments of sidewalks and paths. Elevating units a short distance above the grade contributes to privacy and security.

- A. **Entries from Street.** Entries from a street shall be clearly marked with weather protection, canopies, architectural elements, ornamental lighting, or landscaping.
- B. **Entries from Parking Lots.** Entries from parking lots shall be subordinate to those related to the street.
- C. **Pedestrian Paths.** Clear pedestrian paths separate from parking areas shall connect building entrances to sidewalks. Pedestrian paths shall be illuminated pursuant to Chapter 17.40 SMC, Walkway, Bikeway and Park Lighting.
- D. **Raised Entries.** Multi-family buildings shall utilize half flight-up front entries off the street, giving privacy as well as a view of the street and sidewalk. An entry raised two and one-half (2.5) feet above the grade shall be considered sufficient to meet this requirement. In units where the grade is a minimum of two and one-half (2.5) feet above the adjacent parking, sidewalk or other common areas, the half flight-up entry requirement shall be deemed to have been met.
 - 1. The Director may waive this requirement if half flight-up entries are not feasible or desirable in a given design, such as in senior housing, or where disabled access is required.

15.510.220 Character and Massing

Intent: Reduce the apparent size of new buildings and create visual interest through architectural form and detailing. Architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of architectural quality and interest.



Example: Architectural terms used to describe building massing concepts.

***Articulation** refers to the giving of emphasis to architectural elements (such as windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.*

*An **interval** is the measure of articulation – the distance before architectural elements repeat.*

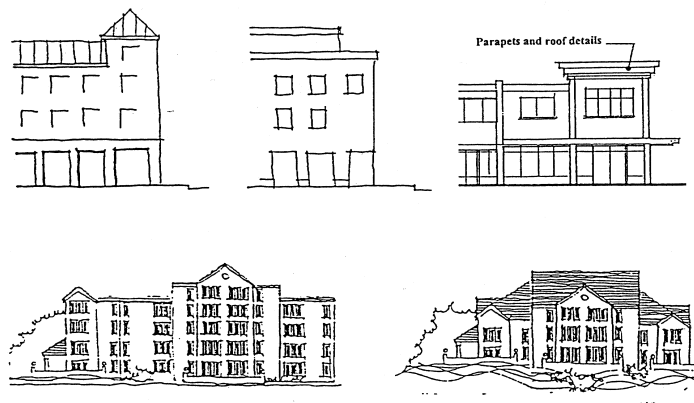
***Modulation** is a measured and proportioned inflexion or setback in a building's face. Together, articulation, modulation and their interval create a sense of scale important to residential buildings.*

- A. **Building Façade Articulation.** Building facades shall be articulated with architectural elements that break up long blank walls, add visual interest, and enhance the character of the neighborhood.
- B. **Vertical Articulation.** Vertical articulation shall occur at intervals of no more than forty (40) feet.
 1. **Methods of Articulation.** Three (3) or more of the following methods of articulation shall be used such that the combination of features project a residential character:
 - a. Providing a balcony, bay window, porch, patio, deck, or clearly defined entry for each interval.
 - b. Providing, a lighting fixture, trellis, prominent ornamental tree or other landscape feature within each interval.
 - c. Providing architectural features such as setbacks, indentations, overhangs, projections, cornices, bays, canopies, or awnings.

Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width. The sum of the modulation depth and modulation width shall be no less than eight (8) feet.

- d. Use of material variations such as contrasting colors, brick or metal banding, or textural changes.
 - e. Artwork or building ornamentation.
- C. **Modulation/Articulation Variety.** A variety of modulations and articulations shall be employed. No more than four (4) consecutive uniform modulations shall be used. Buildings greater than one hundred sixty (160) feet in length shall provide a prominent central feature among the modulations.
- D. **Windows.** Windows shall provide relief, detail and variation on the facade through the use of significant trim and architectural styling that lends human scale to the facade.
 - 1. A minimum of two (2) of the following requirements for windows shall be met:
 - a. Window shall be accented with a drip cap, sill, and trim. The drip cap shall be a minimum of three (3) inches in height and one (1) inch in depth; sills shall be a minimum of three (3) inches in width. Trim shall be a minimum of two (2) inches in width and one (1) inch in depth;
 - b. Windows shall be accented through use of multiple panes;
 - c. Windows shall be vertically oriented with a height one and one-half (1-1/2) to two (2) times the width;
 - d. Windows shall be accented through the use of contrasting trim color and other detailing.
- E. **Variations in Building Setback.** Front facades incorporating a variation in building setback shall include within the setback such architectural elements as covered or recessed building entries, plazas or courtyards, or seating and planting areas.
- F. **Roof Lines.** Roof lines shall be varied through two (2) or more of the following methods. The maximum roof length without a variation shall be forty (40) feet.
 - 1. **Dormers:** A projection from a sloping roof that contains a window.
 - 2. **Roof Line with Architectural Focal Point:** A prominent rooftop feature such as a peak, tower, gable, dome, barrel vault or roof line trellis structure.
 - 3. **Roof Line Variation:** The roof line articulated through a variation or step in roof height or detail, such as:

- a. **Projecting Cornice:** Roof line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
 - b. **Articulated Parapet:** Roof line parapets shall incorporate angled, curved or stepped detail elements.
4. **Pitched Roof or Full Mansard:** A roof with angled edges, with or without a defined ridgeline and extended eaves.
5. **Terraced Roof:** A roof line incorporating setbacks for balconies, roof gardens, or patios.



G. Blank Walls.

1. “Blank walls” (building facade sections without windows or doors) greater than twenty (20) feet in length that are visible from any right-of-way, private road, open space, sidewalk or through-block pathway shall be screened or treated as described in 15.510.220 (G) (2).
2. **Treatment of Blank Walls.** Sections of “blank walls” shall be avoided, but if necessary due to privacy or other design considerations, shall be treated in one (1) of the following manners:
 - a. Install vertical trellis in front of the wall with climbing vines or other plant materials over at least seventy percent (70%) of the blank wall surface that is at the ground level, and over at least thirty (30) percent of the remainder of the blank wall surface;
 - b. Provide a decorative masonry pattern, or other architectural feature as approved by the Director, over at least seventy percent (70%) of the blank wall surface that is at the ground level, and over at least thirty percent (30%) of the remainder of the blank wall surface; and/or

- c. Employ small setbacks, projections, indentations, or intervals of material change to break up the wall's surface.
- 3. In no case shall sections of blank walls forty (40) feet or more in length be allowed.
- H. **Rooftop Design.** Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through one (1) or more of the following methods:
 - 1. A concealing roof line;
 - 2. A terraced facade;
 - 3. A screening wall or grillwork directly surrounding the equipment; or
 - 4. Sufficient setback from the facade edge to be concealed from ground-level view.

15.510.230 Neighborhood Compatibility/Relation to Adjacent Development

Intent: Achieve a compatible transition between two (2) zones of differing height, bulk and scale requirements. Consideration should be given to the scale and design of surrounding buildings to promote compatibility and complement or enhance the character of existing neighborhoods.

- A. **Abutting UL Zone/Residential Low Designation.** Properties abutting a UL zone, where the UL zone has a Comprehensive Plan designation of residential low, shall incorporate the following:
 - 1. A maximum building height of thirty-five (35) feet shall apply to portions of a structure within sixty (60) feet of a UL zone with a residential low Comprehensive Plan designation. The thirty-five (35) foot height shall be measured from the base elevation of the UL-zoned property to the midpoint of any sloped roof; provided, that if the multi-family grade elevation is higher than the single-family property, in no case shall the height of the multi-family building be limited to less than thirty-five (35) feet as measured per SMC 15.110.070 Structure Height. The base elevation of the UL-zoned property shall be determined by the average of the elevation along the common property line with the subject property opposite the proposed multi-family building(s) at right angles from the property line. The allowed height shall increase at no more than one (1) foot vertical for each foot horizontal until the maximum allowed height in the zone is reached (see Figure HEIGHT TRANSITION).
 - 2. A minimum roof pitch of six (6) feet of height for each twelve (12) linear feet of roof shall be required for all portions of multi-family buildings within sixty (60) feet of a UL zone with a residential low Comprehensive Plan designation, and for all multi-family buildings fronting on a street directly across from a UL zone with a residential low Comprehensive Plan designation.

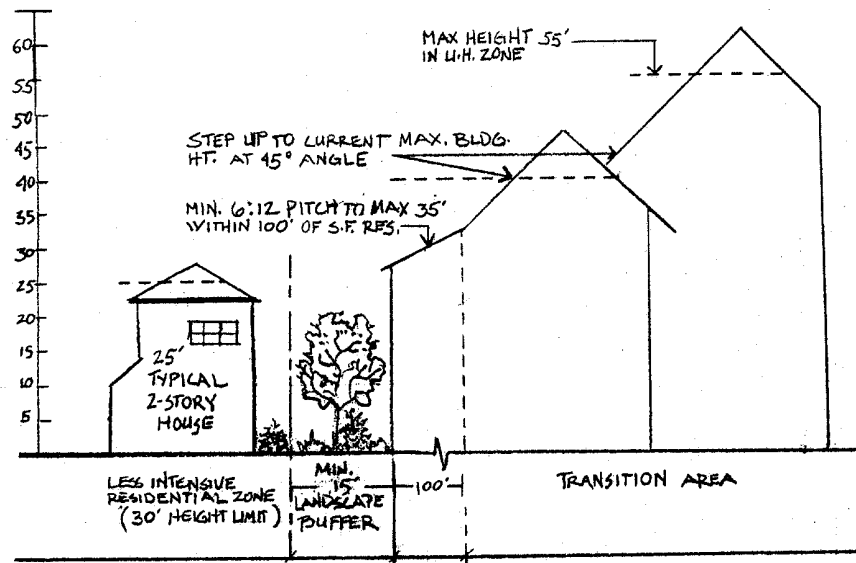
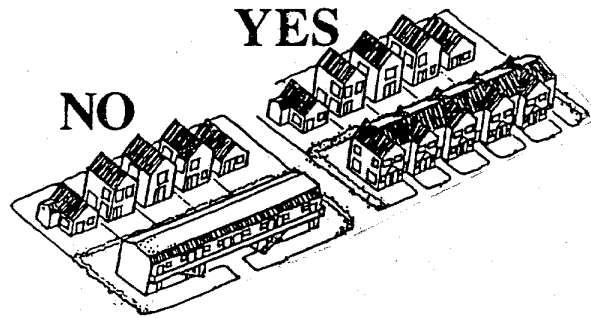


Figure: HEIGHT TRANSITION: Building height adjacent to a UL zone with a residential low Comprehensive Plan designation is limited to thirty-five (35) feet for the first sixty (60) feet, then may increase at a forty-five (45) degree angle. Height is measured per SMC 15.110.070 Structure Height

3. 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 UL zone with a residential low 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.
4. Scale and massing of adjacent residential development shall be considered in the design of new multi-family development. An effective architectural fit within the neighborhood shall be achieved through similarity of design with the adjacent development in one (1) or more of the following ways:
 - a. Similar building proportions, including setbacks on upper levels;
 - b. Similar building articulation;
 - c. Similar roof lines, pitches, and shapes;
 - d. Similar relationship to the street for entryways and setbacks; and/or
 - e. Similar architectural details or features such as bay windows, dormers, porches, finish materials, recessed entries, and other elements.

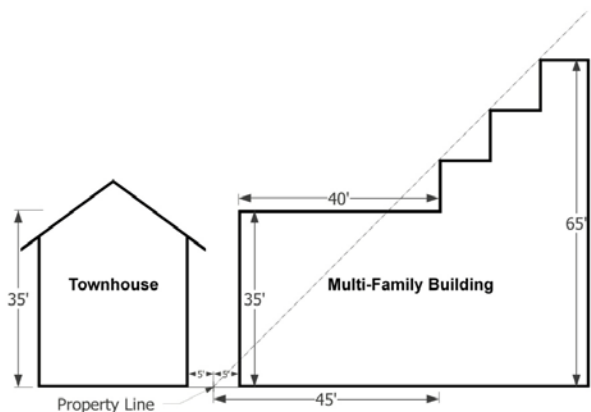
Example: *The building on the right shows how a multi-family structure can be designed to complement an existing neighborhood through the use of similar building modulation and setbacks. The building on the right covers roughly the same lot area as the structure on the left, while appearing as if it “fits” in its surroundings.*



B. Abutting Townhouse Zone/Townhouse Designation. Multi-family and mixed use projects abutting a Townhouse (T) zone, or properties with a Townhouse zone Comprehensive Plan designation, shall incorporate the following:

1. **Height Requirements within Forty-Five Feet of Townhouse Zone Property.**
A maximum building height of thirty-five (35) feet shall apply to portions of a structure within forty-five (45) feet of the side and/or rear property line of an adjacent property with a Townhouse zone or Townhouse Comprehensive Plan designation.
2. **Height Allowances within Forty-Five Degree Plane of Townhouse Zone Property.** In order to preserve opportunities for light, view and privacy of adjacent townhouses, the height of a building may increase above thirty-five (35) feet as long as it does not project into a forty-five (45) degree angular plane gradient measured from the side and/or rear property line of the adjacent Townhouse Zone property.
3. **Height Allowances Beyond Sixty-Five (65) Feet of Townhouse Zone Property.** Building height after sixty-five (65) feet can increase to the maximum allowed by the zone within which the building is located after the requirements in 15.510.230(B)(2) are met.

Example: *Diagram showing example of height requirements and allowances for multi-family and mixed use projects abutting Townhouse Zone or townhouse properties.*



15.510.240 Privacy

Intent: Respect adjacent properties by locating buildings to minimize disruption of privacy. One consideration is the views from upper stories of new buildings into adjacent private yards, especially in less intensive zones. Buildings should also be designed so that units within a development have appropriate private space.

- A. Building design shall incorporate the following elements:
 - 1. Stagger windows to avoid alignment with adjacent windows;
 - 2. Reduce the number of windows and decks on the buildings overlooking private yards of neighboring properties; and
 - 3. Use landscaping and open space to enhance privacy.

15.510.250 Building Security

Intent: Provide for safety in the design of building doors and windows, hallways and common areas.

- A. **Ground Floor Bedroom Windows.** Ground floor bedroom windows of residential units shall be separated from the sidewalk and public areas in one (1) of the following manners:
 - 1. The ground floor shall be raised above ground level a minimum of four (4) feet and pedestrian paths shall be at least five (5) feet away (horizontal separation) from ground floor bedroom windows;
 - 2. Pedestrian paths shall be at least five (5) feet away (horizontal separation) from ground floor bedroom windows, and windows shall be screened with decorative metal grating providing a fifty percent (50%) to seventy percent (70%) screen and landscaping providing filtered screening. Dense landscaping, such as hedges, shall not be used in front of windows.
- B. **Exterior Access Corridors.** Exterior access corridors shall not be located directly adjacent to dwelling windows on upper floors.
- C. **Windows on Street-Front Facades.** Windows on street-front facades shall be provided to allow views of the street.
- D. **Common Areas.** Common areas shall be designed for visibility and security.
 - 1. Windows and lighting shall be sited to provide visibility of common areas, including mail kiosks, stair wells, parking garages, laundry rooms, exercise rooms, and other common areas of the site.

2. Doors between common areas shall have through-door viewers with a minimum one hundred eighty (180) degree viewing range, or windowpanes.
 3. Common areas shall have more than one (1) exit.
- E. **Dumpsters and Recycling Containers.** Dumpsters and recycling containers shall be conveniently located for residents, and be screened in a manner that allows sufficient visibility to prevent hiding places for unwanted persons.
- F. **Door and Window Treatment.** The following items are minimum security requirements for door and window treatment for residential units:
1. For all exterior doors and doors leading from individual units into common areas:
 - a. Solid-core wood doors or metal doors;
 - b. Through-door viewers with a minimum one hundred eighty (180) degree viewing range;
 - c. Single-cylinder deadbolts extending a minimum of one (1) inch into the frame;
 - d. Security strikeplates a minimum of three and one-half (3-1/2) inches in height mounted with screws a minimum of three (3) inches in length;
 - e. Double locks on sliding doors;
 2. Double locks on ground floor and sliding windows.

These items shall be inspected and approved by the City of SeaTac Crime Prevention Officer prior to issuance of a certificate of occupancy. The City of SeaTac Crime Prevention Officer may approve alternate designs that provide a similar degree of security.

15.510.260 Building Materials

Intent: Add visual interest and contribute to human scale through texture, color and detailing. Materials should be durable so that the development will continue to be an attractive part of the community over time.

- A. Quality, durable materials that add visual interest shall be used in building design.
1. Color and materials shall be varied in projects as follows:
 - a. In multi-building projects, colors or materials shall be varied from structure to structure to differentiate between buildings, and provide variety and individuality;

- b. Colors and materials shall be used to visually reduce the size of buildings that are larger than others in the neighborhood, through:
 - i. Contrasting trim detailing;
 - ii. Contrasting shades or colors to distinguish the ground from upper floors, or one (1) section of building from another;
 - c. Bright or intense colors should be reserved for accent or trim.
2. A color and materials board shall be submitted and approved prior to permit approval.
- B. Materials that have a track record of installation difficulties or lack of durability shall be subject to provision of warranty information from manufacturers and installers, and provision of a maintenance bond or letter of credit for a period of three (3) years. Building materials with a history of problems with installation and rapid decay may be disallowed.

15.510.300 Vehicular Access and Circulation

Purpose: Vehicular access and circulation should emphasize the safety of pedestrians, enhance the streetscape in the neighborhood and minimize the traffic impact of new developments on existing neighborhoods.

15.510.310 Vehicular Access

Intent: Facilitate access that provides adequate capacity while reducing curb cuts and providing for pedestrian safety.

- A. Access to multi-family developments shall be from a major or minor arterial wherever possible.
- B. Automobile access shall be consolidated with no more than one (1) driveway per one hundred fifty (150) linear feet of street frontage.
- C. Dead end streets shall be permitted only where there is no feasible connection with an adjacent public and/or private street.
- D. Developments shall be oriented to transit stops whenever possible. Lighting shall be provided along pedestrian walkway connections and adjacent to transit stop facilities.
- E. In developments over one hundred (100) units, a bicycle circulation path separate from vehicular circulation and pedestrian paths shall connect buildings within the development. Benches, shade trees or other amenities shall be incorporated into the bicycle/circulation path as appropriate.

15.510.320 Traffic Calming

Intent: Provide for traffic calming to discourage cut-through traffic and enhance neighborhood safety.

The following measures may be required on neighborhood streets near a new development if appropriate to control traffic, providing any access restrictions are approved by the City of SeaTac Fire Department as not adversely impacting fire and life safety access:

- A. Crosswalks marked with a change in paving and pedestrian crossing lights;
- B. Chicanes (mid-block narrowing of the street to slow traffic);
- C. Traffic circles;
- D. A bicycle path adjacent to and in addition to other required street frontage improvements;
- E. The following additional traffic calming measures shall be required upon a petition by seventy-five percent (75%) of property owners on an affected section of street:
 - 1. “Curb bulbs” or “chokers” (areas of widened sidewalk and curb at street entries) to restrict turns into existing neighborhood areas.
 - 2. Streets restricted to one (1) way access, except for fire and life safety vehicles.

15.510.330 Buffering Adjacent to Expanded Streets

Intent: Provide for the preservation of neighborhood character and pedestrian safety in areas where a street through an existing neighborhood must be expanded to serve new multi-family development.

If the capacity of an existing nonarterial street must be increased to serve a new multi-family development, the following shall be required for single-family properties along such street:

- A. Fencing and landscaping of up to five (5) feet of Type II landscaping shall be provided adjacent to existing single-family properties. If significant existing landscaping is displaced, it may be required to be relocated or replaced on or adjacent to affected properties to preserve the neighborhood character.
- B. Any access to properties that is adversely affected by a change in road configuration shall be restored at the developer’s expense, including relocation of driveways, carports, and garages, if necessary.

These off-site improvements shall be required of the developer in addition to other street frontage improvements required by the City.

15.510.400 Design of Surface and Structured Parking

Purpose: These standards are intended to provide for safety and aesthetic considerations in surface and under-building parking within multi-family developments.

15.510.410 General Considerations

Intent: Minimize parking as a visual element of a site and enhance the pedestrian environment. Parking should be visible from living units or have secured entrances.

- A. Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of location and design.
- B. All covered parking shall either be secure parking with electronic entries, or open carport-type structures with roof material of transparent glazing to allow surveillance from above. Unsecured “tuck-under” style parking and carports constructed of solid materials that block visibility of parking areas shall not be allowed.

15.510.420 Design of Surface Parking Lots

Intent: Locate parking such that unsecured parking areas are visible from living units and safely illuminated. Landscaping should provide an aesthetically pleasing treatment, provide for summer shade and absorption of rainwater. Pedestrian pathways should allow for pedestrian safety from parking areas to residences where the two (2) areas are separated. Where multiple driveways are necessary, landscaping should be provided to separate and minimize the impact on the streetscape.

- A. One (1) landscape island a minimum of five (5) feet in width, exclusive of curbs, shall be required for each seven (7) parking spaces as specified in SMC 15.300.500(B).
- B. Lighting levels in surface parking lots shall conform to the standards in Chapter 17.24 SMC, Parking Lot Lighting.
- C. If carport structures are provided, they shall be designed with transparent glazing to allow views from units above.
- D. Where sidewalks or walkways cross vehicular driveways, provide a continuous raised crossing, or distinguish the crossing from the driveway surface by marking with a contrasting paving material.

15.510.430 Design of Structured Parking

Intent: Locate structured parking under or within multi-family buildings to enhance safety and aesthetics. Aesthetic considerations include appropriate screening and subordination of under the building parking.

Attention to security features as an integral part of the initial design allows security needs to be met without unduly compromising aesthetics or traffic flow patterns and operations, and without excessive construction or operating costs. The use of CPTED principles in the design of

residential parking structures can enhance resident safety. Principles include good lighting, openness to public view, access control, and a security management plan that includes periodic review and updating.

- A. **Lighting of Structured Parking.** Lighting levels in structured parking shall conform with the requirements of Chapter 17.28 SMC, Parking Structures.
- B. **Elevators and Stairs.**
 - 1. Elevator towers and stairwells shall be open to public view to the maximum extent possible. If enclosure of an elevator waiting area is necessary for fire code purposes or for weather protection, enclosure shall be with transparent glazing.
 - 2. Potential hiding places below stairs should be closed off. If used for storage, such areas shall be secured with doors and padlocks.
 - 3. Directional arrows indicating exits and elevators must be painted on walls.
 - 4. Remote exterior stairway doors shall be equipped with one (1) way locks allowing people to exit but not to enter the facility at those locations.
- C. **Floors.** Parking decks shall be flat to the maximum extent possible to increase visibility. Openness should be encouraged through methods such as long-span construction and high ceilings.
- D. **Facades.**
 - 1. Parking located at grade under a building shall be attractively screened through a combination of decorative grilles, or trelliswork. Screening shall provide for light, airflow, and natural surveillance into the structure, while limiting access. Since screening is intended to increase security by restricting access to the facility, the screening must be reasonably strong and durable to withstand vandalism and the elements.

Separate enclosed garages serving individual units shall be completely enclosed or shall be screened as described above.
 - 2. For underground structures, the first level below grade shall be daylighted by either grading the site down or using air wells to allow natural light and ventilation into the structure. Such openings shall be barred to prevent access and landscaped in a manner that provides both screening and visibility through the landscaping. Openings shall be adjacent to well-traveled walks or frequently used areas of open space.
 - 3. Stand-alone, multi-level aboveground parking structures shall be avoided in multi-family complexes.

- a. Where allowed by a decision of the Director due to special design or site conditions, multi-level above-ground parking structures shall comply with the top floor variation, character and massing, and minimizing views into the interior requirements of SMC 15.300.460(C)(2), 15.300.460(C)(3) and 15.300.460(C)(4) (b), (c), and (e). Such structures shall be required to comply with SMC 15.300.460(D), Ground Floor Uses in Parking Structures, when adjacent to a public street.
- b. The facade of a stand-alone multi-level parking facility should provide filtered screening that allows visibility to streets and good visibility for patrolling police cars. Stairways on the building's exterior should be visible from the outside. If stairs are to be enclosed, glass or wire glass can be used.

E. Circulation and Access Control.

1. Vehicle entrances and exits shall be kept to a minimum. All entrances shall be gated, with gates that permit visibility into the garage.
2. Pedestrian entrances shall be concentrated to bring all pedestrians through one (1) portal, which improves the ability to see and be seen by others.
3. Emergency exits shall be provided.
4. Any ground-level pedestrian exits that open into nonsecure areas should be emergency exits only and fitted with panic bar hardware.
5. Dead end parking areas as well as nooks and crannies in the general design of the parking facility should be avoided.

F. Active Security Measures.

1. A security management plan shall be submitted and approved prior to building permit issuance. Such plan shall be reviewed and updated every three (3) to five (5) years in cooperation with the City's crime prevention specialist. The plan would include a security audit and proposed CPTED and active security measures.
2. Active security measures such as emergency phones and closed circuit television (CCTV) shall be provided in large developments if determined to be necessary by the Crime Prevention Officer. At a minimum, a conduit shall be provided for emergency communication and CCTV in stairs, elevator cabs, and elevator lobbies in structured parking for developments containing two hundred (200) or more units.

- G. **Maintenance.** Residential parking structures shall be well-maintained, as trash and graffiti may leave the impression that the facility is not secure

15.510.500 Recreation and Open Space

Purpose: To provide for adequate recreation and open space areas for the residents of multiple-family dwellings, to separate such areas from automobile-oriented space, and to enhance the environmental quality of multiple-family residential districts.

15.510.510 Minimum Area Required

Intent: Provide opportunities for both active recreation and outdoor areas for passive enjoyment of natural areas. Recreation and open space areas should include amenities appropriate for the ages of people likely to live in the residences and be located with regard to climate conditions and safety.

- A. Each multi-family building or complex of five (5) or more units shall provide a minimum area of recreation and open space, as follows:

1. **Outside of Overlay Districts.** For developments located outside the designated City Center and S. 154th Street Station Area Overlay Districts and the Interim Angle Lake Station Area:

Unit Size	Minimum Required Open Space
2 bedroom or larger	200 square feet
1 bedroom	160 square feet
Studio	120 square feet

- a. In all multi-family developments, at least fifty percent (50%) of the required recreation and open space must be usable outdoor multi-purpose space accessible by all residents as described in subsection (B) of this section.
- b. Up to fifty percent (50%) of the required recreation and open space may be composed of indoor recreational space or outdoor single-purpose recreational facilities as described in SMC 15.510.510(C).
2. **Within Overlay Districts.** For developments located within the designated City Center and S. 154th Street Station Area:

A minimum of sixty (60) square feet per unit of outdoor space. One hundred percent (100%) of such space shall be allocated for outdoor multi-purpose open space accessible by all residents as described in subsection (B) of this section.

- B. **Multi-purpose Outdoor Recreation and Open Space.** This requirement shall be satisfied through compliance with one (1) or more of the following elements:

1. Courtyards, plazas or multi-purpose green-spaces which serve to organize the placement of buildings, as described in SMC 15.510.540;
2. Upper level common decks, patios, terraces, or roof gardens;
3. The square footage length and width of publicly accessible pedestrian-only corridors dedicated to passive recreation and separate from the public street system, including access links in sensitive area buffers.

C. **Indoor Facilities and Outdoor Single-Purpose Facilities - Outside of Overlay Districts.** This recreation and open space allowance, for properties outside the City Center and S. 154th Street Station Area, may be met through one (1) or more of the following:

1. Tennis/sports courts;
2. Swimming pools;
3. Designated exercise areas;
4. Game rooms;
5. Lounge areas with food preparation facilities; or
6. Other similar facilities.

15.510.520 Play Space for Children

Intent: Provide for adequate, safely located play space for children. Safe locations are ones that are accessible without crossing circulation areas, and provide for observation by parents and caretakers from the main use areas of nearby units, and from nearby seating and recreation areas. Retirement apartments and assisted living facilities are exempt from this section.

- A. At least fifty percent (50%) of the required outdoor recreation and open space area required for units of two (2) or more bedrooms shall be laid out in a manner that makes it suitable and safe as play space for children. The children's play space shall contain a minimum of one (1) set of children's play equipment as approved by the Director. Sitting or recreation areas for adults shall be located in close proximity.
- B. At least fifty percent (50%) of any indoor facilities and outdoor single-purpose facilities required for units of two (2) or more bedrooms shall be appropriate for use by children of various ages. Exercise facilities in complexes containing two (2) or more bedroom units shall provide for adult exercise opportunities with the ability to watch children nearby.

- C. Play space for children shall be centrally located, visible from the dwellings, and away from hazardous areas like garbage dumpsters, drainage facilities, streets, other vehicular travel ways, woods, and parking areas.
- D. All units two (2) bedroom units or larger shall be oriented to provide visibility of children's play areas from a kitchen or main living room area. Alternatively, closed circuit TV monitoring of children's play areas shall be installed and access shall be provided by apartment management to tenants with children.

15.510.530 Location and Layout of Recreation and Open Space

Intent: Provide accessible, useable, safe, and maintainable recreation and open space. Open space areas should be oriented to sunlight and views, and provide attractive amenities such as paths, picnic areas, seating, active recreation facilities, and good lighting.

- A. The location, layout, and proposed type of recreation space shall be subject to approval by the Director, and shall conform to the following:
 - 1. Open space areas shall be centrally located near a majority of units, accessible and usable to residents, and visible from surrounding dwelling units.
 - 2. In developments greater than one hundred (100) units, outdoor recreation and open space area shall be divided into several, smaller, usable areas located so as to be convenient and accessible to each building.
 - 3. When the total required open space area is less than three thousand (3,000) square feet, the outdoor recreation and open space shall be one (1) continuous site, with a minimum width of twenty (20) feet.
 - 4. If the total required area for multi-family recreation space is more than three thousand (3,000) square feet, the space may be divided into several usable indoor or outdoor sites, provided at least one (1) area is at least two thousand (2,000) square feet, and all others at least five hundred (500) square feet, with a minimum width of twenty (20) feet.
 - 5. No driveways, parking or other vehicular uses can be located in the outdoor recreation or open space area.
 - 6. Required front yard setback areas shall not count toward outdoor common recreation and open space.
 - 7. A Type III landscaping buffer consisting of fencing and plant screening with a minimum width of five (5) feet shall separate the recreation space from public streets, parking areas, and driveways.
 - 8. Decks, balconies and other similar appurtenances that do not have common access by all the complex residents shall not be counted towards the space requirements.

9. The square footage in required side and rear yards may be used to meet the recreation and open space requirements, except for the square footage in side and rear yards occupied by required Type I and II buffer landscaping for noncompatible uses. Side and rear yards must be developed as usable recreation or open space as specified in this chapter to count toward the requirement.
 10. Other required landscaping (such as building facade landscaping and parking lot landscaping) and sensitive area buffers without common access links such as pedestrian trails shall not be included toward the required recreation and open space requirement.
 11. No required recreation or open space area shall have a slope greater than four percent (4%), unless the area has been developed with an enhanced accessibility system of ramps, stairs, terraces, trails, or other site improvements.
- B. The space, layout, and proposed type of screening shall be subject to approval by the Director.

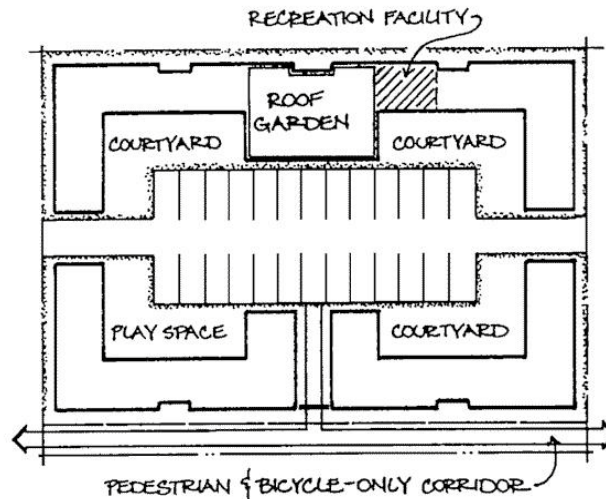
15.510.540 Courtyards and Plazas

Intent: Provide landscaped courtyard, plaza and rooftop garden areas that include adequate seating, and focal landscaping.

Courtyards and plazas areas complying with the following requirements may count toward required outdoor open space areas:

- A. **Dimensions.** The courtyard/plaza dimension is a measurement of the usable open space between two (2) buildings or to a property line, with a minimum width of at least twenty (20) feet or equal to the height of the building, up to seventy-five (75) feet, as determined by the Director.
- B. Publicly accessible courtyards, plazas or multi-purpose green spaces shall link the open space elements with adjacent sidewalks, pedestrian paths, and/or bikeways.
- C. Courtyard/plaza areas shall include a minimum of one (1) tree for each two hundred (200) square feet of required area. The plaza/focal area shall consist of at least fifty percent (50%) decorative paving, and include one (1) lineal foot of seating per each forty (40) square feet of required plaza area.

Example: Sample arrangement of open space areas.



15.510.550 Maintenance

Intent: Ensure the maintenance of on-site open space and recreational facilities.

Failure to maintain open space and recreational facilities in a usable manner is a violation of this title. Prior to occupancy, a maintenance program for open space and recreational facilities shall be submitted and approved by the Department. The program shall be secured with a maintenance bond, or other suitable financial guarantee as approved by the City, for a period of three (3) years in an amount equal to the estimated cost of maintenance over three (3) years.

15.510.560 Cash Contribution in Lieu of On-Site Recreational

Intent: Allow for the contribution to an existing or future City park in lieu of on-site recreational facilities in smaller developments.

- A. **Multi-Family Developments with Less than 20 Dwellings, Assisted Living Facilities and Retirement Apartments.** For multiple-family developments containing less than twenty (20) dwellings and all assisted living facilities or retirement apartments, the Director may allow in-lieu payment to the City in an amount comparable to the cost of acquisition and installation of recreational facilities as would otherwise be required.
1. **Acceptance of Payment In Lieu Contributions.** Acceptance of such a voluntary contribution is discretionary on the part of the City, and shall be permitted only when the size of the development site and its projected population is too small to result in usable, high quality recreational facilities, and the improvement of City park facilities in the vicinity will be of greater benefit to the residents of the proposed dwellings.
 2. **Park Improvement Fund.** Such payments shall be placed in a fund to be used for capital improvements in existing neighborhood parks or for the development of new parks in the vicinity of the multiple-family dwelling development.

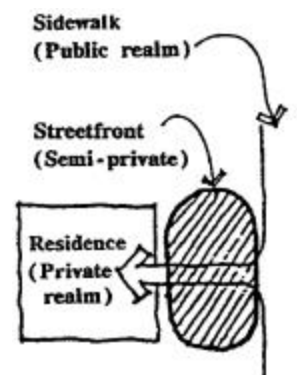
3. **Amount of Payment.** The amount of such payment shall be determined by the Director based on a recommendation of the Parks Department Director. The recommendation shall be based on either the actual cost or a reasonable prototype cost of providing park land with quality, durable recreational facilities as would otherwise be required to be provided on-site.
- B. **Multi-Family Developments with More than 19 Dwellings.** Multiple-family dwelling developments containing twenty (20) or more dwelling units (except for assisted living facilities or retirement apartments) shall provide the on-site recreation facilities required by this chapter. Multiple-family dwelling developments which are built in phases of less than twenty (20) dwelling units shall provide on-site recreation facilities for each phase or shall provide the total amount of recreation facilities required for the complete development in the first phase of construction.

15.510.600 Landscaping

Intent: Provide buffering adjacent to noncompatible uses, enhance building facades, create pleasant outdoor spaces for relaxation, contribute to privacy, and help to define public from private space.

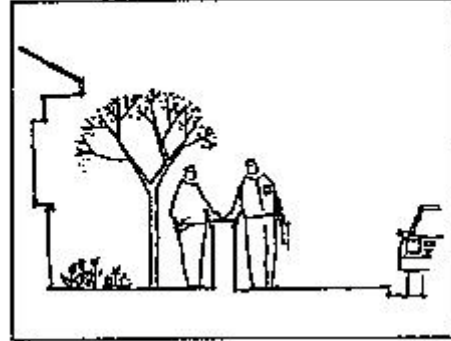
- A. Landscape buffering adjacent to noncompatible uses shall be provided as specified in SMC 15.445.210 Landscaping Standards Chart.
- B. Landscaping shall be used to soften the form of the building by screening blank walls and fences, terracing retaining walls, and use of foundation planting. Building facade landscaping shall be provided, as required by SMC 15.445.210 Landscaping Standards Chart.
- C. Create physical separation and transition from public and semi-public to semi-private and private areas on-site through the use of entryways, gates and landscaping.

Example: *Defining and separating public from semi-public and private space contributes to both privacy and security.*



Example: *A small half-wall or fence maintains visibility while creating transition between public and private space.*

Definition and separation of public from private areas



- D. Distinctive plantings shall be provided to define entries, seating areas, and provide accents in areas created by building modulation.
- E. **Plaza/Focal Area Requirements.** At least one (1) plaza/focal area with distinctive plantings, a minimum of two hundred (200) square feet shall be provided for each twelve (12) units.
1. Plaza/focal areas shall include a minimum of one (1) tree for each two hundred (200) square feet of required area. The plaza/focal area shall consist of at least fifty percent (50%) decorative paving, and include one (1) lineal foot of seating per each forty (40) square feet of required plaza area.
 2. Such areas may count toward the required front yard landscaping requirement; provided, that the width of the required front yard landscaping may be reduced by a maximum of twenty-five percent (25%). (For instance in multi-family developments, the required twenty (20) feet of Type III street frontage landscaping may be reduced to no less than fifteen (15) feet of landscaping along the street frontage.)
- F. **Landscaping and Sight Lines.** Landscaping shall be designed and maintained to allow sight lines through the property, except where this code requires Type I landscaping. Shrubs should be chosen and trimmed down to a maximum of three (3) feet in height; trees should be trimmed up to provide visual clearance below six (6) feet in height.
- G. **Fences.** Fences more than seventy percent (70%) solid are not allowed in a front yard adjacent to the street unless the front yard is a private yard located on an arterial street. Chain link fences shall not be placed in a front yard and shall only be used elsewhere if coated or finished to prevent rust.
- H. **Compatability of Plant Materials.** New plant materials shall be positioned in a manner that is compatible with native plants.

- I. **Stormwater Facilities.** Locate stormwater facilities as elements of designed landscaping and so as not to impede pedestrian circulation.

15.510.700 Incentives

Purpose: To encourage types of development that are beneficial for the community, or for which there is a particular need.

15.510.710 Application of Incentives

Intent: Support the combination of multiple incentives while placing a cap on the total percentage of incentives that keeps the maximum density within a reasonable limit of the underlying zone.

- A. The number of allowed units in a development may be increased for incorporation of the incentives in this section.
 1. **Maximum Density Incentive.** The maximum density incentive that may be achieved through the application of multiple incentives is a thirty percent (30%) increase in the base number of permitted units.
 2. **Maximum Height Incentive.** The maximum height incentive that may be achieved through the application of multiple incentives is a fifteen (15) foot increase in the maximum building height identified in SMC 15.400.100, Residential Standards Chart, and 15.400.200, Commercial, Industrial, Parks and Recreation Standards Chart.
 - a. An incentive used to obtain additional height in this chapter may not be used to obtain additional density.
 3. **Combining Incentives.** Density incentives as specified in SMC Chapter 15.425 Development Incentives may be combined with these incentives, but the total of all incentives may not exceed a thirty percent (30%) increase in the base number of permitted units. The bonuses shall be on a building by building basis and are not transferable from one building to another.

15.510.720 Senior Housing

Intent: Encourage the provision of senior housing within the community to allow for a variety of housing options to aging persons as their family size and housing needs change. This incentive is not applicable to projects whose sole purpose is housing intended for seniors (age fifty-five (55) years or older) (i.e., adult family homes, assisted living facilities, continuing care retirement communities, retirement apartments, convalescent center/nursing homes, etc.)

- A. **Density Bonus:** A twenty percent (20%) increase in the allowed number of units shall be permitted when a minimum of thirty-five percent (35%) of the units within the project are reserved as assisted living units or retirement apartments.

- B. **Height Bonus:** A ten (10) foot increase in the maximum allowed height shall be permitted when a minimum of thirty-five percent (35%) of the units within the project are reserved as assisted living units or retirement apartments.

15.510.730 Mixture of Unit Sizes

Intent: Promote a mixture of unit sizes within a development, in order to encourage the presence of residents during the daytime. Larger units typically house families, where an adult may be present during the daytime. Having a mixture of unit sizes can contribute to a more secure community.

- A. **Density Bonus:** A ten percent (10%) increase in the allowed number of units shall be permitted with a mixture of unit sizes in a development with at least thirty-five percent (35%) of the units being two (2) bedroom or larger.
- B. **Height Bonus:** A five (5) foot increase in the allowed height shall be permitted with a mixture of unit sizes in a development with at least thirty-five percent (35%) of the units being two (2) bedroom or larger.

15.510.740 Condominium/Owner-Occupied Housing

Intent: Encourage units to be constructed as condominiums, and remain owner-occupied through codes, conditions, and restrictions (CCRs) or other restrictive covenants, contributing to a sense of ownership, investment in the community, and stability in the resident population of multi-family areas.

- A. **Density Bonus:** A thirty percent (30%) increase in the allowed number of units shall be permitted for a condominium development, where the codes, conditions, and restrictions (CCRs) of the homeowners' association or other restrictive covenants are set up to maintain home ownership within the development and restrict the number of units that may be used as rental properties. CCRs shall be reviewed and approved by the Director prior to recording to ensure this provision cannot be modified or eliminated.
- B. **Height Bonus:** A fifteen (15) foot increase in the allowed building height shall be permitted for a condominium development, where the codes, conditions, and restrictions (CCRs) of the homeowners' association or other restrictive covenants are set up to maintain home ownership within the condominium and restrict the number of units that may be used as rental units. CCRs shall be reviewed and approved by the Director prior to recording to ensure this provision cannot be modified or eliminated.

15.510.750 Underground Parking

Intent: Promote the placement of parking underground in order to facilitate urban spaces, pedestrian orientation, and greater efficiency in use of land for housing and open space.

- A. **Density Bonus:** A ten percent (10%) increase in the allowed number of units shall be permitted for developments where a minimum of seventy-five percent (75%) of the parking is placed underground.

- B. **Height Bonus:** A five (5) foot increase in the allowed building height shall be permitted for developments where a minimum of twenty-five percent (25%) of the parking is placed underground.

15.510.760 Outdoor Recreation/Open Space

Intent: Encourage the placement of additional open space throughout multi-family developments in order to enhance outdoor recreational opportunities for residents.

- A. **Density Bonus:** A ten percent (10%) increase in the allowed number of units shall be permitted when at least fifteen percent (15%) additional recreation and/or open space, over what is required, is provided within a multi-family development.
- B. **Height Bonus:** A five (5) foot increase in the allowed building height shall be permitted when at least fifteen percent (15%) additional recreation and/or open space, over what is required, is provided within a multi-family development.

15.510.770 Architectural Design

Intent: Promote enhanced building layout and design in multi-family buildings through the incorporation of additional design elements and features.

- A. **Density Bonus:** A ten percent (10%) increase in the allowed number of units shall be permitted when additional building design is provided within a multi-family development.
- B. **Height Bonus:** A five (5) foot increase in the allowed building height shall be permitted when additional building design is provided within a multi-family development.
- C. The enhanced design elements shall consist of the following:
 - 1. Incorporate all methods of articulation identified in SMC 15.510.220(B)(1).
 - 2. Utilize all methods of window treatment identified in SMC 15.510.220(D).
 - 3. Incorporate three (3) or more roof line variations identified in SMC 15.510.220(F).

15.510.800 Multi-Family Properties in the City Center and S. 154th Street Station Area Overlay Districts

Purpose: To define standards for multi-family properties in the City Center Overlay District and S. 154th Street Station Area Overlay District that allow for setback, density and open space standards appropriate to a more urban environment, while still providing for attractive open space amenities and neighborhood compatibility.

15.510.810 Applicability

Intent: Ensure that multi-family developments within the City Center Overlay District and S. 154th Street Station Area Overlay District are subject to the same quality, compatibility and security principles and standards outlined in this chapter unless the specific purposes of the City Center Overlay District or S. 154th Street Station Area Overlay District create a need for a modified standard. The following requirements shall be in addition to the multi-family standards contained in this chapter.

- A. The following requirements shall be in addition to the multi-family standards contained in this chapter.
- B. **Residential Mixed Use Parking.** Parking for residences on a mixed use site shall be clearly delineated and separate from parking for commercial uses.
- C. **City Center Overlay District.**
 - 1. The following City Center Overlay District Standards shall apply to all multi-family projects in the designated City Center: SMC 15.300.100 through 15.300.120; 15.300.200; 15.300.210; 15.300.230; 15.300.250; 15.300.325; 15.300.400 through 15.300.450, 15.300.500(B).
 - 2. The following City Center Overlay District Standards shall apply only to ground floor commercial in mixed use residential projects in the designated City Center: SMC 15.300.220; 15.300.300 through 15.300.320; 15.300.600(A); 15.300.620; 15.300.630(B); 15.300.610(B); 15.300.710 through 15.300.730.
- D. **S. 154th Street Station Area Overlay District.**
 - 1. The following S. 154th Street Station Area Overlay District Standards shall apply to all multi-family projects in the designated S. 154th Street Station Area: SMC 15.305.100 through 15.305.130; 15.305.200; 15.305.210; 15.305.230; 15.305.250; 15.305.400; 15.305.410; 15.305.450; 15.305.500.
 - 2. The following S. 154th Street Station Area Overlay District Standards shall apply only to ground floor commercial in mixed use residential projects in the designated S. 154th Street Station Area: SMC 15.305.220; 15.305.300 through 15.305.350; 15.305.600 through 15.305.620; 15.305.630(C); 15.305.710 through 15.305.730.

15.510.820 Open Space in the City Center and S. 154th Street Station Area Overlay Districts

Intent: Provide standards for recreation and open space for multi-family properties located within the City Center and S. 154th Street Station Area overlay districts that allows achievement of urban densities while still providing an attractive streetscape and comfortable open space amenities for residents, including play space for children.

- A. **Minimum Common Open Space.** For developments located within the designated City Center and S. 154th Street Station Area overlay districts , a minimum of sixty (60) square feet per unit of common outdoor space shall be required. Such open space shall be allocated according to the requirements of SMC 15.510.510(B), and 15.510.520 through 15.510.560.
- B. **Open Space for Residential Mixed Use Development.** For residential mixed use development in the City Center and S. 154th Street Station Area overlay districts, the commercial open space requirement in SMC 15.300.310 and SMC 15.305.300 through 15.305.350 shall be applied to that proportion of the site that is commercial, based on building square footage.
 - 1. **Waiving Commercial Open Space Requirements.** Commercial open space requirements may be waived for ground floor retail, or service uses specified in SMC 15.300.730, and SMC 15.305.057, at the discretion of the Director, to encourage the inclusion of retail and service uses that will serve the multi-family development and immediate neighborhood. The commercial open space requirement shall not be waived for ground floor uses such as hotel/motel and other commercial uses that generate significant demand for open space.

15.510.900 Concept Illustrations

Each standard included examples and illustrations of ways in which the intent of the design standard could be achieved. The graphic illustrations are meant to be examples, and not the only acceptable means to accomplishing the intent of the standards being illustrated. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples that fulfill the intent of the design standards.

Illustration: Building Orientation with Respect to Streetscape

Building entries may be oriented to an interior courtyard if the courtyard has a prominent pedestrian entry and walkway connecting directly to the public sidewalk.

Buildings may be oriented to a cohesive system of open space and pedestrian pathways where there is a prominent pedestrian entry to the site and walkway connecting directly to the public sidewalk.



Illustration: Landscaping Design



Entryways, gates, and landscaping shall define and separate public space from semi-public and private areas within the development.

Fences more than seventy percent (70%) solid are not allowed in a front yard adjacent to the street unless the front yard is a private yard and is located on an arterial street.



Illustration: Pedestrian Building Entries



Entries from the street shall be clearly marked with canopies, architectural elements, ornamental lighting, or landscaping. Entrances shall be prominent, visible from the street, and connected by a walkway to the public sidewalk.

Multi-family buildings shall utilize one-half (1/2) flight up entries off of the street where feasible.





Illustration: Character and Massing

Building facades shall be articulated at intervals of no more than forty (40) feet with architectural elements, which break up long blank walls, add visual interest, and enhance the character of the neighborhood.



Provide architectural features such as setbacks, indentation, overhangs, projections, cornices, bays, canopies, or awnings. Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width.



Illustration: Rooflines

Roof lines shall be varied at least every forty (40) feet through the use of dormers, stepped roofs, gables, towers, or other roof elements.





Illustration: Traffic Calming

Chicanes (mid-block narrowing of the road to slow traffic) are one (1) method that may be appropriate to enhance pedestrian safety near a new development.



Illustration: Covered and Structured Parking Facades

Shared parking at grade under a building shall be screened through decorative grilles or trellis work. The first level below grade shall be daylighted. Such openings shall be barred to prevent access and landscaped in manner that provides both screening and visibility.



Illustration: Children's Play Areas

Children's play areas shall be centrally located, visible from inside dwellings, and located away from hazardous areas like garbage dumpsters, drainage facilities, streets, woods, and parking areas.

Chapter 15.515

Special Design Standards for the ABC, CB-C, and O/CM Zones

SECTIONS:

15.515.005	Purpose
15.515.010	Authority and Application
15.515.100	Standards Common to the ABC, CB-C, UH-UCR and O/CM Zones
15.515.200	Standards Specific to the CB-C, UH-UCR and O/CM Zones
15.515.300	Standards Specific to the ABC Zone.

15.515.005 Purpose

The following special standards are intended to promote integrated development and pedestrian-oriented design within the highest intensity/density areas of the City.

15.515.010 Authority and Application

- A. The following standards will apply to properties, except within the City Center and S. 154th Street Station Area overlay districts, zoned aviation business center (ABC), community business in the urban center (CB-C), office/commercial medium (O/CM), and urban high-urban center residential (UH-UCR). See SMC Chapter 15.300 for standards specific to the City Center Overlay District and SMC Chapter 15.305 for standards specific to the S. 154th Street Station Area Overlay District.
- B. **Other Standards Applicable.** Except as specified in this Chapter of the Zoning Code, all other relevant standards and requirements in this code shall apply.

15.515.100 Standards Common to the ABC, CB-C, UH-UCR and O/CM Zones.

The following standards apply to properties zoned aviation business center (ABC), community business in the urban center (CB-C), urban high-urban enter residential (UH-UCR) and office/commercial medium (O/CM), that are located outside of the designated City Center and S. 154th Street Station Area overlay districts.

A. Maximum Lot Coverage.

- 1. Lot coverage standards as stated in the zone standards charts (SMC [15.400.100](#) and 15.400.200), subject to the following restrictions :
- 2. Land dedicated to the City without compensation for public rights-of-way and public transit may be included in calculating total land area for the purpose of determining maximum lot coverage;

B. Circulation. The following circulation standards apply to all parcels in the ABC, CB-C, UH-UCR and O/CM zones, and are especially relevant to large parcels within these zones:

1. **Internal Circulation Plan.** An internal circulation plan shall be encouraged to assure smooth pedestrian and vehicular traffic flow in and between developments. Access and internal circulation shall be approved by the Public Works Department;
2. **Access Points.** Access points to surrounding arterial streets shall be designed and developed to minimize traffic congestion and potentially hazardous turning movements. Access points and street intersections should be designed in such a way as to not inhibit pedestrian activity;
2. **Pedestrian and Bicycle Pathways.** Pedestrian and bicycle pathways shall be integral features of the development. These pathways shall be designed to tie together different businesses.
 - a. **Pedestrian and Bicycle Pathways Separate from Internal Roadway.** The pedestrian and bicycle pathways shall be separate from the internal roadway system.
 - b. **Connect to Off-Site Pedestrian and Bicycle Systems.** Where possible, the pedestrian and bicycle pathways shall connect to off-site pedestrian and bicycle systems;
3. **Transit Access/Connection.** To promote public transit use, paved walkways and adequate lighting shall be provided between buildings and the nearest transit stop.
 - a. Paved, covered passenger waiting areas with good visibility shall be provided at all transit stop locations.
 - b. Development should be sited to enhance pedestrian access between buildings and transit service. Efforts shall be made to orient buildings toward transit stops and approaches rather than parking lots.

C. Open Space.

1. Adjacent developments shall link open space;
2. Landscaping required by the code may not be counted toward the open space requirements;

- D. **Parking Standards.** In addition to the parking standards established under Chapter 15.455 SMC, the following parking standards shall apply:

1. **Location of Parking.**

- a. No parking shall be located between the building and the front property line. On corner lots, no parking shall be located between the building and either of the two (2) front property lines.
- b. If a parcel abuts more than two (2) streets, no parking shall be located between the building and the front property line abutting the two (2) streets with the highest roadway classification.

2. **Joint Use of Driveways and Parking.** The joint use of driveways and parking shall be encouraged to reduce overall parking needs. A convenient pedestrian connection must exist between the properties.

E. **Building and Urban Design.**

1. Buildings shall accentuate the natural topography and preserve important view corridors where appropriate.

2. **Awnings.**

- a. **Awning Heights.** Awnings shall be constructed at a height that does not hamper pedestrian traffic (minimum height of eight (8) feet and a maximum height of twelve (12) feet).
- b. **Awning Extensions into Sidewalk.** For buildings with less than a five (5) foot setback, awnings shall be allowed to extend two (2) feet into the sidewalk areas of fully improved street rights-of-way.

2. **Location of Utility Distribution Lines.** New utility distribution lines shall be located underground, with the exception of high voltage electrical transmission lines.

- F. **Sign Standards.** In addition to sign standards of Chapter 15.600 SMC for commercial or multi-family residential zones, the following special sign standards shall apply.

1. **Sign Design.** All business signs shall be an integral part of and architecturally similar to the architectural design of the development, and shall be reviewed in the site plan.

G. **Additional Development Conditions.**

1. **Transportation Demand Management (TDM) Program.** In order to reduce

the use of single-occupancy vehicles, a Transportation Demand Management (TDM) Program shall be created and established based on a transportation study's findings and/or as determined by the City Manager or designee. At a minimum, the property owner shall provide vanpool/carpool loading and parking facilities contained within the parking and circulation plan.

2. **Solid Waste Management Program.** A Solid Waste Management Program to reduce solid waste generation and to recycle waste shall be established prior to development. During site plan review, the program shall be reviewed by the Public Works Department for consistency with City policies and other regulatory requirements. The City, if requested, will provide technical assistance to the applicant in developing such a program. At a minimum, this program shall include: an in-house recycling program and an on-site collection program for recyclable material.
3. **Additional Development Conditions.** Additional development conditions may be imposed as mitigating measures on developments as part of the SEPA, site plan review, and rezone process.

H. **Development Incentives-Lot Coverage Bonuses.** Upon finding that the request for lot coverage bonuses meet the purpose of the zone, the Planning Commission shall recommend to the City Council whether or not to accept the benefit option. The benefit options include the following:

1. **Park Fund.** A lot coverage bonus up to three percent (3%) may be granted upon contribution of five thousand dollars (\$5,000) per acre of land developed. For the purpose of this bonus, per acre of land shall be determined as total parcel area minus any portions of the property that may be constrained due to wetlands, steep slopes, etc. Land may be dedicated to the City for the purpose of parks and/or open space in lieu of payment. Payments may be phased over a five (5) year period with a ten percent (10%) surcharge on all phased payments. Proof of payment or method of payment must be approved prior to the issuance of a building permit. Funds will be administered by the Department and must be spent on projects consistent with an adopted City Parks and Recreation Plan.
2. **Child Care.** A lot coverage bonus up to five percent (5%) may be granted for development which provides child care facilities for employees. The facility shall be available to all employees of the development in conformance with the State Department of Social and Health Services requirements. A cooperatively managed child care facility established and run by employees is allowed.
3. **Art Exhibit Area.** A lot coverage bonus of one percent (1%) may be granted for each one thousand (1,000) square feet designated for an outdoor art exhibit. A minimum of two thousand (2,000) square feet for exhibiting art must be granted in order to use this option. A maximum bonus of three percent (3%) may be established upon recommendation by the Planning Commission. The art exhibit

areas must be established in building and site plans that are submitted for permits. The art exhibit must be easily accessible to the general public.

4. **Transit Center.** A lot coverage bonus up to ten percent (10%) may be granted for property dedicated for a transit center. Land donated shall be transferred to and accepted by the local agency and transit operator who will be responsible for development of the transit center site. Proof of an acceptable site must be furnished at the time of submittal of the permit applications. Land area dedicated may be included to determine the maximum lot coverage for the development.
5. **Structured Parking.** A lot coverage bonus up to five percent (5%) may be granted for projects that include a parking structure with a minimum of two hundred seventy-five (275) stalls.
6. **Mobile Home Relocation Assistance.** A lot coverage bonus up to ten percent (10%) shall be granted for redevelopment projects that provide relocation assistance to residents of mobile home parks consistent with an approved relocation plan. The City shall include any lot coverage bonus as part of an approved relocation plan.

15.515.200 Standards Specific to the CB-C, UH-UCR and O/CM Zones.

The following standards apply to properties located outside of the designated City Center and S. 154th Street Station Area overlay districts that are zoned community business in the urban center (CB-C), urban high-urban center residential (UH-UCR), and office/commercial medium (O/CM), as specified in this section.

- A. **Maximum Front Yard Setback.** The following maximum setback standards will apply to properties zoned CB-C, O/CM and UH-UCR.
 1. In addition to the minimum front yard setback specified in SMC [15.400.100](#) Residential Standards Chart, and 15.400.200 Commercial, Industrial, Parks and Recreation Standards Chart, a maximum front yard setback of ten (10) feet shall be applied to new development and major redevelopment. A maximum front yard setback of ten (10) feet shall mean that the edge of the primary building shall be located no further than ten (10) feet from the property line.
 2. **Abutting Two or More Streets.** If a building is on a corner lot and abuts more than two (2) streets, the maximum front yard setback will apply to two (2) streets only; the setback will apply to the two (2) streets with the highest roadway classification as defined by the SeaTac Comprehensive Plan. If three (3) or more streets have the same roadway classification, then the property owner shall select the two (2) streets to which the maximum front yard setback shall be applied.
 3. **Through Lots.** For through lots, the maximum front yard setback requirements shall apply to the street with the highest roadway classification as defined by the SeaTac Comprehensive Plan. If both streets have the same roadway

classification, then the property owner shall determine the location of the front yard.

4. **Exceptions to Maximum Building Setback.** Exceptions to the maximum building setback shall be granted for:
 - a. Auto sales/rentals, and other outdoor sales; car washes; auto service stations; toll booths.
 - b. Communications facilities, including wireless telecommunications facilities;
 - c. Utility substations;
 - d. Site designs, approved by the Director, that are intended to enhance pedestrian convenience and activity.
 5. **Waiving Maximum Front Yard Setback.** The ten (10) foot maximum front yard setback may be waived for major redevelopment, if the property owner/applicant demonstrates to the Director that this requirement is not feasible due to existing buildings/improvements on-site or the property's unique configuration. If the waiver is granted, the property owner/applicant shall incorporate pedestrian amenities that create a physical and design linkage between the building and the sidewalk/street. Examples of such amenities are plazas and covered/landscaped walkways from the sidewalk to the main entrance.
- B. **Building Placement.** For properties where the front property line is equal to or wider than the property's depth, then the longest building facade shall be oriented toward the front property line and the main pedestrian entrance shall be located on this facade. For all properties, where the depth is greater than the front property line, the front of the building shall be oriented toward the front property line, to the maximum extent possible or as otherwise approved by the Director.
- C. **Landscaping.** Except as otherwise provided in this subsection, landscaping shall be required in conformance with Chapter 15.445 SMC.
1. **Alternative Landscaping on Street Frontages in the CB-C, O/CM and UH-UCR Zones.** In order to create a building-sidewalk relationship that promotes pedestrian access and activity, the following landscaping standards will apply to the street frontages of properties zoned CB-C, O/CM, and UH-UCR. Where the building setback is smaller than the width of the street frontage landscaping normally required for a use per SMC [15.445.210](#) Landscaping Standards Chart, the width of the street frontage landscaping shall be reduced to correspond with the building setback and the following alternative landscaping shall be required:

- a. Fifty percent (50%) of the amount of landscaping normally required along the street frontage shall be placed into plazas, roof-top gardens, and other pedestrian amenities (such as restrooms) accessible to the public during business hours. Additionally, street trees shall be planted within the public right-of-way in locations and amounts to be determined by the Director.
 - b. A percentage of the street frontage landscaping requirements will be waived for placing parking underground. Excluding the requirement for street trees, up to a maximum of eighty percent (80%) of the alternative landscaping will be waived, on a percentage-by-percentage basis, for placing parking underground (e.g., placing seventy-five percent (75%) of the site's required parking underground would meet seventy-five percent (75%) of the square footage portion of the alternative landscaping requirement).
- D. **Parking in UH-UCR Zone.** The following minimum parking standard will apply to the UH-UCR zone.
 1. **Minimum Parking for Residential Units.** The minimum parking spaces required for residential units in the UH-UCR zone is one (1) space per dwelling unit.
 2. **Visitor Parking.** Visitor parking will be required in the amount of one (1) space per every three (3) dwelling units.
 3. **Exceptions to Minimum Parking Standards.** Exceptions to the minimum parking standards for "small, resident-oriented uses" may be granted in accordance with SMC 15.455.140(D).

15.515.300 Standards Specific to the ABC Zone.

The following standards apply to properties zoned aviation business center (ABC).

- A. **Landscaping Bufferyard Requirements in the ABC Zone.** Bufferyard requirements shall be as stated in SMC 15.445.210 Landscaping Standards Chart except as follows: In the ABC zone, Type III landscaping, fifteen (15) feet wide berm to conceal service areas, backs of buildings, and parking areas from street level view.

Chapter 15.520

Mixed Use Development Design Standards

SECTIONS:

15.520.005	Purpose
15.520.010	Authority and Application
15.520.100	Definition of Mixed Use
15.520.200	Ground Floor Uses in Mixed Use Projects
15.520.300	Residential Mixed Use Standards

15.520.005 Purpose

The purpose of this chapter is to establish mixed use standards for required commercial and residential mixed use projects.

15.520.010 Authority and Application

The provisions of this chapter shall apply to commercial and residential mixed use projects as required by the citywide Use Chart in SMC 15.205.040.

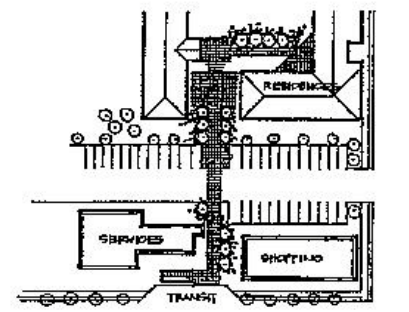
15.520.100 Definition of Mixed Use

For the purposes of this chapter, mixed use refers to the combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site in one (1) of the following ways:

- A. **Vertical Mixed Use.** A single structure with the above floors used for residential or office use and a portion of the ground floor for retail/commercial or service uses.
- B. **Horizontal Mixed Use – Attached.** A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential or office uses behind.
- C. **Horizontal Mixed Use – Detached.** Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.



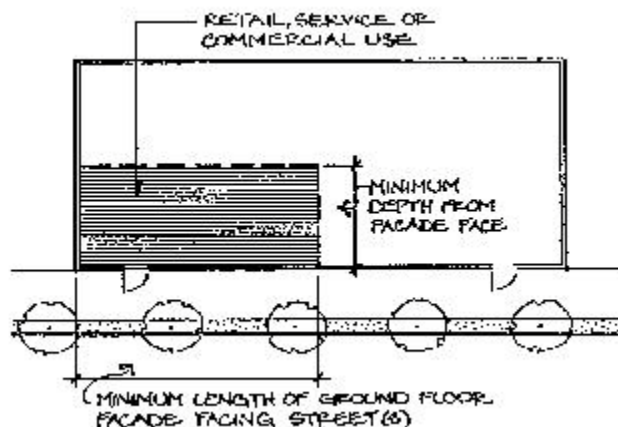
VERTICAL MIXED USE.



HORIZONTAL MIXED USE -- DETACHED

15.520.200 Ground Floor Uses in Mixed Use Projects

- A. **Ground Floor Use Requirements.** A minimum of fifty percent (50%) of the length of the exterior ground floor facing the street(s), excluding vehicle entrances, exits, and alleys, shall be designed to be occupied by a retail/commercial or service use.
- B. **Ground Floor Depth.** The leasable ground floor area shall extend in depth a minimum 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.
- C. **Types of Retail/Commercial or Service Uses Allowed:**
1. **Retail/Commercial.** Retail/commercial uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, hotels/motels, restaurants, and other retail/commercial uses that are not specifically auto-oriented in scale or nature.
 2. **Services.** General offices, such as professional, financial, insurance and real estate services; or personal services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries and health clubs.
- D. **Interior Ceiling Height.** The minimum clear interior ceiling height standard for the retail/commercial or service use portion of mixed use buildings shall be a minimum ten (10) feet for all street level building space.
- E. **Design Standards.**
1. **Pedestrian-Level Architecture.** Pedestrian-level commercial uses in vertical mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible.
 2. **Identity Signs.** Ground floor businesses shall provide business identity signs that fit with the architectural character of the site and shall conform to all other applicable sign requirements identified in the SeaTac Municipal Code.



15.520.300 Mixed Use in Residential Projects

In order to create a street environment that facilitates pedestrian activity and convenience, ground floor space in residential mixed use projects shall be used for pedestrian-oriented retail, service, or commercial uses such as those specified below, except within the designated City Center and S. 154th St. Station Area overlay districts.

- A. **Retail.** Retail uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, and other retail uses that are not specifically auto oriented in scale or nature.
- B. **Services.** Personal, professional, financial, insurance and real estate services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries, health clubs.
- C. **Commercial.** Hotels and general offices.

Chapter 15.525

Business Park Design Standards

SECTIONS:

- 15.525.005 Purpose**
 - 15.525.010 Authority and Application**
 - 15.525.100 Performance Standards**
 - 15.525.200 General Standards**
-

15.55.005 Purpose

The purpose of this chapter is to establish design standards to ensure high quality business and industrial park developments.

15.55.010 Authority and Application

The regulations of this chapter shall apply to all properties and developments located within the Business Park (BP) Zone.

15.525.100 Performance Standards

In addition to the performance standards listed in SMC 15.460, Performance Standards-General, uses in the Business Park zone shall conform with the following performance standards:

- A. Does not emit significant quantities of dust, dirt, cinders, smoke, gases, fumes, odors or vapors into the atmosphere.
- B. Does not emit any liquid or solid wastes or other matter into any stream, river, or other waterway.
- C. Does not emit radiation or discharges glare or heat, or emits electromagnetic, microwave, ultrasonic, laser or other radiation levels over what is considered safe by the FCC.
- D. Does not emit radiation or discharges glare or heat, or emits electromagnetic, microwave, ultrasonic, laser or other radiation levels that would adversely impact electronic equipment of residences or businesses outside of the boundaries of the property the business is located.
- E. Does not use heavy trucking as a principal use such as truck terminals or heavy truck repair.
- F. Does not produce excessive noise or ground vibration perceptible without instruments at any point exterior to any lot.

- G. Does not utilize open/outdoor storage as a major component of the business. Incidental outside storage may be allowed upon approval of the Director and shall be screened pursuant with subsection (K)(3) of this section.

15.525.200 General Standards

A. Dimensional Standards.

1. Minimum Lot Size.

- a. To encourage large projects, a minimum lot size of five (5) acres is required.
 - b. Projects of less than five (5) acres may be approved by City Council after review and recommendation by the Planning Commission. Approval shall be based upon a determination that the project is consistent with the purpose of the zone.
2. **Building Height.** The maximum building height shall be consistent with the Federal Aviation Administration regulations.
3. **Maximum Impervious Surface Coverage.** A maximum of seventy-five percent (75%) impervious surfaces shall be allowed per site. Impervious surfaces are defined as “roads, streets, sidewalks and other paved areas, buildings (excluding overhangs), decks, terraces, and patios, incidental outside storage or any other material that would prevent water from percolating into the ground as if under natural conditions.” Required landscaping may be counted as pervious surfaces.

- B. **Landscaping.** Except for bufferyard requirements below under subsection (1) and the screening requirements under subsection (F)(4)(b) of this section, landscaping shall be required in conformance with the requirements of Chapter 15.445 SMC.

1. Bufferyard requirements shall be as follows:

- a. Type I landscaping of twenty (20) feet wide when adjacent to residential uses.
- b. Type II landscaping of twenty (20) feet wide fronting rights-of-way.

C. Vehicular Access.

- 1. Shared vehicular access to lots shall be required to reduce impervious surfaces and the number of access points.
- 2. Access points for each property shall be limited to no more than two (2) locations to public rights-of-way. Corner lots shall be limited to two (2) access points. Additional access points may be permitted by the City Manager or designee upon review of the site and its traffic conditions.

3. Preferential location of vanpool, carpool, or other ride-sharing vehicle parking spaces shall be given in respect to building entries. These spaces shall be identified through appropriate markings and/or signs.

D. Parking Areas. Off-street parking shall conform to the requirements of Chapter 15.455 SMC.

E. Design Standards. All new development shall conform with the following design standards:

1. The development shall relate open space and pedestrian facilities to other developments within the same and adjoining street blocks.
2. Offsets of a minimum of ten (10) feet in the building facade facing a right-of-way if the facade is more than fifty (50) feet in length.
3. Earth tone colors shall be used on all exterior building surfaces.
4. Nonreflective glass shall be used for all development. It shall be the responsibility of the applicant and/or the property owner to provide the City documentation as to the nonreflectibility of the glass.
5. All outdoor lighting fixtures shall be screened to prevent glare from being visible from residential properties and from rights-of-way. It shall be the responsibility of the applicant and/or the property owner to provide the documentation of how the outdoor lighting will be screened.
6. Loading bays shall not be oriented towards or visible from residential properties or adjacent rights-of-way.
7. Roof top mechanical equipment shall be screened with materials in the same architectural character of the structure.
8. Prefabricated pre-engineered metal buildings shall not be permitted. Metal building components may be incorporated as an exterior finish; provided, that the components fit the overall design concept for the structure.

F. Screening of Outdoor Storage Areas, Dumpsters, and Loading Bays

1. All dumpsters shall be screened with material in the same architectural style of the building on the property. Dumpsters shall be screened from all residential areas, rights-of-way or adjacent properties.

2. The applicant and/or property owner shall submit written approval from the sanitation company to the City that any dumpster location provided for any development proposal is accessible by the sanitation company.
3. The incidental storage of all outside materials shall be screened from all residential properties, rights-of-way, or adjacent property. The type of screening shall be in the same architectural character of the building on the property.
4. Loading bays shall be screened from residential properties or adjacent rights-of-way using one of, or a combination of, the following methods:
 - a. Using building design and layout to screen the loading bays.
 - b. A twenty (20) foot Type I landscaped buffer backed by a decorative fence, approved by the City, of a minimum height of six (6) feet.

G. Signs (Project Identification Signs).

1. Signs may be attached to the building or monument signs. No pole or freestanding signs shall be permitted.
2. Tenant identification signs shall be located near entries to the building and shall be in scale with the design of the building and entryway.
3. Only one (1) monument sign per street frontage of the development shall be allowed.
4. Monument signs displaying the tenants names shall be limited to eighty-five (85) square feet per face and fifteen (15) feet in height.
5. All signage shall be setback a minimum of five (5) feet from any right-of-way with the exception that if the signage is forty-two (42) inches in height or less, a one (1) foot setback will be allowed.
6. Signs may be internally or externally illuminated. If signs are externally illuminated, the applicant and/or property owner shall provide documentation showing that the exterior illumination does not create glare on residential properties, adjacent rights-of-way, or adjacent properties.

Chapter 15.530

High Capacity Transit Facilities Design Standards

SECTIONS:

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15.530.010 Authority and Application

15.530.100 Station Design

15.530.110 Architectural Expression

15.530.120 Site Furnishings

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15.530.600 Signage

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15.530.620 Community Guides/Maps/Directories/Bulletin Boards

15.530.630 Station-Related Advertising Signage

15.530.700 Fire Safety

15.530.710 Safety Standards

15.530.005 Purpose

The design standards for high capacity transit (HCT) facilities are intended to encourage:

- A. Facilities and stations that are well designed;
- B. Development of distinctive community focal points;
- C. Connections between the HCT network, adjacent development, and community vehicular, pedestrian and bicycle routes;
- D. Incorporation of pedestrian-oriented furnishings and a variety of public spaces;
- E. Adequate buffers between different types of land uses; and
- F. Use of alternative travel modes to single occupant vehicles.

15.530.010 Authority and Application

- A. The provisions of this chapter shall apply to:
 - 1. Any form of HCT, such as light or heavy rail, train, express bus, Personal Rapid Transit, People Mover, or other similar technology, that moves a large number of people to set destinations, but excluding transit systems designed to exclusively serve between airport terminals and/or associated airport facilities;
 - 2. All property owned, purchased or leased by public agencies for the purpose of constructing and/or operating HCT systems and associated facilities; and
 - 3. All HCT facility construction requiring a City building permit, but excluding bus stops, and/or minor expansions (less than twenty percent (20%)) of existing HCT facilities.
- B. The design of light rail transit stations, guideways, and support facilities for light rail transit located on property owned by the Port of Seattle shall be subject to design requirements jointly developed by the Port, the City, and Sound Transit. Development and application of the design requirements shall be consistent with any Interlocal Agreement (ILA) between the City and the Port of Seattle.
- C. In order to provide flexibility and creativity of project design, minor variations from these standards may be permitted, subject to the approval of the Director, if the strict interpretation or application of these standards would be inconsistent with related and/or more restrictive provisions of the Zoning Code, or would be contrary to the overall purpose or intent of City goals and policies enumerated in the Comprehensive Plan.

15.530.100 Station Design

15.530.110 Architectural Expression

- A. In order to ensure that HCT station facilities, associated site furnishings, and public art are designed as an expression of community identity, each HCT station within the City shall be consistent with a locally determined design theme.
- B. HCT station design themes shall be approved by the City Council.

15.530.120 Site Furnishings

- A. **Weather Protection/Shelters.** In order to ensure that HCT weather protection/shelters are designed as an expression of community identity, roof designs shall conform to one (1) of the following options:
 1. **Roofline with Architectural Focal Point.** A roofline focal point refers to a prominent rooftop feature such as a peak, barrel vault, undulating curve, or roofline art installation.
 2. **Roofline Variation.** A roofline articulated through a variation or step in roof height or detail.

B. Benches and Seating Areas.

1. HCT station areas and platforms shall include seating areas designed and arranged as part of a coherent HCT station theme. Station platforms shall include at least one (1) linear foot of seating per each ten (10) linear foot length of station loading platform.
2. Usable open space areas adjacent to HCT stations, such as publicly accessible plazas, courtyards, and pocket parks, shall include at least one (1) linear foot of seating per each fifty (50) square feet of plaza, courtyard, or pocket park space on site.
3. HCT station seating shall be in the form of:
 - a. Leaning rails associated with platform waiting areas (no more than fifty percent (50%) of total linear feet of seating);
 - b. Benches or chairs of a minimum twenty (20) inches in width; and/or
 - c. Seating incorporated into low walls, raised planters or building foundations at least twelve (12) inches wide and eighteen (18) inches high.

C. Platform Landscaping and Associated Open Space.

1. The principal ground level exterior entry point(s) to at-grade or elevated station platforms shall include a minimum two hundred (200) square feet of usable open space consisting of decorative paving.
 - a. Usable open space shall include one (1) or more publicly accessible plazas, courtyards, pocket parks, or decorative paving areas constructed contiguous with new or existing sidewalks located either within the front yard setback or elsewhere on site.
 - b. Developments proposed to include on-site plazas and pocket parks as publicly accessible project amenities shall link the open space elements with adjacent sidewalks, pedestrian paths, and/or bikeways.
2. Decorative paving areas shall be constructed of such materials as stamped, broom finish, or scored concrete; brick or modular pavers. One (1) deciduous tree of at least two (2) inches diameter (caliper) measured four (4) feet above the ground at the time of planting, or one (1) evergreen tree at least eight (8) feet in height from treetop to the ground level at the time of planting, shall be required for every two hundred (200) square feet of decorative paving area.
3. At-grade HCT stations shall include trees in landscape beds or planting wells on or adjacent to the station platform.

D. Ornamental Fencing.

1. The design, color and materials of any fencing associated with a HCT station shall be consistent with the City's established station design theme, in accordance with SMC 15.530.110, Architectural Expression.
2. Where station area fencing is proposed to be included, the fence type shall conform to one (1) or more of the following options:
 - a. Ornamental iron or steel;
 - b. Cable and bollard fencing;
 - c. Post and chain fencing; and/or
 - d. Brick.
3. HCT station area fencing shall not include barbed wire, razor wire, or chain link fencing.

- E. **Restroom Facilities.** HCT stations associated with a Park-and-Ride facility shall include public restrooms with sanitary sewer connections, as well as hot and cold running water.
- F. **Bicycle Parking Areas.**
 - 1. Rack space for a minimum of ten (10) bicycles shall be provided at each station.
 - 2. Bicycle parking areas shall be located out of pedestrian walkways, and within fifty (50) feet of station entrances.
- G. **Materials.** Exterior materials associated with HCT station structures shall be consistent with the City's established station design theme, in accordance with SMC 15.530.110, Architectural Expression, and selected to handle long-term exposure to weather and heavy use.

15.530.130 Lighting

- A. Lighting associated with all HCT facilities shall be screened, hooded or otherwise limited in illumination area so as to minimize excessive "light throw" to off-site areas. Light fixtures shall be sited and directed to minimize glare.
- B. Light post standards at the pedestrian level shall be no greater than sixteen (16) feet in height. Light post standards used to illuminate vehicular access ways and parking lots shall be no greater than twenty five (25) feet in height.
- C. Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from car or transit circulation. Along pedestrian circulation corridors, light post standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas.
- D. Light post standard designs shall be approved by the Director , or designee, consistent with the City's established station design theme, in accordance with SMC 15.530.110, Architectural Expression.

15.530.200 Guideway Architecture

15.530.210 Track Design

- A. At-grade HCT track within or immediately adjacent to a public street right-of-way shall be embedded in a nonasphalt, ornamental paving material, consisting of patterned and/or colored concrete, brick, cobble stone-patterned pavers, grass-crete, or other similar ornamental paving system, as approved by the Director .
- B. Any structural supports for the HCT overhead catenary system within or immediately adjacent to a public street right-of-way shall be low profile and carefully selected as part of a unified street design. Where possible, the HCT overhead catenary system shall

be supported through arm extensions attached to light standards or other traditional streetscape elements.

15.530.220 Buffering of Track Corridor

A. Landscaping.

1. At-grade HCT track corridors shall be screened from adjacent streets and/or nearby development with minimum five (5) foot wide landscape strip(s) of trees, low shrubs and ground cover paralleling the track corridor, as approved by the Director. The required five (5) foot landscape strip width dimension shall be a measurement of the usable soil area between pavement curb edges.
2. The area beneath elevated guideways not utilized for other public purposes including, but not limited to streets, sidewalks, parking and parks, shall be landscaped in accordance with SMC 15.445, Landscaping and Tree Retention, for Type IV landscaping which may be modified depending upon site conditions. Any modification shall be approved by the Director.

B. Noise Barriers. Where noise barrier sound walls are to be included in addition to the required landscape strip along HCT corridors, wall design and type shall conform to one (1) or more of the following options:

1. Pre-cast or cast-in-place concrete with architectural texturing; and/or
2. Patterned masonry.

C. Light Rail Vehicle Noise Suppression. Light rail vehicles and associated track shall utilize the best available noise suppression technology in order to minimize adverse impacts to adjacent properties.

D. Track Corridor Access Control.

1. At-grade HCT track within or immediately adjacent to a public street right-of-way, with the exception of dedicated crossing points, shall be separated from auto/pedestrian areas through the inclusion of one (1) of the following:
 - a. Cable and bollard fencing;
 - b. Post and chain fencing;
 - c. Contrasting surface material and texture;
 - d. Landscape median(s) between the HCT track right-of-way and auto/pedestrian areas; and/or
 - e. Rolled curb.

2. Where fencing along HCT track corridors is to be included in areas not within or adjacent to a public street right-of-way, the fence type shall conform to one (1) or more of the following options:
 - a. Ornamental iron or steel;
 - b. Chain link with top rail, colored vinyl coating, and/or decorative slatting;
 - c. Cable and bollard fencing; and/or
 - d. Post and chain fencing.
3. HCT track corridor fencing shall not include barbed wire, razor wire, or chain link fencing without a colored vinyl coating and/or decorative slatting.

15.530.230 Elevated Structures

The design of support columns for elevated sections of HCT track visible from the public right-of-way shall conform to at least one (1) of the following options, as approved by the Director:

- A. A decorative form pattern, or other architectural feature over at least fifty percent (50%) of the surface of support columns; and/or
- B. Projections, indentations, or intervals of material change to break up the surface of support columns.

15.530.240 Pedestrian Crossings of Track and Access to Stations

In order to minimize risk of collision with light rail transit vehicles or other vehicular traffic, pedestrian crossings of HCT track or public streets serving HCT stations shall conform to the following standard:

- A. Crossings of City streets with less than thirty five thousand (35,000) daily vehicle trips shall include a signalized pedestrian crossing.
- B. Crossings of City streets with more than thirty five thousand (35,000) daily vehicle trips shall include a pedestrian underpass or overpass.

15.530.300 Parking

15.530.310 Minimum Parking Space Requirements

- A. In order to provide adequate off-street parking, the lead agency for HCT shall be required to provide a parking study, prepared as part of an EIS or separately, for each station demonstrating that the parking demand will be satisfied. The City Manager or designee shall review the proposed minimum number of required parking spaces per HCT station and make a determination as to adequacy, based on a comparable parking demand.

- B. The minimum number of required parking spaces per HCT station, as established pursuant to this section preceding, shall be utilized as the basis for determining the threshold standard for the inclusion of structured parking, as specified in SMC 15.530.410, Threshold Standard for the Inclusion of Structured Parking.

15.530.320 Surface Parking Lot Landscaping and Treatment of Perimeter

- A. At least ten percent (10%) of the interior surface parking area shall have landscaping when the total of parking spaces exceeds twenty (20), including a minimum of one (1) tree for every seven (7) parking spaces to be distributed between rows and/or spaces throughout the parking lot.
- B. Surface parking shall be visually screened from public and/or private streets by means of building placement and/or landscaping. The perimeter of a parking lot shall be planted with a minimum of five (5) feet in width of Type III landscaping. Any abutting landscaped areas can be credited toward meeting this standard.
- C. The required width dimension for interior parking area planting beds shall be a measurement of the usable soil area between pavement curb edges. Trees and required landscaping shall be placed in planting beds at least five (5) feet in width between parking rows and/or spaces within the interior of the parking lot.

15.530.330 Pedestrian Circulation through Parking Lots

- A. Pedestrian walkways shall be provided through surface parking lots containing one hundred (100) or more parking spaces. Pedestrian walkways shall be raised a minimum of three (3) inches, and shall be a minimum of six (6) feet-wide, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to HCT station platforms or existing pedestrian ways.
 - 1. For parking rows perpendicular to HCT station loading platforms, pedestrian ways shall be located between two (2) rows of parking spaces at a minimum of one (1) pedestrian way every two hundred (200) feet.
 - 2. For parking rows parallel to HCT station loading platforms, pedestrian ways shall be incorporated adjacent to a series of aligned landscape islands at a minimum of one (1) walkway every twenty-one (21) parking spaces.
- B. The pedestrian way network shall be clearly distinguished from vehicular or transit circulation. This is particularly important in areas where these various travel modes intersect, such as at driveway entrances. Where sidewalks or walkways cross vehicular driveways, the pedestrian crossing shall be distinguished from the driveway surface by use of a continuous raised crossing or by marking with a contrasting paving material.

15.530.340 Placement of Surface Parking Facilities

Except for short-term loading and off-loading areas, portions of HCT station surface parking lots within one hundred (100) feet of International Boulevard shall be allowed only as an interim use subject to the following requirements:

- A. A site plan, and
- B. A binding commitment that the portion of any surface parking facility within one hundred (100) feet of International Boulevard is made available for transit-oriented development within a set time period, as determined by the City.

The term “transit-oriented development” refers to public/private development that supports transit use. Transit-oriented development projects emphasize pedestrian access, and include a mix of residential, commercial, recreational and service activities at or around transit facilities.

15.530.400 Parking Structures

15.530.410 Threshold Standard for the Inclusion of Structured Parking

In order to meet City goals for high density development near transit stations, each HCT station with more than two hundred (200) associated parking spaces within the City shall include a parking structure either on-site or on adjacent property with capacity to house all of the total minimum number of required parking spaces, as established in SMC 15.530.310, Minimum Parking Space Requirements.

15.530.420 Parking Structure Design

- A. Parking decks should be flat where feasible. At a minimum, a majority of both the ground floor and top parking decks shall be required to be flat, as opposed to continuously ramping.
- B. External elevator towers and stairwells shall be open to public view, or enclosed with transparent glazing.
- C. Lighting on and/or within multi-level parking structures shall be screened, hooded or otherwise limited in illumination area so as to minimize excessive “light throw” to off-site areas.
- D. Parking structure top floor wall designs must conform to one (1) or more of the following options:
 - 1. **Architectural Focal Point.** A prominent edge feature such as a glazed elevator and/or stair tower, or top floor line trellis structure.
 - 2. **Projecting Cornice.** Top floor wall line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
 - 3. **Articulated Parapet.** Top floor wall line parapets shall incorporate angled, curved or stepped detail elements.

15.530.430 Parking Structure Character and Massing

Parking structure elevations over one hundred fifty (150) feet in length shall incorporate vertical and/or horizontal variation in setback, material or fenestration design along the length of the applicable facade, in at least one (1) of the following ways:

- A. Vertical facades shall be designed to incorporate intervals of architectural variation at least every sixty (60) feet over the length of the applicable facade including one (1) or more of the following:
 - 1. Varying the arrangement, proportioning and/or design of garage floor openings;
 - 2. Incorporating changes in architectural materials, including texture and color; and/or
 - 3. Projecting forward or recessing back portions or elements of the parking structure facade.
- B. Horizontal facades shall be designed to differentiate the ground floor from upper floors including one (1) or more of the following:
 - 1. Stepping back the upper floors from the ground floor parking structure facade;
 - 2. Changing materials between the parking structure base and upper floors; and/or
 - 3. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.

15.530.440 Ground Floor Uses in Parking Structures

- A. Parking structures shall be designed so that a minimum of fifty percent (50%) of the length of the exterior ground floor facade(s) with existing or projected adjacent foot traffic, excluding vehicle entrances and exits, includes ground floor area either built out as, or convertible to, retail/commercial or service uses.
- B. The applicable ground floor area shall extend in depth a minimum of twenty (20) feet from the exterior parking structure facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet.
- C. The clear interior ceiling height standard for the retail/commercial or service use portion of parking structures shall be a minimum of ten (10) feet.
- D. Parking structure ground floors shall include fire suppressing sprinkler systems at the time of construction.

15.530.500 Community Connections

15.530.510 Off-Site Improvements

- A. To promote public transit use, the City and the lead agency for the development of high capacity transit facilities shall coordinate an assessment of the need for vehicular and pedestrian access improvements within a comfortable walking distance of each City of SeaTac high capacity transit station. Fifteen hundred (1,500) feet is considered a “comfortable walking distance,” however, the actual distance could be greater or lesser depending on surrounding features.
- B. HCT station area access improvements shall include the following:
 - 1. HCT station platforms shall be connected to nearby core commercial, residential and employment areas through paved sidewalks, pedestrian-only walkways and/or pedestrian overpasses. Stations and park-and-ride facilities shall be linked when feasible with existing and proposed bike routes and pedestrian trails as shown in the City’s Comprehensive Plan.
 - 2. Station area street improvements shall include sidewalks, street trees, streetfront landscaping, improved lighting, and if applicable, bus stop and HOV lane improvements, as approved by both the SeaTac Director of Public Works and the Director .

15.530.600 Signage

15.530.610 Directional/Informational Signage

- A. Directional and/or informational signage associated with HCT stations shall be consistent with the City’s established station design theme, in accordance with SMC 15.530.110, Architectural Expression.
- B. The lead agency for the construction of HCT shall coordinate with the City in determining appropriate installation locations and design of station exterior and/or off-site signage.

15.530.620 Community Guides/Maps/Directories/Bulletin Boards

- A. Local information signs associated with HCT stations, in the form of community guides, maps, directories, and/or bulletin boards, are intended to convey information to the general public regarding local services, amenities, and/or general City information.
- B. The lead agency shall coordinate with the City in determining appropriate installation locations for one (1) or more forms of local information signage at each HCT station.

15.530.630 Station-Related Advertising Signage

No commercial advertising signage shall be visible from outside the HCT station.

15.530.700 Fire Safety

15.530.710 Fire Safety Standards

The design of HCT stations and associated facilities, including elevated structures, shall conform to the most current versions of all applicable sections of the Building Code, Fire Code, and National Fire Protection Standards No. 130.

Division VI. Sign Code

CHAPTERS:

15.600 Sign Code

Chapter 15.600 Sign Code

Sections:

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15.600.005 Purpose

- A. This chapter shall be known as the SeaTac Sign Code, may be cited as such, and will be referred to herein as “this code.”
- B. The purpose and scope of this code is to protect the health, safety, property and welfare of the citizens of the City of SeaTac (hereafter “City”), by establishing standards for the design, placement, size and maintenance of all signs and sign structures in the City. Furthermore, it is the purpose of the regulations, standards and criteria of this code to permit and encourage the design of signs which are responsive to the needs of the public in locating a business establishment by identification, address and product and/or services information.

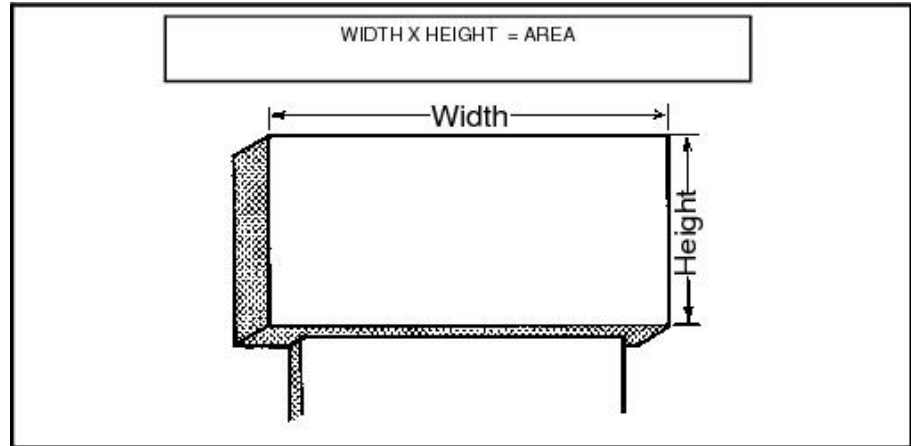
15.600.010 Authority and Application

- A. The provisions of this chapter shall apply to all exterior signs visible from public or private streets, and all signs in the interior of a building intended to be viewed from the exterior.
- B. All signs not specifically defined and allowed or exempted by this code are prohibited.
- C. Permits shall be required of all signs nine (9) square feet or greater in surface area, and illuminated or electronic signs of any size. Nonilluminated signs less than nine (9) square feet in surface area are not required to obtain a permit, but must meet all requirements of this code.

15.600.015 Definitions

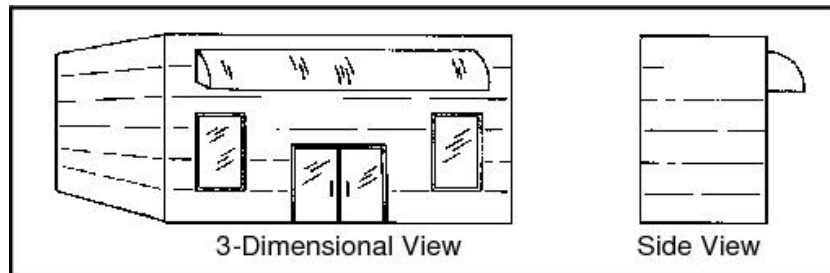
- 1. **Animation.** Movement or the appearance of movement of a sign display through the use of patterns of lights, changes in color or light intensity, computerized special effects, video display, or through any other method; except for the scrolling of a static message or scene onto or off a sign board in one (1) direction per message. Note that animation is prohibited per SMC 15.600.120(D), Prohibited Signs.
- 2. **Area or Surface Area of Sign.** The area of a sign excluding sign support structures, which do not form part of the sign proper or the display. Surface area shall be measured as follows:
 - a. The “surface area” of the sign is determined by the height times the width of a typical rectangular sign or other appropriate mathematical computation of surface area for nonrectangular signs.
 - b. “Surface area” includes only one (1) face of a double-faced sign where the faces of the sign are parallel. If any face is offset from parallel by more than five (5) degrees, such face shall be counted as a separate surface area.
 - c. “Surface area” of a sign with more than two (2) faces, such as a cube or pyramid, shall be calculated as the sum of the surface area of all faces, divided by two (2).
 - d. In the event of an irregular, three (3) dimensional object that serves as signage, where the surface area is not readily measurable, the surface area shall be calculated by the largest area of the three (3) dimensional object visible from any one (1) viewing angle.

Figure SIGN
SURFACE AREA
CALCULATION



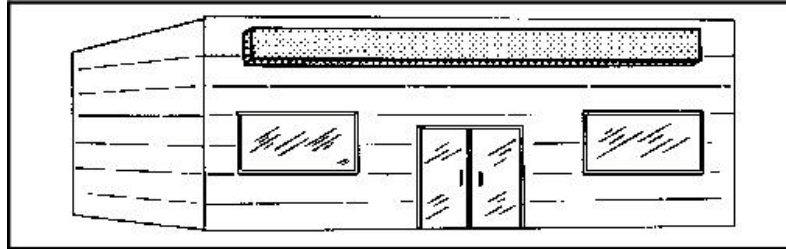
3. **Awning.** A roof-like cover that projects from the wall of a building for the purpose of shielding a door or window from the elements. See Figure AWNING.

Figure AWNING



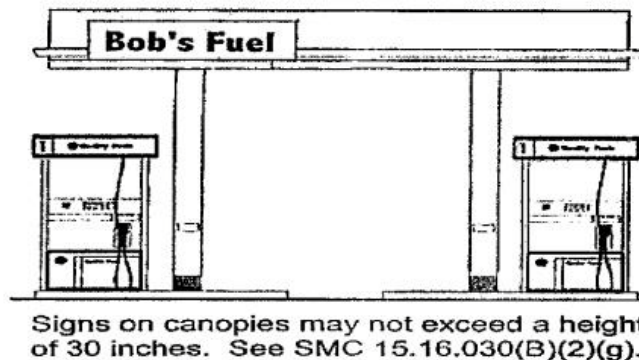
4. **Awning Sign.** Any sign erected upon, or against, an awning.
5. **Banner.** A sign of a nonpermanent nature constructed of nonrigid materials.
6. **Banner, Decorative Pole-Mounted.** A cloth or fabric banner without text or corporate logos mounted to a pole and secured at the top and bottom.
7. **Billboard.** Generally, a large outdoor advertising sign, containing a message, commercial or otherwise, unrelated to the use or activity on the property on which the sign is located, and which is customarily leased for commercial purposes, but not including attached directional signs (not within the billboard face) as defined herein. The approximate sizes of the billboard faces range from twelve (12) to fourteen (14) feet in height and twenty-four (24) to forty-eight (48) feet in width.
8. **Building-Mounted Sign.** A single- or multiple-faced sign of a permanent nature, made of rigid material, attached to the facade of a building or the face of a marquee.

Figure
BUILDING
MOUNTED
(WALL)
SIGN



9. **Canopy.** A freestanding structure affording protection from the elements to persons or property thereunder.

Figure CANOPY



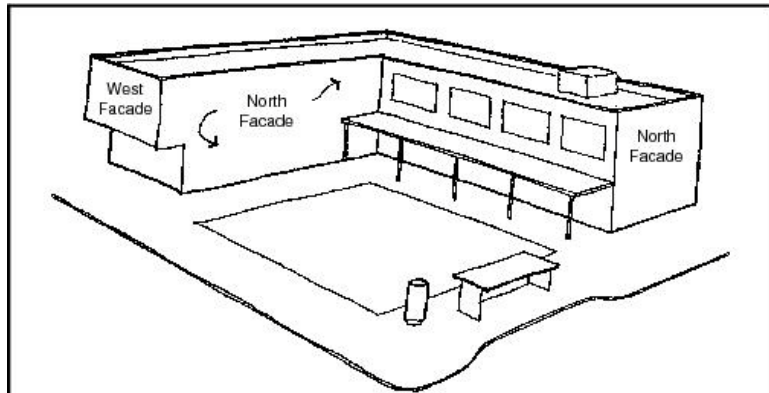
10. **Canopy-Mounted Sign.** Any sign or awning erected upon or against a canopy.
11. **Community Use.** A public community center, library, museum, park, City Hall, fire station or other public use operated for the benefit of the community.
12. **Construction Sign.** An informational sign which identifies the architect, engineers, contractors and other individuals of firms involved with the construction of a building, or announcing the character of the building or enterprise, which is erected during the building construction period.
13. **Dawn to Dusk.** That time of the day between sunrise and sunset.
14. **Directional Sign.** A single- or double-faced sign not exceeding nine (9) square feet in surface area designed to guide or direct pedestrian or vehicular traffic to an area, place or convenience.

Interior Directional Sign. Directional signs oriented to the interior of a site and at least thirty (30) feet from the right-of-way, or not readable from the street.

Perimeter Directional Sign. Directional signs oriented to and readable from the street.

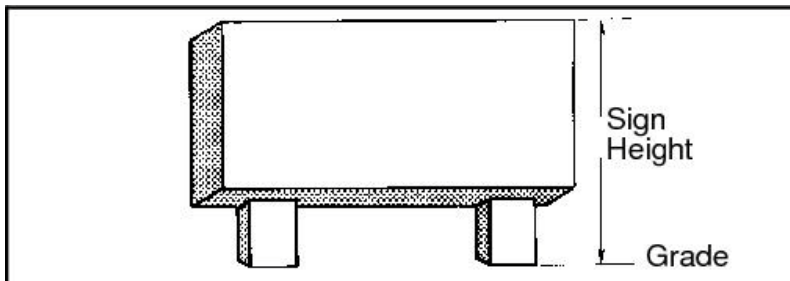
15. **Display.** The visual information shown on a sign, including text, graphics, pictures, lights and background.
16. **Electronic Sign.** A sign containing a display that can be changed by electrical, electronic or computerized process. See SMC 15.600.130, Electronic Signs for requirements regarding electronic signs.
17. **Facade.** The exterior wall face of a building, extending from the ground to the top of the parapet or eaves, but not including any portion of the roof. Each side of a building (i.e., each architectural elevation) is considered one (1) facade (see Figure FACADE). For buildings with more than one (1) occupant, the facade for each occupant shall be that portion of the exterior wall face between the points where the interior walls between tenants intersect with the exterior wall.

Figure FACADE



18. **Flashing.** A sign display that appears for less than one and one-half (1.5) consecutive seconds.
19. **Freestanding Sign.** A sign permanently mounted into the ground, supported by poles, pylons, braces or a solid base and not attached to any building. Freestanding signs include those signs otherwise known as “pedestal signs,” “pole signs,” “pylon signs,” and “monument signs.”

Figure
FREESTANDING
SIGN



20. **Grade (Ground Level).** The elevation or level of the street (or parking lot) closest to the sign to which reference is made. In cases where the property on which the sign is located is lower than the immediately adjacent street level, the ground level shall be considered the street level

to facilitate visibility of signage. In no case shall a sign be higher than twenty-five (25) feet from the lowest grade of the property adjacent to the street level where the sign is proposed.

21. **Height of Sign.** The vertical distance from the grade to the highest point of a sign or any vertical projection thereof, including its supporting columns, or the vertical distance from the relative ground level in the immediate vicinity.
22. **Holographic Display.** Any display that creates a three (3) dimensional image through projection. (Note: Holographic displays are prohibited by SMC 15.600.120(F), Prohibited Signs)
23. **Inflatable Object.** An inflatable object larger than eighteen (18) inches in diameter, such as a blimp, large air balloon or inflatable sport equipment, used to attract attention to a special event or grand opening.
24. **Informational Sign.** A single- or double-faced sign not exceeding nine (9) square feet in surface area, intended primarily for the convenience of the public or to ensure the orderly operation of the site, including but not limited to signs designating restrooms, address numbers, hours of operation, business directories, help wanted, public telephone, and instructions regarding parking.

Interior Informational Sign. Informational signs oriented to the interior of a site and at least thirty (30) feet from the right-of-way or not readable from the street.

Perimeter Informational Sign. Informational signs oriented to and readable from the street.

25. **Marquee.** A permanent roof-like structure extending from part of a wall of a building a maximum of six (6) feet and supported solely by the building.
26. **Marquee Sign.** Any sign that forms part of or is integrated into a marquee and that does not extend above the height or beyond the limits of such marquee. Also considered an extension of a building-mounted sign.

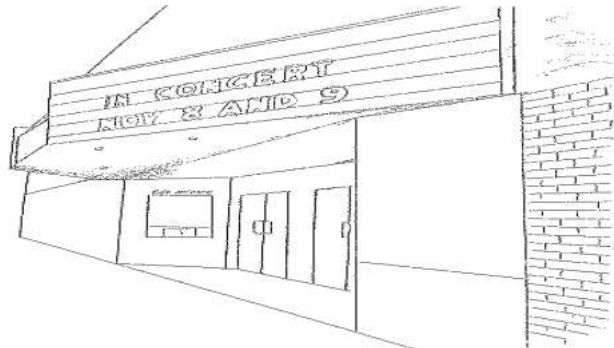
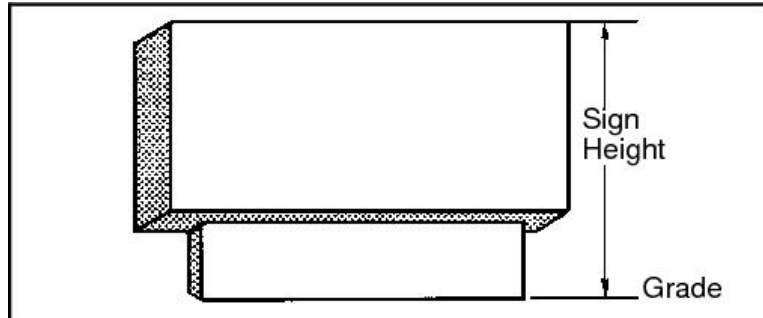


Figure: MARQUEE/MARQUEE SIGN

27. **Message.** In an electronic sign, a set of sequential displays that convey related information about a product, service or company.

28. **Monument Sign.** A ground-mounted, fixed sign with a height ranging from five (5) to fifteen (15) feet above the average ground elevation. The base (not included in the sign surface area calculation) is attached to the ground as a wide base of solid construction.

Figure MONUMENT SIGN

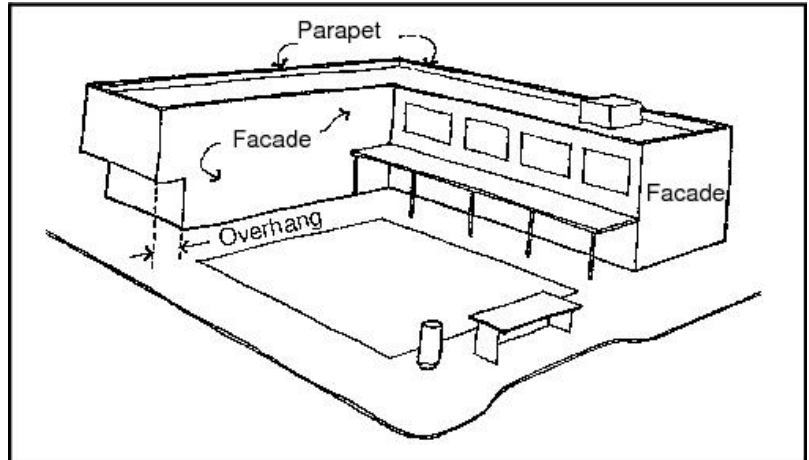


29. **Multiple Building Complex.** A group of structures housing more than one (1) type of retail business, office or commercial venture, and generally under one (1) ownership and control.
30. **Multiple Occupancy Building.** A single structure housing more than one (1) type of retail business office or commercial venture.
- 30.1 **Mural.** A design or representation, without letters, numbers, or trademarked graphics, that is painted or drawn on the exterior of a structure facade that does not advertise a business, product, service, or activity of the business contained within the building or structure. A mural may have the signature of the person painting the sign, or copyright ownership of the mural painting.
- 30.2 **Mural Sign.** A design, or representation with letters, numbers, or trademarked graphics, that is painted or drawn on the exterior of a structure facade that advertises the business, product, service, or activity contained within the building or structure. A mural sign will include the name of the business or activity being conducted within the building or structure. Off-premises mural signs are not permitted.
- 30.5 **Neighborhood Unit.** A section or area within a multifamily development:
- Where the section or area is geographically different or separated from other sections or areas in the development; or
 - Where the dwelling units have characteristics distinguishing them from the dwelling units in other sections or areas of the development.

- 31. **Noncommercial Public Service Sign.** Noncommercial signs devoted to religious, charitable, cultural, governmental or educational messages.
- 32. **Office Building.** An office building as defined by the City of SeaTac Zoning Code.
- 33. **Parapet.** That portion of a building wall which extends above the roof of the building on all building facades (see Figure PARAPET).

Figure PARAPET

- 34. **Parapet Sign.** Any sign erected upon the parapet of a building, not to exceed the height of any roof structures housing building/ventilation equipment.



- 35. **Pennants.** A triangular tapering flag made of any lightweight fabric or other nonrigid material suspended in a series from a rope, wire, or string.
- 36. **Penthouse.** A structure on top of a building roof which houses an elevator shaft or similar form.
- 37. **Political Sign.** Signs advertising a candidate or candidates for public elective office or a political party, or signs urging a particular vote on a public issue decided by ballot.
- 38. **Portable Sign.** A movable sign that is not permanently attached to a structure or the ground. Portable signs include A-frame signs and signs mounted on a portable base, but not portable readerboards.
- 39. **Porte-Cochere.** A covering structure projecting horizontally from and attached to a building, affording protection from the elements; typically used for loading and unloading of vehicles.
- 40. **Primary Sign(s).** All permitted permanent monument/freestanding and building-mounted signs (see SMC 15.600.030, Commercial/Office/Industrial Zone Classification Signs and 15.600.040, Multi-Family Residential Zone Classification Signs).

- 41. **Property Line.** The line denoting the limits of legal ownership of property.
- 42. **Readerboard.** A sign or part of a sign on which the letters are replaceable by manual means, such as changing magnetic letters on a sign board.
- 43. **Roof Sign.** A sign or sign structure erected above a roof, parapet, canopy or porte-cochere of a building or structure.
- 44. **Scrolling.** The vertical movement of a static message or display on an electronic sign.
- 45. **Secondary Signs.** Allowable signage not falling within the definition of a primary sign; includes directional and informational signs, as well as temporary signs and displays (see SMC 15.600.070, Secondary Signage).
- 46. **Sign.** All surfaces/structures (permitted, exempt, or prohibited) regulated by this chapter that have letters, figures, design, symbols, trademark or devices intended to attract attention to any activity, service, place, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever.
- 47. **Sign, Off-Premises.** A sign which displays a message relating to a use of property or sale of goods or services at a location other than that on which the sign is located.
- 48. **Sign, On-Premises.** A sign which displays a message which is directly related to the use of the property on which it is located.
- 49. **Single-Occupancy Building.** A commercial building or structure with one (1) major enterprise. A building is classified as “single-occupancy” only if:
 - a. It has only one (1) occupant;
 - b. It has no wall in common with another building; and
 - c. It has no part of its roof in common with another building.
- 50. **Subdivision Signs.** Signs used to identify a land development of a residential nature.
- 51. **Streamer.** A long narrow strip of lightweight fabric or other material suspended in a series from a rope, wire, or string.
- 52. **Surface Area.** See “Area or Surface Area of Sign.”

- 53. **Surface Area of Facade.** The area of that continuous front, side or back surface, including doors and windows, but excluding any roof area and structures or elevators or air-conditioning equipment thereon; provided, that in the case of a roof sign, the surface area of the facade shall be the area of that continuous front, side or back surface immediately beneath the roof, including doors and windows, but excluding the roof area and structures for elevators or air conditioning thereon.
- 54. **Temporary Freestanding Sign.** A nonpermanent sign securely attached to the ground, intended for use for a limited period of time.
- 55. **Travelling.** The horizontal movement of a static message or display on an electronic sign.
- 56. **Window Sign.** All signs located inside and affixed to or within three (3) feet of a window of a building, whether temporary or permanent, lighted or unlighted, which may be viewed from the exterior of the building. The term does not include merchandise located within three (3) feet of a window.

15.600.020 General Sign Provisions

A. Number of Primary Signs.

- 1. Primary signage, consisting of monument/freestanding signage and facade/building-mounted signage, is allowed within the commercial/industrial/office zones, multi-family zones, and for churches, schools and community uses in the single-family residential zones as described in SMC 15.600.030, Commercial/Office/Industrial Zone Classification Signs, 15.600.040, Multi-Family Residential Zone Classification Signs, and 15.600.050, Single-Family Residential Zone Classification Signs. Within these zoning classifications, only one (1) monument/freestanding sign is allowed per site, as described in subsection (B) of this section. Each business shall also be allowed the facade signage described within SMC 15.600.030(B)(2) or 15.600.040(B)(2).
- 2. Where a site has multiple street frontages, one (1) monument/freestanding sign shall be allowed on each street frontage, providing that there shall be a minimum of one hundred (100) feet between each freestanding sign.
- 3. In a residential site of one hundred (100) dwelling units or greater, where the dwelling units are clustered into defined neighborhood units, one (1) monument/freestanding sign shall be allowed to identify each neighborhood unit containing at least thirty-five (35) residential dwelling units.

- B. **Site.** A site shall be considered to be the largest applicable area of the following:
 - 1. A single business located on one (1) or more tax parcels;
 - 2. Multiple uses sharing the area of one (1) or more tax parcels, whether in a multiple-occupancy building, a multiple-building complex, or other common use of a parcel for business operations.
- C. **Secondary Signage.** Secondary signage shall be allowed in commercial/industrial/office zones, multi-family zones, and for churches, schools and community uses in the single-family residential zones as described in SMC 15.600.070, Secondary Signage.
- D. **Street Identification.** Each enterprise, including each building in a multiple building complex, shall display and maintain on-premises street address number identification.
- E. **Each Sign Complete.** In no case shall any sign contain a letter, word, or phrase that is continued onto another sign

15.600.030 Commercial/Office/Industrial Zone Classification Signs

A. General.

- 1. This section regulates signs in the following zones: NB, CB, CB-C, ABC, I, O/CM, and BP.
- 2. **Illumination.** Monument/freestanding and building-mounted signs in the commercial/office/industrial zones may be illuminated through internal and external illumination; provided, that such illumination does not create glare on adjacent properties or traffic corridors, and that the following conditions are met:
 - a. **Internal Illumination.** Internal illumination shall be allowed; provided, that if the sign is located adjacent to or across from a single-family zone, one (1) of the following methods shall be used:
 - i. Only the lettering and symbols on the sign shall be illuminated; or
 - ii. If the entire cabinet is illuminated, the background shall be a dark shade or color that minimizes glare, with the foreground (letters and symbols) being light or contrasting.
 - b. **External Illumination.** If external illumination is used, documentation shall be provided that clearly shows that light or glare from the external illumination will not impact traffic corridors or

adjacent properties. The type of external illumination shall be approved by the Director prior to issuance of a sign permit.

B. Standards.

1. **Monument and Freestanding Signs.** Any monument or freestanding sign must be “integrated,” that is, all elements of the sign must be incorporated in a single design. Auxiliary projections or attachments not a part of a single design are prohibited. Poles or other supports must be architecturally covered, painted, or otherwise treated to prevent weathering, and to coordinate with the design of the sign.

a. Setbacks.

- i. Interior lots: Five (5) feet from the front property line; ten (10) feet from the side property lines. Exception: Signs may be set back between zero (0) and five (5) feet from the front property line and five (5) feet from the side property line subject to the criteria contained in SMC 15.600.060, Signage – Zero (0) to Five (5) Feet Front Property Line Setback Criteria.
- ii. Corner lots: Five (5) feet from all property lines. Exception: Signs may be set back between zero (0) and five (5) feet from the front property line subject to the criteria contained in , 15.600.060 Signage – Zero (0) to Five (5) Feet Front Property Line Setback Criteria.

Sign projections shall not obstruct any access points as required in SMC 15.400.350 Sight Distance Requirements.

- b. Maximum height:** Fifteen (15) feet.

- c. Maximum surface area:**

- i. Eighty-five (85) square feet;
 - ii. The size of electronic monument or freestanding signs is limited by SMC 15.600.130, Electronic Signs.
2. **Building-Mounted Signs** (Including Parapet, Awning, Marquee, Porte-Cochere, and Canopy-Mounted Signs). The surface area of any building-mounted sign shall not exceed the figures derived from the following schedule. The size of electronic signs for building-mounted signs is limited by SMC 15.600.130, Electronic Signs.

Surface Area of Façade	Minimum Sign Surface Area
Less than 100 sf	30 sf
100 - 199 sf	35 sf + 11% of façade area over 100 sf
200 - 499 sf	40 sf + 12% of façade area over 200 sf
500 - 999 sf	80 sf + 11% of façade area over 500 sf
1,000 sf or greater	10% of façade

Additionally, the following conditions apply:

- a. In multiple occupancy buildings, the facade area for each tenant or user is derived by measuring only the surface area of the exterior facade of the premises actually used by the tenant or user. The sign displayed by the tenant or user must be located on the facade that was used to determine the size of the sign, except as provided in this section.
- b. Unused sign surface area for a facade may be used by any tenant or user within the same multiple occupancy building if:
 - i. The applicant files with the City a written statement signed by the tenant or user permitted to utilize that sign area under this code permitting the applicant to utilize the unused sign surface area that is directly related to the tenant.
 - ii. The display of a sign on that facade by the secondary sign user will not create a significant adverse impact on dependent sign users of that facade.
 - iii. The display of a secondary sign is necessary to reasonably identify and locate the use, and the provisions of this code do not provide the use with adequate sign display options.
- c. **Sign Height – Parapet Signs.** The height of any building-mounted/canopy sign or parapet sign shall not extend above the highest exterior wall of the building. Additionally, no parapet can be extended above the highest roof ventilation structure.
- d. No sign shall be mounted on top of a marquee, porte-cochere, canopy, roof, or other similar structure.
- e. Any building-mounted sign, including any marquee sign, or awning sign attached to a building, shall not project more than six (6) feet from the face of the building to which the sign is attached. Any structural supports shall be an integral part of the design or concealed from view.

- f. All parapet, marquee, and awning signs must be manufactured in such a way that they appear to be a part of the building itself.
- g. Any sign mounted to the facade of a freestanding canopy structure or the facade of a porte-cochere extending more than six (6) feet from a building shall not exceed thirty (30) inches in height.
- h. Window signs shall be considered building-mounted signs for the purposes of this section, and shall be counted as part of the aggregate sign surface area allowed. Window signs shall not be mounted between three (3) feet and seven (7) feet of floor level on any floor of a building, unless such signage does not obstruct visibility through the window.
- i. Decorative lighting including neon and other accent lighting, and any lighted canopy or building panel, shall be considered a building-mounted sign for the purposes of this section, and shall be counted as part of the aggregate sign surface area allowed.
- j. The width of any decorative lighting strip or accent shall be considered to extend six (6) inches beyond the limits of the actual strip, or accent, where the light flow is unencumbered in that direction.
- k. In no case may the maximum sign surface area permitted on a building facade be exceeded.

15.600.040 Multi-Family Residential Zone Classification Signs

A. General. This section applies to:

- 1. Multiple-family buildings and any commercial use, church, school or community use located in the T, UM, UH and O/C/MU zone classifications.
- 2. A sign in these classifications may be internally illuminated, provided that:
 - a. The maximum size allowed for an internally illuminated sign shall be twenty-five (25) square feet.
 - b. The background of any internally illuminated sign shall be dark with only the letters or message of the sign illuminated.
 - c. Neon signage shall not be allowed.
 - d. Internal or external illumination shall not create glare on adjacent traffic corridors.

3. See SMC 15.600.130, Electronic Signs, for separate size and other limitations regarding electronic signs.
4. The light source for any externally illuminated sign shall be shaded, shielded, directed or reduced so that the light source is not visible from a public street or adjoining residential property. If external illumination is used, documentation shall be provided that clearly shows that light or glare from the external illumination will not impact traffic corridors or adjacent properties. The type of external illumination shall be approved by the Director prior to issuance of a sign permit.

B. Standards.

1. **Monument and Freestanding Signs.** The following limits shall apply to monument and freestanding signs:
 - a. Setback: Five (5) feet from the property line. Exception: Signs may be set back between zero (0) and five (5) feet from the front property line subject to the criteria contained in SMC 15.600.060, Signage – Zero (0) to Five (5) Feet Front Property Line Setback Criteria.
 - b. Maximum sign height:
 - i. Fifteen (15) feet – primary sign.
 - ii. Six (6) feet – neighborhood unit sign.
 - c. Maximum surface area:
 - i. Thirty-five (35) square feet for multi-family uses;
 - ii. Thirty-five (35) square feet for any nonresidential use not on an arterial street;
 - iii. Sixty (60) square feet for any nonresidential use fronting on a minor or collector arterial street as defined within the City of SeaTac Comprehensive Plan;
 - iv. Eighty-five (85) square feet for any nonresidential use fronting on a principal arterial street as defined in the City of SeaTac Comprehensive Plan;
 - v. See SMC 15.600.130, Electronic Signs, for size limitations on electronic signs.
 - vi. Twenty (20) square feet for neighborhood unit signs.

- d. **Design.** Any monument sign must be “integrated” (that is, all elements of the sign must be incorporated in a single design). Auxiliary projections or attachments not a part of a single design are prohibited, except under the following circumstances:
 - i. The monument sign is located on the primary access road to a multifamily development exceeding thirty (30) dwelling units; and
 - ii. Auxiliary projections or attachments provide a single architectural feature unique to the multifamily development; and
 - iii. The monument sign and auxiliary projections and attachments are on a scale commensurate with the size of the development

Auxiliary projections or attachments shall be reviewed and approved by the Director.

- 2. **Building-Mounted Signs** (Including Parapet, Awning, Marquee, Porte-Cochere, and Canopy-Mounted Signs). The surface area of any building-mounted sign shall not exceed the figures derived from the following schedule. The size of electronic building-mounted signs is limited by SMC 15.600.130, Electronic Signs.

Surface Area of Façade	Minimum Sign Surface Area
Less than 100 sf	21 sf
100 - 199 sf	21 sf + 9% of façade area over 100 sf
200 - 499 sf	30 sf + 10% of façade area over 200 sf
500 - 999 sf	60 sf + 9% of façade area over 500 sf
1,000 sf or greater	10% of façade

Additionally, the following conditions apply:

- a. In multiple occupancy buildings, the facade area for each tenant or user is derived by measuring only the surface area of the exterior facade of the premises actually used by the tenant or user, and the sign displayed by the tenant or user must be located on the facade used to determine the size of the sign, except as provided in this section.
- b. Unused sign surface area for a facade may be used by any tenant or user within the same multiple occupancy building, if:

- i. The applicant files with the City a written statement signed by the tenant or user permitted to utilize that sign area under this code permitting the applicant to utilize the unused sign surface area.
 - ii. The display of a sign on that facade by the nondependent sign user will not create a significant adverse impact on dependent sign users of that facade.
 - iii. The display of the nondependent sign is necessary to reasonably identify the use, and the provisions of this code do not provide the use with adequate sign display options.
- c. **Sign Height – Parapet Signs.** The height of any building-mounted/canopy or parapet sign shall not extend above the highest exterior wall of the building. Additionally, no parapet can be extended above the highest roof ventilation structure.
- d. No sign shall be mounted on top of a marquee, porte-cochere, canopy, roof, or other similar structure.
- e. Any building-mounted sign, including any marquee sign, or awning sign attached to a building, shall not project more than six (6) feet from the face of the building to which the sign is attached. Any structural supports shall be an integral part of the design or concealed from view.
- f. All parapet, marquee, and awning signs must be manufactured in such a way that they appear to be a part of the building itself.
- g. Any sign mounted to the facade of a freestanding canopy structure or the facade of a porte-cochere extending more than six (6) feet from a building shall not exceed thirty (30) inches in height.
- h. Window signs shall be considered building-mounted signs for the purposes of this section, and shall be counted as part of the aggregate sign surface area allowed. Window signs shall not be mounted between three (3) feet and seven (7) feet of floor level on any floor of a building, unless such signage does not obstruct visibility through the window.
- i. Decorative lighting including neon and other accent lighting, and lighted canopy or wall panels, shall be considered a building-mounted sign for the purposes of this section, and shall be counted as part of the aggregate sign surface area allowed.

- j. The width of any exposed neon sign, and any decorative or accent lighting where the light flow is unencumbered by a cover shall be considered to extend six (6) inches beyond the limits of the actual sign, strip, or accent, where the light flow is unencumbered in that direction.
- k. In no case may the maximum sign surface area permitted on a building facade be exceeded.

15.600.050 Single-Family Residential Zone Classification Signs

- A. In individual dwelling units within the residential UL and T zones, a sign with the occupant's name two (2) square feet is permitted.
- B. Each residential dwelling shall display and maintain on-premises street address number identification.
- C. Each subdivision, development of five (5) or more units in a townhouse zone, or senior citizen multi-family complex is permitted a monument/freestanding sign at its major entrances, not to exceed thirty-five (35) square feet per face and a total of seventy (70) square feet.
- D. Churches, schools, community uses, and agricultural crop sales located within the UL and T zones shall be allowed the signage described and regulated under SMC 15.600.040, Multi-Family Residential Zone Classification Signs, and 15.16.070, Secondary Signage.
- E. Any home occupation shall be allowed the signage described and regulated in SMC 15.440.100, Regulation of Home Occupations.
- F. Any daycare, bed and breakfast, or specialized instruction school (other than a specialized instruction school located at a former school district facility) within the UL or T zones shall be allowed a nine (9) square foot sign.
- G. Electronic signs are not allowed, except as permitted by SMC 15.600.130, Electronic Signs.
- H. Internally illuminated signs are not allowed except as permitted and regulated by SMC 15.600.040, Multi-Family Residential Zone Classification Signs, for churches, schools, community uses and agricultural crop sales.
- I. One (1) temporary freestanding sign is allowed while a property is for sale, for rent, or under construction, per SMC 15.600.070(D)(3)(b).
- J. Portable off-premises signs on private property no more than four (4) square feet in surface area and two (2) feet in height are allowed with the permission of the owner, if such signs are authorized under SMC 15.600.070(E)(4), grand

opening/special events, SMC 15.600.080, Political Signs, SMC 15.600.090, Real Estate Signs, and SMC 15.600.100, Garage and Yard Sale Signs.

15.600.060 Signage – Zero (0) to Five (5) Feet Front Property Line Setback Criteria

A sign may be set back between zero (0) feet and five (5) feet from the front property line, provided it conforms to all of the following criteria as determined by the Public Works Director and Director.

- A. A survey of the location of the front property line, relative to the proposed sign, is prepared, staked in the field, and submitted by a surveyor licensed in Washington State.
- B. A sight distance study by a licensed professional engineer verifying that the proposed sign location will not interfere with sight distances of pedestrians and vehicles at a public or private road intersection or at driveway approaches.
- C. The sign is not located in an area where road right-of-way may be necessary for future road projects as currently identified by the City's 10-year transportation improvement plan.
- D. The sign shall not preclude or interfere with any utility lines located within an easement, including but not limited to public water, sewer, storm drainage, electric, communication, or signalization.

15.600.070 Secondary Signage

A. General.

- 1. In addition to the primary signage allowed, the following secondary signage shall be allowed within the parameters specified for each site in the commercial/office/industrial zones, multi-family residential zones, and for churches, schools, community uses, and agricultural crop sales in the single-family residential zones.
- 2. **Permits.** Signs and displays that meet the standards of this subsection do not require a permit, if they are not illuminated, except that the placement of pole-mounted banners and decorative flags shall be approved through a sign permit to ensure code compliance.
- 3. **Illumination of Secondary Signage.**
 - a. Secondary signage shall not be illuminated, except as set forth in the following section.
 - b. The following secondary signage may be illuminated; provided, that such illumination is approved through issuance of an electrical

permit and meets the standards of SMC 15.600.030(A) for commercial/office/industrial zones and SMC 15.600.040(A) for multi-family zones.

- i. Illumination of permanent directional and informational signs.
 - ii. External illumination of decorative flags.
 - c. Secondary signage shall not be electronic.
4. Readerboard signs shall not be allowed as secondary signs.
5. **Quality and Condition.**
- a. All signs under this section must appear to be professionally produced and must be maintained in an appearance of newness, free of tears, holes, mold, dirt, decay, chipped paint, fading, sagging, and other signs of wear.
 - b. The City may, at its discretion, and without notice, remove any temporary or portable sign not in compliance with this section.

B. **Informational Signs.** Informational signs are not included in the number of primary signs so long as the following conditions are met:

- 1. **Interior Informational Sign.** The sign shall not exceed nine (9) square feet in surface area.
- 2. **Perimeter Informational Sign.** The sign shall not exceed three (3) square feet in surface area, and the number of perimeter informational signs shall not exceed one (1) per street frontage.

Additional signs oriented to the street may be allowed only if shown to be necessary for safety purposes and granted by the Director.

- 3. The sign shall be located on the subject site, and meet all other standards of the code. If an informational sign is portable, or constructed of nonrigid materials, it is subject to the limitations on number and placement of portable and banner signs per this section, except that an interior informational sign only may be portable in excess of the limits on portable signs if necessary for orderly site operations.

C. **Directional Signs.** Directional signs are not included in the number of primary signs so long as the following conditions are met:

1. **Interior Directional Sign.** The sign shall not exceed nine (9) square feet in surface area.
2. **Perimeter Directional Sign.**
 - a. The sign shall not exceed six (6) square feet in surface area;
 - b. Business identification shall comprise no more than twenty-five percent (25%) of the sign;
 - c. The number of perimeter directional signs shall not exceed one (1) per entrance to a site, except that two (2) such directional signs shall be allowed if necessary for safety and oriented to traffic approaching the entrance from two (2) different directions.

Additional signs oriented to the street may be allowed only if shown to be necessary for safety purposes and granted by the Director.

3. The sign is located on the premises to which the sign is intended to guide or direct pedestrian or vehicular traffic, and meets all other standards of the code. If a directional sign is portable, or constructed of nonrigid materials, it is subject to the limitations on number and placement of portable and banner signs per this section, except that an interior directional sign only may be portable in excess of the limits on portable signs if necessary for orderly site operations.
4. Where a property lacks direct street frontage, an off-premises directional sign may be approved through a variance process described in SMC 15.600.200, Variance from Sign Code.

D. Temporary Signs, Displays and Other Secondary Signage.

The signage or displays described in this section are allowed within the limits described in each category; provided, that no more than three (3) categories shall be concurrently displayed.

1. **Portable Signs on Private Property.** One (1) portable sign per street frontage displayed on the site it advertises, provided it meets the requirements of this section.
 - a. **Size.** The sign may not exceed nine (9) square feet in surface area or three and one-half (3.5) feet in height. Only one (1) side of a double-faced temporary portable sign will be counted.

- b. **Placement.** The sign shall be placed within three (3) feet of a vehicular or pedestrian entrance, and shall not obstruct traffic, pedestrian circulation, or access for the disabled.
 - c. **Hours Displayed.** Portable signs shall be displayed only during the hours of business operation. If displayed after dusk, portable signs shall be displayed only in well-lighted areas.
- 2. **Building and Fence-Mounted Banners.** One (1) banner per site per street frontage within the following limitations:
 - a. Banners must be constructed of nonrigid materials suitable for an exterior environment, such as fabric, vinyl, or plastic;
 - b. **Size.** Banners may not be greater than thirty-two (32) square feet;
 - c. No banner sign shall be allowed on a street frontage where there is a temporary freestanding sign displayed on that frontage; and
 - d. **Placement.** Banners may only be placed in the following manner:
 - i. On buildings, securely mounted at four (4) corners, and not blocking any window;
 - ii. On fences, stretched tightly and fastened at four (4) corners;
 - iii. For a new business only, over an existing monument or fixed sign for a maximum of sixty (60) days.
- 3. **Temporary Freestanding Sign.** One (1) temporary freestanding on-premises sign per site, per street frontage, under the following circumstances:
 - a. A temporary freestanding sign is allowed for a maximum of sixty (60) days for a new business awaiting permanent signage; or
 - b. A temporary freestanding sign is allowed during the time a property is under construction, remodel, or for sale or rent; and
 - c. No temporary freestanding sign shall be allowed on a street frontage where there is a banner sign displayed on that frontage; and
 - d. Such signs shall be constructed of durable, rigid materials and mounted securely into the ground; and

- e. In commercial, industrial and multi-family zones, no temporary freestanding sign shall exceed thirty-two (32) square feet in surface area or ten (10) feet in height, nor be located closer than five (5) feet from the property line, or closer than ten (10) feet from the property line of the abutting owner; and
 - f. In single-family residential and townhouse zones, no temporary freestanding sign shall exceed eight (8) square feet of surface area, six (6) feet in height, or be located closer than ten (10) feet from the property line of the abutting owner, except that a new subdivision may be allowed one (1) sign thirty-two (32) square feet in surface area, located no closer than ten (10) feet from the property line of the abutting owner. All signs shall comply with SMC 15.400.350 Sight Distance Requirements.
4. **Pennants.** Pennants without text or logos; provided, that they are made of nonreflective material. The maximum length of all such strings of pennants shall be no greater than the linear footage associated with the perimeter of the site. Each pennant may not exceed twelve (12) inches in height or width. Pennants shall be mounted a minimum of thirteen and one-half (13.5) feet above any vehicular way, as measured from the ground level of the vehicular way to the string or rope from which the pennant is suspended.
5. **Strings of Flags.** Strings of flags of a governmental or noncommercial institution; provided, that they are made of nonreflective material. The maximum length of all such strings of flags shall be limited to the linear footage associated with the perimeter of the site. Each flag may not exceed twelve (12) inches in height or width. Strings of flags shall be mounted a minimum of thirteen and one-half (13.5) feet above any vehicular way, as measured from the ground level of the vehicular way to the string or rope from which the flag is suspended.
6. **Decorative Flags or Decorative Pole-Mounted Banners.**

Decorative flags or decorative pole-mounted banners, but not both, shall be allowed to be displayed on a site.

- a. **Decorative Flags.** Decorative flags, without text or corporate logos, limited to one (1) flag per fifty (50) feet of street frontage. The allowable number of flags shall be grouped together within 50 feet of an entrance. The flag shall not exceed twenty (20) square feet, nor be smaller than five (5) square feet in surface area, shall be pole-mounted on one (1) side only, shall be no greater in its vertical dimension than in its horizontal dimension, and shall be left loose to fly in the breeze. The flag shall be mounted at a minimum distance

of twelve (12) feet, as measured from the street elevation to the lowest point of mounting. The pole shall be a maximum of twenty (20) feet in height.

- b. **Decorative Pole-Mounted Banners.** Decorative banners, without text or corporate logos, mounted on poles and secured at the top and bottom, limited to one (1) per fifty (50) feet of street frontage, placed along the street frontage at a minimum distance fifty (50) feet apart. Decorative banners may not be illuminated. Decorative banners may be a maximum dimension of two and one-half (2.5) feet wide by six (6) feet high and mounted at a minimum distance of twelve (12) feet, as measured from the street elevation to the lowest point of the banner. The pole shall be a maximum of twenty (20) feet in height.
7. **Special Directional Sign.** One (1) permanent on-site directional sign per street frontage, no greater than nine (9) square feet, which may include business identification up to fifty percent (50%) of the sign.

E. Grand Opening and Special Event Signs.

1. Otherwise prohibited posters, banners, strings of lights, clusters of flags, balloons, as limited by subsection (E)(3) of this section, and up to three (3) off-premises portable directional signs as limited by subsection (E)(4) of this section are permitted for four (4) weeks only (twenty-eight (28) consecutive days) to announce the opening of a completely new enterprise or the opening of an enterprise under new management, and for two (2) weeks (fourteen (14) consecutive days) twice per year for any business to advertise a special event or sale; provided, that no site shall have more than four (4) weeks (twenty-eight (28) days) total of grand opening or special event display in any one (1) calendar year.
2. A limit of one (1) inflatable object, such as a blimp or large air balloon, shall be allowed as part of a grand opening or special event, provided such object is attached to the ground and approved by the City for safety purposes as to placement and design. The maximum height of an inflatable object, when installed, shall be thirty (30) feet. A party must submit an application for an inflatable object sign permit at least two (2) weeks prior to the grand opening or scheduled event.
3. Balloons may be displayed only as part of a grand opening or special event, provided they are no greater than eighteen (18) inches in diameter with a tether no longer than thirty-six (36) inches and must be securely attached to a structure. No more than two (2) displays with a maximum of five (5) balloons per display (or ten (10) individual balloons) are permitted per site. Displays are only allowed from dawn to dusk.

4. Any grand opening or special event shall register with the City by filing a registration form. All such material shall be removed immediately upon the expiration of the allowed period. Use of the above-described devices within the limits specified shall be an exception to the general prohibition on these devices as set forth in SMC 15.600.120(E). However, such displays are subject to all other code requirements.
5. Three (3) off-premises portable signs advertising the grand opening or special event are allowed; provided, that such signs shall not exceed four (4) square feet in area nor two (2) feet in height, and shall be displayed only from dawn to dusk.

Off-premises grand opening/special event signs may be located on private property with the permission of the owner of the property on which the sign is placed and within the public right-of-way; provided, that the signs do not encroach into a driveway, parking area, sidewalk, pedestrian pathway, vehicular travel lane, median or traffic island, and is at least four (4) feet from the outer pavement edge of a roadway when curb and gutter are not present. No signs shall be posted, tacked, nailed, or in any manner affixed upon any utility pole, tree or public or private sign.

F. Economic Stimulus Sign.

1. **Perforated Window Film Sign.** In order to improve local economic conditions, one (1) perforated window film sign may be installed per building during the time a property is for sale, lease, or rent and shall relate to the sale, lease, or rental of the property. The size of the sign shall meet the requirements of SMC 15.600.030(B)(2), Commercial/Office/Industrial Zone Classification Signs. Because of the special circumstances of these signs, the graphics of such signage must be artistically pleasing and shall be approved by the Director of Community and Economic Development.
2. For purposes of this subsection, a perforated window film sign is defined as a see-through window graphic, is a vinyl window film made with small holes throughout so you can see through the material, which is affixed to the window(s).
3. This subsection shall expire on December 31, 2015, at which time signs pursuant to this subsection shall be removed.

15.600.080 Political Signs

All signs which are displayed out-of-doors on real property relating to the nomination or election of any individual for a public political office, or advocating any measure to be voted on in any general or special election, shall be subject to the following regulations:

- A. Such political signs shall not be displayed more than seven (7) days after the date of the election for which intended. In cases where a general election follows a primary election, those signs for candidates whose names will appear on the ballot in the general election may be displayed during the interim period and up to seven (7) days after the general election. In all instances herein in which political signs are required to be removed within seven (7) days after the election for which the political sign was displayed, it shall be the responsibility of the campaign officer or responsible campaign official to have the signs removed.
- B. Political signs placed in single-family residential zones shall not exceed eight (8) square feet each in area. Signs in all other zones shall meet the requirements of those classification districts.
- C. No political signs shall be erected upon any private property without the permission of the resident or owner thereof, and in cases where there is no occupied structure on the property, no political sign shall be placed thereon without the written consent of the owner of the property.
- D. It is unlawful for any person to paste, paint, affix or fasten a political sign on any utility pole, street sign, lamp post, sidewalk, roadway, or other object situated upon any public street or right-of-way except that political signs are allowed on parking strips where such political signs are installed pursuant to the permission of the owner of the property abutting said parking strip and installed in such a manner as not to constitute a traffic hazard.

15.600.090 Real Estate Signs

- A. **On-Premises Real Estate Signs.** Individual residential units for sale shall be allowed one (1) freestanding sign limited to eight (8) square feet in surface area and six (6) feet in height, located no closer than ten (10) feet to the property line of the abutting owner. All signs shall comply with SMC 15.400.350 Sight Distance Requirements.
- B. Open houses for residential units shall be allowed display of four (4) off-premises A-frame/board signs; provided, that such signs shall not exceed four (4) square feet per side in area nor three (3) feet in height, and shall be displayed only from dawn to dusk and only when a licensed broker/agent or seller is in attendance at the property for sale.

Off-premises real estate signs advertising open houses may be located on private property with the permission of the owner of the property on which the sign is placed and within the public right-of-way; provided, that the signs do not encroach into a driveway, parking area, sidewalk, pedestrian pathway, vehicular travel lane, median or traffic island, and is at least four (4) feet from the outer pavement edge of a roadway when curb and gutter are not present. No signs

shall be posted, tacked, nailed or in any manner affixed upon any utility pole, tree or public or private sign.

- C. **Off-Premises Real Estate Directional Arrow Signs.** Open houses for residential units shall be allowed display of three (3) off-premises directional arrow signs; provided they meet the following standards:

1. The sign is a maximum of one and on-half (1 ½) square feet per side;
2. The maximum height of the sign is three (3) feet;
3. Off-premise real estate directional arrow signs may only be located at an intersection with at least one street classified as a “Principal”, “Minor”, or “Collector” arterial as depicted in the City of SeaTac Comprehensive Plan;
4. May be displayed at any time until the property is sold;

One (1) additional off-premise directional arrow sign is allowed if the home for sale only has access off of a private access easement or private road. The sign may be placed at the intersection of the private access easement or private road and public right-of-way.

Off-premises real estate arrow signs may be located on private property with the permission of the owner of the property on which the sign is placed and within the public right-of-way; provided, that the signs do not encroach into a driveway, parking area, sidewalk, pedestrian pathway, vehicular travel lane, median or traffic island, and is at least four (4) feet from the outer pavement edge of a roadway when curb and gutter are not present. No signs shall be posted, tacked, nailed or in any manner affixed upon any utility pole, tree or public or private sign.

15. 600.100 Garage and Yard Sale Signs

Garage sales, yard sales, and other exempt sales as allowed by SMC 15.440.200, Sales Exempt From Regulation, shall be allowed the following signage limited to display on Fridays, Saturdays and Sundays. All signs shall comply with SMC 15.400.350 Sight Distance Requirements.

- A. **On-Premises Signs.** Garage sales, yard sales, and other exempt sales shall be allowed the on-site temporary signage not exceeding eight (8) square feet in surface area, or six (6) feet in height.
- B. **Off-Premises Signs.** Garage sales, yard sales, and other exempt sales shall be allowed display of three (3) off-premises portable signs; provided, that such signs shall not exceed four (4) square feet in area nor two (2) feet in height, shall be displayed only from dawn to dusk on the days of the sale, and shall be removed promptly after the close of the sale.

Off-premises garage sale signs may be located on private property with the permission of the owner of the property on which the sign is placed and within the public right-of-way; provided, that the signs do not encroach into a driveway, parking area, sidewalk, pedestrian pathway, vehicular travel lane, median or traffic island, and is at least four (4) feet from the outer pavement edge of a roadway when curb and gutter are not present. No signs shall be posted, tacked, nailed or in any manner affixed upon any utility pole, tree or public or private sign.

15. 600.110 Exempt Signs or Displays

The following signs or displays are exempted from coverage under this code:

- A. Traffic or pedestrian control signs or signals, signs in the public right-of-way indicating scenic or historic points of interest, or signs which are erected or placed by or on the order of a public officer in the performance of public duty;
- B. Signs required by law;
- C. Noncommercial public service signs, providing such signs are nonilluminated, nonelectronic, do not exceed eight (8) square feet in surface area and six (6) feet in height, and are limited to one (1) sign per street frontage;
- D. Official public notices, official court notices or official sheriff's notices;
- E. The flag of a government, except that this exemption does not include flags of a government or noncommercial institution displayed in a series on a rope, wire or string;
- F. Plaques, tablets or inscriptions indicating the name of a building, its date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, which are nonilluminated, and which do not exceed three (3) square feet in surface area;
- G. Nonilluminated "No Trespassing," "No Dumping," "No Parking," "Private Property," "Fire Lane," "Handicapped Parking," and other on-site informational warning signs, which shall not exceed three (3) square feet in surface area;
- H. Reasonable seasonal decorations within the appropriate public holiday season. However, such displays shall be removed promptly at the end of the public holiday season;
- I. The flag of a commercial institution or noncommercial institution such as a school. No more than one (1) flag (excluding flags of nationality) is permitted per business premises. The flag shall be pole-mounted on one (1) side, not exceed twenty (20) square feet in surface area, nor be smaller than five (5)

square feet, and shall be left loose to fly in the breeze. The flag shall be mounted at a minimum distance of twelve (12) feet, as measured from the street elevation to the lowest point of mounting;

- J. Sculptures, fountains, mosaics and design features which do not incorporate advertising or identification;
- K. Sandwich-board signs worn by a person while walking the public ways of the City;
- L. Existing theater marquees (monument and/or building-mounted);
- M. Reasonable, nonilluminated temporary decorations and signs for the purpose of announcing or promoting a nonprofit sponsored community fair, festival or event. Such decorations and signs may be displayed no more than twenty-one (21) calendar days prior to and during the fair, festival or event.

15.600.120 Prohibited Signs

The following signs or displays are prohibited, unless otherwise approved by this chapter. Prohibited signs are subject to removal by the City at the owner's or user's expense. Any existing sign which is prohibited upon the effective date of this code shall be removed within six (6) months of notification from the City except as provided in SMC 15.600.140, Nonconforming Signs, regarding nonconforming signs.

- A. Signs which purport to be, or are an imitation of, or resemble an official traffic sign or signal, or which bear the words "stop," "caution," "danger," "warning," or similar words;
- B. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with or construed as a traffic control sign, signal or device, or the light of any emergency (police, fire or ambulance) or radio equipment vehicle, or which obstruct the visibility of any traffic or street sign or signal device;
- C. Signs which rotate or have a part(s) which move or revolve except the movement of the hands of a clock;
- D. Signs that display animation;
- E. Any display or sign not specifically allowed by the sign code, including, but not limited to, strings of lights; ribbons; spinners, twirlers or propellers; flashing, rotating or blinking lights, chasing or scintillating lights; fluttering or moving lights or other illuminating device which has a changing light density or color; lasers; strobes or lights with stroboscopic effect; displays or lights that imitate the appearance of explosions or fireworks; flares; balloons; bubble machines and similar devices of a carnival nature, or containing elements creating sound

or smell. Exception: Certain of these devices are permitted on a limited basis as seasonal decorations under SMC 15.600.110(H) or for grand openings of new businesses under SMC 15.600.070(E);

- F. Holographic displays;
- G. Signs identifying, or window signs advertising activities, products, businesses or services which have been discontinued for more than sixty (60) days on the premises upon which the signs are located, and any window signs in excess of the amount of wall signage allowed, or mounted between three (3) feet and seven (7) feet above floor level and obstructing the view through a window;
- H. Private signs on utility poles as prohibited by State law;
- I. Searchlights;
- J. Miscellaneous pole-mounted advertisements;
- K. Signs for which a permit has been granted under conditions with which the permittee does not comply;
- L. Signs for which a permit has been granted and subsequently revoked for cause by the City Manager, or designee;
- M. Signs erected, altered or relocated (excluding copy change) without a permit issued by the City or any other governmental agency as required by law;
- N. Billboards except those qualifying as nonconforming signs pursuant to SMC 15.600.140, Nonconforming Signs;
- O. Roof signs, except as allowed through a variance process by SMC 15.600.200(G)(6);
- P. Off-premises signs, except as allowed for residential real estate open houses (SMC 15.600.090, Real Estate Signs), garage sales (SMC 15.600.100, Garage and Yard Sale Signs) and grand opening/special events (SMC 15.600.070(E)) or through a variance process by SMC 15.600.200(G)(6);
- Q. Signs attached to or placed on a vehicle or trailer on public or private property; provided, however, this provision shall not be construed as prohibiting the identification of a firm or its products on a vehicle operating during the normal course of business, or advertising a vehicle for sale if such sign is placed inside the vehicle.

15.600.130 Electronic Signs

Electronic signs shall be allowed, provided they comply with the following requirements:

A. Size and Location.**1. Freestanding/Monument Signs.**

- a. That portion of the sign that constitutes the electronic changeable display shall be allowed as follows:

Zone	Maximum Electronic Portion of Sign	Maximum Total Size of Sign
CB, CB-C, O/CM, I, ABC	55 sf	85 sf
NB, BP	25 sf	85 sf
Churches, Schools, Community Uses in UL, T, UM, UH, O/C/MU, P	0 sf 0 sf 25 sf	35 sf Not on an Arterial 60 sf On a minor/collector arterial 85 sf On a principal arterial
Commercial Uses in O/C/MU, T, UM, UH	0 sf 0 sf 25 sf	35 sf 60 sf On a minor/collector arterial 85 sf On a principal arterial
Multi-Family Uses in T, O/CM, UM, UH	0 sf	35 sf

- b. Electronic signs shall have a non-electronic, fixed portion of the sign that is at least fifty percent (50%) of the size of the electronic portion of the sign.

2. Building-Mounted Signs.

- a. Building-mounted electronic signs are not allowed in the following zones: UL, T, O/C/MU, UM, UH, P, NB.
- b. In all other zones, a site or property may be allowed a maximum of fifty-five (55) square feet of building-mounted electronic changeable display per street frontage. Any electronic sign shall have a non-electronic, fixed portion of the sign that is at least fifty percent (50%) of the size of the electronic portion of the sign.

B. Display.

1. The display of the sign shall not change more rapidly than once every one and one-half (1.5) seconds.
2. The display shall not, or shall not appear to, flash, undulate, pulse, or portray explosions, fireworks, flashes of light, or blinking or chasing lights; the display shall not appear to move toward or away from the viewer, expand or contract, bounce, rotate, spin, twist or otherwise portray movement or animation as it comes onto, is displayed on, or leaves the sign board.
3. Scrolling or travelling of a static display onto the sign from one (1) direction only per display shall be allowed; provided, that each display remains in a static state for at least one and one-half (1.5) seconds. There shall be ten (10) seconds of still image or blank screen following every scrolling or travelling display.
4. No message shall require more than ten (10) seconds to be displayed in its entirety.
5. The display shall have a dark background with only the message or foreground lit in a white, amber or other light tone or shade.

C. Light Levels.

1. All signs shall have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions.
2. Maximum brightness levels for electronic signs in commercial/industrial zones shall not exceed eight thousand (8,000) nits when measured from the sign's face at its maximum brightness, during daylight hours and five hundred (500) nits when measured from the sign's face at its maximum brightness between dusk and dawn.
3. At no time shall the sign be operated at a brightness level greater than the manufacturer's recommended levels.

D. Residential Zones.

1. Electronic signs shall not be allowed within any dwelling or home occupation in any residential zone.
2. Businesses, churches or schools are allowed electronic signs providing that:

- a. They comply with subsections (A) through (C)(1) and (C)(3) of this section;
- b. The brightness level shall not exceed eight thousand (8,000) nits when measured from the sign's face at its maximum brightness during the daylight hours and five hundred (500) nits when measured from the sign's face at its maximum brightness between dusk and dawn;
- c. Electronic displays in residential zones shall be turned off between the hours of 10:00 p.m. and 7:00 a.m.

E. Additional Requirements.

1. Electronic sign permit applications must include a copy of the manufacturer's operating manual, which includes the manufacturer's recommended standards for brightness, scrolling or travelling speed, and other display operations.
2. Electronic sign permit applications must also include a certification from the owner or operator of the sign stating that the sign shall at all times be operated in accordance with City codes and that the owner or operator shall provide proof of such conformance upon request of the City.

Additionally, whether the sign is programmed from the site or from a remote location, the computer interface that programs the sign shall be available to City staff for inspection upon request. If the computer interface is not immediately available, the sign shall cease operation until such program can be provided.

15. 600.140 Nonconforming Signs

- A. **General.** To ease the economic impact of this code on businesses with substantial investment in signs in existence on the date of original adoption of this code, this section provides for a period of continued use of a nonconforming sign in its existing state. During this period, it is expected that the sign may be amortized on Federal income taxes; however, whether it may be so amortized shall not affect the application of this section. Similar treatment is accorded signs in areas annexed to the City after the code's enactment. All nonconforming signs in existence as of the date of original adoption of this code shall be brought into conformity with this code no later than December 15, 2006.

B. Nonconforming Signs.

1. **Notification of Nonconformity or Illegality.** The Code Administrator shall, as soon as practical, survey the City for signs which do not conform

to the requirements of this chapter. Upon determination that a sign is nonconforming or illegal, the Administrator shall use reasonable efforts to so notify, either personally or in writing, the sign user or owner of the sign and, where practical, the owner of the property on which the sign is located of the following; provided, that the business license of the business with which the sign is associated shall be presumed to be the sign user under this code:

- a. The sign's nonconformity or illegality;
- b. Whether the sign may be eligible for a nonconforming sign permit.

If the identity of the sign user, owner of the sign, or owner of the property on which the sign is located cannot be determined after reasonable inquiry, the notice may be affixed in a conspicuous place on the sign or on the business premises with which the sign is associated. A file shall be established in the department, and a copy of the notice and certification of posting shall be maintained for records.

2. **Signs Eligible for Nonconforming Sign Permit.** With the exceptions herein provided, any on-site primary sign located within the City limits on the date of adoption of this code, or located in areas annexed to the City thereafter, which does not conform with the provisions of this code, is eligible for characterization as a nonconforming sign provided it meets the following requirements:

- a. The sign was covered by a sign permit on the date of adoption of this code, if one was required under applicable law; or
- b. If no sign permit was required under applicable law for the sign in question, the sign was in all respects in compliance with applicable law on the date of adoption of this code.

3. **Signs Not Eligible for Nonconforming Sign Permits.** The following signs shall not be eligible for characterization as nonconforming signs:

- a. Prohibited signs, as defined in SMC 15.600.120, Prohibited Signs, except for signs which rotate, as defined in SMC 15.600.120(C).
- b. Secondary signage not meeting the code specifications, except for informational and directional signs in compliance with the code at the time of adoption of this code.
- c. All signs not eligible for characterization as a nonconforming sign shall be considered illegal.

4. **Number of Nonconforming Signs Permitted.** Each sign user within the City having existing nonconforming signs meeting the requirements of SMC 15.600.140 Nonconforming Signs shall be permitted to designate only one (1) such sign as “nonconforming” for each street upon which the business premises fronts. Such designation shall be made in the application for a nonconforming sign permit.
5. **Permit for Nonconforming Signs.** A nonconforming sign permit is required for each nonconforming sign designated under SMC 15.600.140 Nonconforming Signs. The permit (certificate of zone compliance – CZC) shall be obtained by the sign user or the sign owner, or the owner of the property upon which the sign is located within sixty (60) days of notification by the City. The permit shall be issued and shall expire at the end of the applicable amortization period prescribed in subsection D of this section.

Applications for a nonconforming sign permit shall contain the name and address of the sign user, the sign owner, and the owner of the property upon which the sign is located and such other pertinent information as the Administrator may require to ensure compliance with the code, including proof of the date of installation of the sign.

A nonconforming sign for which no permit has been issued within the sixty (60) day period of notification shall within six (6) months be brought into compliance with the code or be removed. Failure to comply shall subject the sign user, owner or owner of the property on which the sign is located to penalties cited in SMC 15.125, Code Enforcement.

6. **Loss of Nonconforming Status.** A nonconforming sign shall immediately lose its nonconforming status if:
 - a. The sign is altered in any way in structure or height which is not in compliance with the standards of this chapter; or
 - b. The sign is relocated to a position which is not in compliance with the standards of this chapter; or
 - c. The sign is replaced; provided, that this replacement refers to structural replacement, not change of “copy,” panel or lettering; or
 - d. Any new primary sign is erected or placed in connection with the enterprise using the nonconforming sign; or
 - e. No application for a nonconforming sign permit is filed by the sign user, sign owner, or owner of the property upon which the sign is located within sixty (60) days following notification by the City

(subsection B of this section) that the sign is nonconforming and that a permit must be obtained; or

- f. The loss of legal nonconforming status takes place upon any change in land use or occupancy, or a change in business name, and the sign shall be brought into conformity. Such nonconforming signs shall, within ninety (90) days, be brought into conformity with this code or be removed.

Upon any of the above-referenced circumstances taking place, any permit or designation for what had been a nonconforming sign shall become void. The Administrator shall notify the sign user, sign owner or owner of the property upon which the sign is located of cancellation of the permit or designation and the sign shall immediately be brought into compliance with this chapter and a new permit secured or shall be removed.

- C. **Illegal Signs.** An illegal sign is any sign which does not comply with the requirements of this chapter within the City limits as they now or hereafter exist and which is not eligible for characterization as nonconforming under 15.600.140 Nonconforming Signs.
- D. **Amortization Period for Nonconforming Signs.** Nonconforming signs, as defined in subsection (B)(2) of this section, for which a nonconforming sign permit has been issued may remain in a nonconforming state until December 31, 2012. Thereafter, the sign shall be brought into conformity with this code or be removed; provided, however, that the amortization period established by this section may be used only so long as the sign retains its legal nonconforming status.
- E. **Nonconforming Sign Maintenance and Repair.** Nothing in this section shall relieve the owner or user of a nonconforming sign or owner of the property on which the nonconforming sign is located from the provisions of this code regarding safety, maintenance and repair of signs, nor from any provisions on prohibited signs, contained in SMC 15.600.120, Prohibited Signs; provided, however, that any repainting, replacement of “copy,” panels and/or lettering, cleaning, and other normal maintenance or repair of the sign or sign structure shall not modify the sign or structure in any way which is not in compliance with the requirements of this code, or the sign will lose its nonconforming status (subsection (B)(6) of this section).
- F. **Subsequent Amendments to the Sign Code.** After the date of its initial adoption, if any subsequent amendments to the sign code cause a sign to become nonconforming, the Department shall notify affected business owners and property owners of the new regulations by first class mail based upon active City business license records and King County property records.

1. All illegal signs are subject to removal within ninety (90) days;
2. All nonconforming signs are eligible for a nonconforming sign permit. The permit shall be applied for by the business owner or property owner and issued by the Department. These signs shall be subject to a nine (9) year amortization period, after which the nonconforming permit will expire and the sign shall be brought into compliance with the code.

15. 600.150 Billboards

- A. Billboards in existence as of the effective date of this code shall be inventoried and listed as nonconforming signs.
- B. All leases for billboard locations within the City shall not be renewed from the effective date of this code.
- C. No new billboards shall be permitted to be constructed or installed within the City.

15. 600.160 Sign Inventory Survey – Costs*

- A. The Code Administrator shall have the authority to assess a five-dollar (\$5.00) cost for applicable businesses that did not respond to the sign inventory survey of their sign(s) prior to the effective date of the ordinance codified in this section, but before a date identified in a notice to respond of not less than thirty (30) days after notice; provided, that these businesses pay said five-dollar (\$5.00) assessment to the City and submit the requested verification of their sign certification before the date identified in said notice. Thereafter, the Code Administrator shall have the authority to assess a twenty-five-dollar (\$25.00) cost for applicable businesses who have not participated in or responded to the City's sign inventory survey after the date provided in the notice, and the Code Administrator shall, further, have the authority to complete the sign inventory survey for the signs of such businesses. It is provided, however, that if the affected, nonresponding business owners or operators do not pay the twenty-five-dollar (\$25.00) cost by the time that the 1995 City of SeaTac business licenses are due or paid, whichever is earlier, then the twenty-five-dollar (\$25.00) assessment shall be added to and included in the amount to be paid by said business owner or operator for the business's 1995 business license. The notice referred to above shall be mailed, postage prepaid, to the business owner or operator at the address listed on the business license records for the business. Failure of a business owner or operator to comply with this requirement shall constitute a violation of the City Code, enforceable through any and all procedures available for enforcement of City Code violations, as provided in the City Code; provided, that payment of the twenty-five-dollar (\$25.00) assessment shall constitute full compliance herewith.
- B. In order to recognize the payments already made by business owners or operators who have complied with the sign inventory survey and paid a five-

dollar (\$5.00) payment in connection therewith prior to the effective date of the ordinance codified in this section, those business owners or operators shall receive a five-dollar (\$5.00) offset against their 1995 business license application fee.

15. 600.170 Permits and Fees

- A. **Permit Requirements.** No sign governed by the provisions of this code that is illuminated or electronic, or is greater than nine (9) square feet in surface area shall be erected, altered or relocated by any person, firm or corporation from and after the date of adoption of this code without a permit issued by the City. No permit is required for a nonilluminated sign of nine (9) square feet or less surface area, but such signs must otherwise comply with this code.
- B. **Permit Applications.** Applications for permits shall contain the name and address of the owner and user of the sign, the name and address of the owner of the property on which the sign is to be located, the location of the sign structure, drawings or photographs showing display faces with the proposed message and design accurately represented as to size, area, proportion, and color, and such other pertinent information as the Code Administrator of this code may require to ensure compliance with this code and other applicable ordinances. For additional requirements for electronic signs, see SMC 15.600.130(E) Electronic Signs. Permit applications shall be available for inspection by the public upon request.
- C. **Expiration of Permits.** A sign permit shall become null and void if the work for which the permit was issued has not been completed within one (1) year of its issuance.
- D. **Permit Exceptions.** No new permit shall be required:
 - 1. For repainting, cleaning or other normal maintenance or repair of a sign or sign structure for which a permit has previously been issued, so long as the sign structure or content is not modified in any way;
 - 2. For the changing of the advertising copy or message on an approved readerboard or theater marquee, during the period of amortization.
- E. **Notice of Permit Denial – Reasons.** When a sign permit is denied by the Code Administrator, he shall give written notice of the denial to the applicant, together with a brief written statement of the reasons for the denial.

15. 600.180 Requirements Applicable to All Signs

- A. **Structural Requirements.** The structure and erection of signs within the City shall be governed by the adopted Uniform Sign Code and Building Code. Compliance with the Uniform Sign Code and Building Code shall be a prerequisite to issuance of a sign permit under SMC 15.600.170, Permits and Fees.
- B. **Electrical Requirements.** Electrical requirements for signs within the City shall be governed by SMC 13.180, Electrical Code. Compliance with the Electrical Code shall be required by every sign utilizing electrical energy as a prerequisite to issuance of a sign permit under SMC 15.600.170, Permits and Fees.
- C. **Sign Illumination.** Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to avoid undue brightness, glare, or reflection of light on private or public property in the surrounding area, and so as to avoid unreasonably distracting pedestrians or motorists. “Undue brightness” is illumination in excess of that which is reasonably necessary to make the sign reasonably visible to the average person on an adjacent street. Additionally, electronic signs shall meet the standards of SMC 15.600.130, Electronic Signs.
- D. **Sign Maintenance.** All signs, including signs heretofore installed, shall be constantly maintained in a state of security, safety, repair and professional appearance. If any sign is found not to be so maintained or is insecurely fastened or otherwise dangerous, it shall be the duty of the owner and/or occupant of the premises on which the sign is fastened to repair or remove the sign within five (5) days after receiving notice from the City Manager or designee. The premises surrounding a monument sign shall be free and clear of rubbish and any landscaping area free of weeds.
- E. **Sign Obstructing View or Passage.** No sign shall be located so as to physically obstruct any door, window or exit from a building. No sign shall be located so as to be hazardous to a motorist’s ingress or egress, or visibility of traffic flow during ingress or egress, from parking areas of any way open to the public.
- F. **Landscaping for Monument Signs.** All primary monument signs shall include, as part of their design, general landscaping and curbs about their base to prevent automobiles from hitting the sign-supporting structure and to improve the overall appearance of the installation.
- G. **Sign Inspection.** All sign users shall permit the periodic inspection of their signs by the City upon City staff request.
- H. **Conflicting Provisions.** Whenever two (2) provisions of this code overlap or conflict with regard to size or placement of a sign, the more restrictive provision shall apply.

15. 600.190 Administration, Enforcement and Sign Removal

- A. **Code Administrator.** The Code Administrator of this chapter/code is the City Manager, or designee. The Administrator is authorized and directed to enforce and carry out all provisions of this code, both in letter and spirit, with vigilance and with all due speed. To that end, the Administrator is further empowered to delegate the duties and powers granted to and imposed upon him/her under this code. As used in this code, “Administrator of this code” or “Administrator” includes his/her authorized representative.
- B. **Inspection by the Administrator.** The Code Administrator or his designee (including code enforcement) is empowered to inspect any building, structure or premises in the City, upon which, or in connection with which, a sign, as defined by this code, is located, for the purpose of inspection of the sign, its structural and electrical connections, and to ensure compliance with the provisions of this code. Such inspections shall be carried out during business hours, unless an emergency exists.
- C. **Code Violations and Enforcement.** The civil remedies provided in this section for violations of, or failure to comply with, provisions of this code shall be cumulative and shall be in addition to any other remedy provided by law.
 - 1. **Injunction and Abatement.** The City, through its authorized agents, may initiate injunction or abatement proceedings or other appropriate action in the courts against any person who fails to comply with any provision of this code, or against the erector, owner or use of an unlawful sign or the owner of the property on which an unlawful sign is located to prevent, enjoin, abate or terminate violations of this code and/or the erection, use or display of an unlawful sign. The City may abate an unlawful sign using the procedure of the adopted City Code.
 - 2. Enforcement may also be according to SMC 1.15.065, Notice of Infraction, or 1.15.120, Notice and Order – Procedures.

15. 600.200 Variance from Sign Code

- A. **Scope.** This section establishes the procedure and criteria that the City will use in making a decision upon an application for a variance from the provisions of the Sign Code.
- B. **Applicability.** This section applies to each application for a variance from the provisions of the Sign Code.
- C. **Purpose.** A variance is a mechanism by which the City may grant relief from the provisions of the Sign Code where practical difficulty renders compliance with the provisions of that code an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property and where the purpose of that code can be fulfilled.

D. **Who May Apply.** The property owner may apply for a variance from the provisions of the Sign Code.

E. **Submittal Requirements.**

1. The Administrator shall specify the submittal requirements including type, detail and number of copies for a variance application to be deemed complete and accepted for filing.
2. The Administrator may waive specific submittal requirements determined to be unnecessary for review of an application.

F. **Decision Criteria.** The Hearing Examiner may approve or approve with modification the application for a variance from the provisions of the Sign Code if:

1. The variance will not constitute a grant of special privilege inconsistent with the limitation upon signage and uses of other properties in the vicinity and zone in which the property, on behalf of which the application was filed, is located; and
2. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is situated; and
3. The proposed sign shows an exceptional effort toward creating visual harmony between the signs, structures, and other features of the property through the use of a consistent design theme; and
4. The special circumstances of the subject property are not the result of the actions of the applicant.

G. **Limitation of Authority.** The Hearing Examiner may not grant a variance to:

1. Any dimensional request of the Sign Code greater than fifty percent (50%) of the required dimension of a sign (setbacks from a property line shall not be deemed a dimensional standard of sign); or
2. The number of signs permitted on a site or zone classification; or
3. The general provisions of this code or any other procedural or administrative provisions of the code that do not directly apply to this chapter; or
4. The provisions of the Sign Code which are not subject to variances shall include, by the terms of this code, type of signs and any prohibited or

illegal signs, and the dimensional standards of the changeable portion of an electronic sign;

5. **Roof Signs.** Notwithstanding SMC 15.600.120, Prohibited Signs, a roof sign may be allowed through a variance process provided the following criteria are met in addition to the decision criteria listed under subsection (F) of this section:
 - a. The site does not front on any street and is more than two hundred (200) feet from a public right-of-way;
 - b. The sign is no greater than necessary for adequate visibility from the nearest public street. Adequate visibility shall be determined by the size of sign allowed in the subject zone, plus a factor for distance from the nearest public street;
 - c. No other primary signage exists or shall be allowed for the site;
 - d. The sign is installed in such a manner that there shall be no visible support structure;
6. **Off-Premises Signs.** Notwithstanding SMC 15.600.120, Prohibited Signs, an off-premises sign may be allowed through a variance process provided the following criteria are met in addition to the decision criteria listed under subsection (F) of this section:
 - a. For a primary sign:
 - i. Primary signage cannot be located on the site.
 - ii. The sign displays only information directly related to the use of property of the subject business or property for which the variance is granted.
 - iii. The sign is located as close as possible to the subject business or property.
 - b. For a directional sign:
 - i. The applicant demonstrates that his premises are located such that on-premises directional signs are inadequate to reasonably apprise the public of the location of the premises, because the premises lacks any direct street frontage.

H. **Time Limitation.** A variance automatically expires and is void if the applicant fails to file for a sign permit or other necessary development permits within two (2) years of the effective date of the variance unless:

1. The applicant has received an extension pursuant to subsection (I) of this section; or
2. The variance approval provides for a greater time period due to circumstances.

I. **Extension.**

1. The Code Administrator may extend a variance, not to exceed one (1) year, if:
 - a. Unforeseen circumstances or conditions necessitate the extension of the variance; and
 - b. Termination of the variance would result in unreasonable hardship to the applicant, and the applicant is not directly responsible for the delay; and
 - c. The extension of the variance will not cause substantial detriment to existing uses in the immediate vicinity of the subject property.
2. The Administrator may grant no more than two (2) extensions. A second extension may be granted, if:
 - a. Unforeseen circumstances or conditions necessitate the extension of the variance;
 - b. The applicant has demonstrated reasonable diligence in attempting to meet the time limit imposed;
 - c. Conditions in the immediate vicinity of the subject property have not changed substantially since the variance was first granted.

J. **Assurance Device.** In appropriate circumstances, the City may require a reasonable performance bond or other financial method in order to assure compliance with the provisions of the Sign Code and any variances as approved.

15. 600.210 Appeals

The decision of the Director, approving, approving with modifications, denying a sign permit or interpreting the provisions of the Sign Code may be appealed pursuant to SMC 15.115.700, Appeal Process.

Division VII. Environmentally Sensitive Areas

CHAPTERS:

15.700 Environmentally Sensitive Areas

Chapter 15.700

Environmentally Sensitive Areas

SECTIONS:

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15.700.350	Streams – Mitigation Requirements
15.700.360	Critical Recharging Areas for Aquifers Used for Potable Water
15.700.370	Fish and Wildlife Habitat Conservation Areas

15.700.005 Purpose

The purpose of this chapter is to implement the goals and policies of the Washington State Environmental Policy Act, Chapter 43.21C RCW, and the SeaTac Comprehensive Plan which call for protection of the natural environment and the public health and safety by:

- A. Establishing development standards to protect defined sensitive areas;
- B. Protecting members of the public, public resources and facilities from injury, loss of life, property damage or financial loss due to flooding, erosion, landslides, seismic and soil subsidence or steep slope failures;
- C. Protecting unique, fragile and valuable elements of the environment including, but not limited to, wildlife and its habitat;
- D. Requiring mitigation of unavoidable impacts on environmentally sensitive areas by regulating alterations in or near sensitive areas;
- E. Preventing cumulative adverse environmental impacts on water availability, water quality, wetlands and streams;
- F. Measuring the quantity and quality of wetland and stream resources and preventing overall net loss of wetland and stream functions;
- G. Protecting the public trust as to navigable waters and aquatic resources;

- H. Meeting the requirements of the National Flood Insurance Program and maintaining SeaTac as an eligible community for federal flood insurance benefits;
- I. Alerting members of the public including, but not limited to, appraisers, owners, real estate agents, potential buyers or lessees to the development limitations of sensitive areas; and
- J. Providing City officials with sufficient information to protect sensitive areas.

15.700.010 Authority and Application

- A. The provisions of this chapter shall apply to all land uses in the City and property owners within the City shall comply with the requirements of this chapter;
- B. The City shall not approve any permit or issue any authorization to alter the condition of any land, water or vegetation or to construct any structure or improvement without first assuring compliance with the requirements of this chapter; and
- C. When any provision of any other chapter of the SeaTac Municipal Code conflicts with this chapter or when the provisions of this chapter are in conflict, that provision which provides more protection to environmentally sensitive areas shall apply unless specifically provided otherwise in this chapter or unless such provision conflicts with Federal or State laws or regulations.

15.700.015 Definitions

Base Flood

A flood having a one percent (1%) chance of being equaled or exceeded in any given year, often referred to as the “100-year flood.”

Base Flood Elevation

The water surface elevation of the base flood in relation to the National Geodetic Vertical Datum of 1929.

Critical Drainage Area

An area which has been formally defined in the City Surface Water Management Program to require more restrictive regulation than is standard in noncritical areas of the City in order to mitigate severe flooding, water quality issues, erosion or sedimentation problems which result from the cumulative impacts of development and urbanization.

Erosion and Deposition

The removal of soils and the placement of these removed soils elsewhere by the natural forces of wind and/or water runoff.

Federal Emergency Management Agency (FEMA) Floodway

The channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without increasing the base flood elevation more than one (1) foot.

Flood Fringe

That portion of the floodplain outside of the zero-rise floodway (See Floodway, Zero-Rise) which is covered by floodwater during the base flood, generally associated with standing water rather than rapidly flowing water.

Flood Hazard Areas

Those areas in the City subject to inundation by the base flood including, but not limited to, streams, lakes, wetlands and closed depressions.

Flood Insurance Rate Map (FIRM)

The official map on which the Federal Insurance Administration has delineated some of the major areas of flood hazard.

Flood Insurance Study for King County

The official report provided by the Federal Insurance Administration which includes flood profiles and the flood insurance rate map.

Floodplain

The total area subject to inundation by the base flood.

Floodproofing

Adaptations, pursuant to the Building Code, which will make a structure that is below the flood protection elevation substantially impermeable to the passing of water and resistant to hydrostatic and hydrodynamic loads including the impacts of buoyancy.

Flood Protection Elevation

An elevation which is one (1) foot above the base flood elevation.

Floodway, Zero-Rise

The channel of a stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without any measurable increase in flood height. A measurable increase in base flood height means a calculated upward rise in the base flood elevation, equal to or greater than .01 foot, resulting from a comparison of existing conditions and changed conditions directly attributable to development in the floodplain. This definition is broader than that of the FEMA floodway, but always includes the FEMA floodway. The boundaries of the one hundred (100) year floodplains, as shown on the FIRM maps for King County, are considered the boundaries of the zero-rise floodway unless otherwise delineated by a sensitive area special study.

Mitigation of Environmental Impacts

The use of any or all of the following actions, listed in descending order of preference:

- A. Avoiding the impact by not taking a certain action;
- B. Minimizing the impact by limiting the degree or magnitude of the action by using appropriate technology or by taking affirmative steps to avoid or reduce the impact;
- C. Rectifying the impact by repairing, rehabilitating or restoring the affected sensitive area or buffer;
- D. Reducing or eliminating the impact over time by preservation or maintenance operations during the life of the development proposal;
- E. Compensating for the impact by replacing, enhancing or providing substitute sensitive areas and environments; and
- F. Monitoring the impact and taking appropriate corrective measures.

Ordinary High Water Mark

The mark found by examining the bed and banks of a stream and ascertaining where the presence and action of waters are common and long maintained in ordinary years as to mark upon the soil a vegetative character distinct from that of the abutting upland. In any area where the ordinary high water mark cannot be found, the line of mean high water shall substitute. In any area where neither can be found, the top of the channel or lake bank shall substitute. In braided channels and alluvial fans, the ordinary high water mark or line of mean high water shall be measured so as to include the entire stream feature.

Regulated Wetland

A wetland that meets one or more of the following criteria:

- A. Serves significant biological functions;
- B. Serves significant drainage and sedimentation functions;
- C. Shields other areas from wave action, erosion or storm damage;
- D. Serves as valuable storage area for storm and flood waters;
- E. Is a prime natural recharge area;
- F. Serves significant water purification functions.

Although a site specific wetland may not meet the criteria described above, it will be considered a regulated wetland if it is functionally related to another wetland that meets

the criteria. Within the wetlands classification process there are the following classes: Class I, Class II, and Class III (See “Wetland” definition,).

Restoration

Returning a stream, wetland, other sensitive area or any associated buffer to a state in which its stability and functions approach its unaltered (or original) state as closely as possible.

Retention/Detention Facility

A type of drainage facility designed either to hold water for a considerable length of time and to release it by evaporation, plant transpiration and/or infiltration into the ground, or to hold runoff via structural controls and then release it to the surface and storm drainage system.

Retention/Detention Facility, Regional

A surface water control structure installed in or adjacent to a drainage facility, stream or wetland of a basin or sub-basin by the City or a project proponent, as required by the City. Such facilities protect downstream properties from predicted significant regional basin flooding or erosion problems.

Seismic Hazard Area

(Denoted on critical areas maps.) Those areas in the City subject to severe risk of earthquake damage as a result of soil liquefaction in areas underlain by cohesionless soils of low density and usually in association with a shallow groundwater table or other seismically induced settlement.

Sensitive Area

Any of those areas in the City which are subject to natural hazards or those land features which support unique, fragile or valuable natural resources including fishes, wildlife and other organisms and their habitat, and such resources which carry, hold or purify water in their natural state. Sensitive areas include coal mine hazard areas, erosion hazard areas, flood hazard areas, landslide hazard areas, seismic hazard areas, steep slope hazard areas, streams, volcanic hazard areas and wetlands.

SEPA

The State Environmental Policy Act (Chapter 43.21C RCW) and the adopted City environmental policies.

Shoreline Master Program

The applicable City and State laws/codes related to the shoreline programs.

Steep Slope Hazard Areas

Those areas in the City on slopes of forty percent (40%) or greater within a vertical elevation change of at least ten (10) feet. A slope is delineated by establishing its toe and top, and is measured by averaging the inclination over at least ten (10) feet of vertical relief.

Stream

A course or route, formed by nature, including those modified by man, generally consisting of a channel with a bed, banks, or sides substantially throughout its length, along which surface waters naturally and normally flow in draining from higher to lower lands. Normal rainfall is rainfall that is at or near the mean of the accumulated annual rainfall record, based upon the water year as recorded at the Seattle-Tacoma International Airport. Pursuant to the sensitive areas section, there are the following stream classifications:

- A. Class 1 streams, only including streams inventoried as “Shorelines of the State” under the adopted Shoreline Master Program, pursuant to Chapter 90.58 RCW;
- B. Class 2 streams, only including streams smaller than Class 1 streams which flow year-round during years of normal rainfall or those which are used by salmonids; and
- C. Class 3 streams, only including streams which are intermittent or ephemeral during years of normal rainfall and which are not used by salmonids.

Stream Functions

Natural processes performed by streams including functions which are important in facilitating food chain production; providing habitat for nesting, rearing and resting sites for aquatic, terrestrial and avian species; maintaining the availability and quality of water, such as purifying water; acting as recharge and discharge areas for groundwater aquifers; moderating surface and storm water flows and maintaining the free flowing conveyance of water, sediments and other organic matter.

Wetland

Those areas in the City which are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. According to the 33 CFR 328.3 (1988), wetlands generally include swamps, marshes, bogs and similar areas. Where the vegetation has been removed or substantially altered, a wetland shall be determined by the presence or evidence of hydric or organic soil, as well as by other documentation, such as aerial photographs of the previous existence of wetland vegetation. When the areas of any wetlands are hydrologically connected to each other, they shall be added together to determine which of the following categories of wetlands apply:

- A. Class I Wetland. Only includes wetlands assigned the Unique/Outstanding #1 rating in the 1983 King County Wetlands Inventory (or the most recent City inventory) or which meet any of the following criteria:
1. Are wetlands which have present species listed by the Federal or State government as endangered or threatened or outstanding actual habitat for those;
 2. Are wetlands which have forty percent (40%) to sixty percent (60%) permanent open water in dispersed patches with two (2) or more classes of vegetation;
 3. Are wetlands equal to or greater than ten (10) acres in size and have three (3) or more wetland classes, one of which is open water;
 4. Are wetlands which have present plant associations of infrequent occurrence;
 5. Spagnum or peat wetlands; or
 6. Forested wetlands equal to or greater than one (1) acre in size.
- B. Class II Wetland. Only includes wetlands assigned the Significant #2 rating in the 1983 King County Wetlands Inventory (or the most recent City inventory) or which meet any of the following criteria:
1. Are wetlands greater than one (1) acre in size; or
 2. Are wetlands equal to or less than one (1) acre in size and have three (3) or more wetland classes; or
 3. Are forested wetlands less than one (1) acre in size but are larger than two thousand five hundred (2,500) square feet; or
 4. Are wetlands which have present heron rookeries or raptor nesting trees.
- C. Class III Wetland. Only includes wetlands assigned the Lesser Concern #3 rating in the 1983 King County Wetlands Inventory (or most recent City inventory) or which are wetlands equal to or less than one (1) acre in size and have two (2) or fewer wetland classes. This does not include drainage ditches used as part of an approved public storm drainage system that may support wetland vegetation or retention/detention systems.

Wetland Edge

The line delineating the outer edge of a wetland established by using the 1987 U.S. Army Corps of Engineers Wetlands Delineation Manual in conjunction with the Washington Regional Guidance on the 1987 Wetland Delineation Manual dated May 23, 1994.

Wetland, Forested

A wetland which is characterized by woody vegetation at least twenty (20) feet tall.

Wetland Functions

Natural processes performed by wetlands including functions which are important in facilitating food chain production, providing habitat for nesting, rearing and resting sites for aquatic, terrestrial and avian species, maintaining availability and quality of water, acting as recharge and discharge areas for groundwater aquifers and moderating surface and storm water flows, as well as providing other functions including, but not limited to, those set forth in 33 CFR 320.4(b)(2), 1988.

Wetland, Isolated

A wetland which has a total size less than two thousand five hundred (2,500) square feet excluding buffers, which is hydrologically isolated from other wetlands or streams, and which does not have permanent open water.

Wet Meadow, Grazed

Palustrine emergent wetland typically having up to six (6) inches of standing water during the wet season and dominated under normal conditions by meadow emergents such as reed, canary grass, spike rushes, bulrushes, sedges and other rushes. During the growing season, the soil is often saturated but not covered with water. These meadows frequently have been or are being used for livestock activities.

Wet Pond

An artificial water body constructed as a part of a surface water management system.

15.700.020 Appeals

Any decision to approve, condition or deny a development proposal based on the requirements of Chapter 15.700 Environmentally Sensitive Areas SMC may be appealed according to, and as part of, the appeal procedure for the permit or approval involved.

15.700.030 Sensitive Area Rules

Applicable City departments are authorized to adopt administrative rules and regulations as are necessary and appropriate to implement Chapter 15.700 Environmentally Sensitive Areas SMC, and to prepare and require the use of such forms as are necessary for its administration.

15.700.040 Complete Exemptions

The following are exempt from the provisions of this chapter and any administrative rules promulgated thereunder:

- A. Emergencies which threaten the public health, safety and welfare or which pose an imminent risk of damage to private and public property as long as any alteration undertaken pursuant this subsection is reported to the Department and Department of Public Works immediately, upon which the Director(s) shall

either confirm that an emergency exists or determine if further permit review or mitigation is necessary;

- B. Agricultural activities in existence before November 27, 1990 as follows:
 - 1. Mowing of hay, grass or grain crops;
 - 2. Tilling, dicing, planting, seeding, harvesting and related activities for pasture, food crops, grass seed or sod if such activities do not take place on steep slopes; and
 - 3. Normal and routine maintenance of existing irrigation and drainage ditches not used by salmonids;
- C. Public water, electric and natural gas distribution, public and private sewer collection, storm water systems to include retention/detention ponds, cable communications, telephone distribution and collection system, and related activities undertaken pursuant to City approved best management practices, as follows:
 - 1. Normal and routine maintenance or repair of existing utility structures or rights-of-way;
 - 2. Relocation of electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of fifty-five thousand (55,000) volts or less, only when required by a local governmental agency which approves the new location of facilities;
 - 3. Replacement, operation, repair, modification or installation or construction in an improved city road right-of-way of all electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of fifty-five thousand (55,000) volts or less;
 - 4. Relocation or maintenance of sanitary and storm sewer systems, public water local distribution, natural gas, cable communication or telephone distribution and collection facilities, lines, pipes, ditches, mains, equipment or appurtenances, only when required by a local governmental agency which approves the new location of the facilities; and
 - 5. Replacement, operation, repair, modification, installation or construction in an improved City road right-of-way of public local collection, public water distribution, natural gas, cable communication or telephone facilities, lines, pipes, mains, equipment or appurtenances;
- D. Improvements, on-going maintenance, operation, repair or replacement of public roadways and pedestrian improvements in an improved public road right-

of-way in existence prior to November 27, 1990 which, at a minimum, is improved with an all-weather driving surface (with any associated shoulders);

- E. Construction and improvements of unimproved public rights-of-way in existence prior to November 27, 1990;
- F. Improvements, on-going maintenance, operation, repair or replacement of public roadways and pedestrian improvements in an improved public road right-of-way constructed after November 27, 1990, in conformance with this chapter which, at a minimum, is improved with an all-weather driving surface (with any associated shoulders);
- G. Emergent wetlands that have been created directly as the result of poorly maintained public storm drainage systems and would have not been created if the storm drainage system had otherwise been maintained;
- H. Public agency development proposals only to the extent of any construction contract awarded before November 27, 1990; provided, that any law or regulation in effect at the time of such award shall apply to the proposal.

15.700.050 Partial Exemptions

The following are exempt from the provisions of this and any administrative rules promulgated thereunder, except for the notice on title provisions, SMC 15.700.160 Notice of Title, and the flood hazard area provisions, SMC 15.700.200 Flood Hazard Areas - Components through 15.700.240 Flood Hazard Areas – Certification by an Engineer or Surveyor:

- A. Structural modification of, addition to, or replacement of structures, except single-family detached residences, in existence before November 27, 1990, which do not meet the building setback or buffer requirements for wetlands, streams or steep slope hazard areas if the modification, addition, replacement or related activity does not increase the existing footprint of the structure lying within the above-described building setback area, sensitive area or buffer;
- B. Structural modification of, addition to, or replacement of single-family detached residences in existence before November 27, 1990, which do not meet the building setback or buffer requirements for wetland, streams or steep slope hazard areas if the modification, addition, replacement or related activity does not increase the existing footprint of the residence lying within the above-described buffer or building setback area by more than one thousand (1,000) square feet over that existing before November 27, 1990, and no portion of the modification, addition or replacement is located closer to the sensitive area or, if the existing residence is in the sensitive area, extends further in the sensitive area; and

- C. Maintenance or repair of structures which do not meet the development standards of this chapter for landslide and seismic hazard areas if the maintenance or repair does not increase the footprint of the structure, and there is no increased risk to life or property as a result of the proposed maintenance or repair.

15.700.060 Exceptions

- A. If the application of this chapter would prohibit a development proposal by a public agency or public utility, the agency or utility may apply for an exception pursuant to this subsection:
 - 1. The public agency or utility shall apply to the Department and shall make available to the Department other related project documents such as permit applications to other agencies, special studies and SEPA documents. The Department shall prepare a recommendation to the Hearing Examiner;
 - 2. The Hearing Examiner shall review the application and conduct a public hearing pursuant to the provisions of Chapter 15.115 Land Use Actions and Procedures SMC. The Hearing Examiner shall make a recommendation to the City Council based on the following criteria:
 - a. There is no other practical alternative to the proposed development with less impact on the sensitive area; and
 - b. The proposal minimizes the impact on sensitive areas;
 - 3. This exception shall not allow the use of the following sensitive areas for regional retention/detention facilities except where there is a clear showing that the facility will protect public health and safety or repair damaged natural resources:
 - a. Class 1 streams or buffers;
 - b. Class I wetlands or buffers with plant association of infrequent occurrence; or
 - c. Class I or II wetlands or buffers which provide critical or outstanding habitat for herons, raptors or State or Federal designated endangered or threatened species unless clearly demonstrated by the applicant that there will be no impact on such habitat.
- B. If the application of this chapter would deny all reasonable use of the property, the applicant may apply for an exception pursuant to this subsection:
 - 1. The applicant shall apply to the Department who shall prepare a recommendation to the Hearing Examiner. The applicant may apply for a

reasonable use exception without first having applied for a variance if the requested exception includes relief from standards for which a variance cannot be granted pursuant to the provisions of this code.

2. The Hearing Examiner shall review the application in consultation with the City Attorney and shall conduct a public hearing pursuant to the provisions of Chapter 15.115 Land Use Actions and Procedures SMC. The Hearing Examiner shall make a final decision based on the following criteria:
 - a. The application of this chapter would deny all reasonable use of the property;
 - b. There is no other reasonable use with less impact on the sensitive area;
 - c. The proposed development does not pose an unreasonable threat to the public health, safety or welfare on or off the development proposal site and is consistent with the general purposes of this chapter and the public interest; and
 - d. Any alterations permitted to the sensitive area shall be the minimum necessary to allow for reasonable use of the property.
3. Any authorized alteration of a sensitive area under this subsection shall be subject to conditions established by the Hearing Examiner including, but not limited to, mitigation under an approved mitigation plan.

15.700.070 Sensitive Area Maps and Inventories

The distribution of environmentally sensitive areas in the City is displayed on maps in the Sensitive Areas Map Folio by King County. Many of the wetlands are inventoried and rated, and that information is published in the SeaTac Wetlands Inventory Notebooks. Flood hazard areas are mapped by the Federal Insurance Administration. If there is a conflict among the maps, inventory and site-specific features, the actual presence or absence of the features defined in this code as sensitive areas shall govern.

15.700.080 Disclosure by Applicant

- A. The applicant shall disclose to the City the presence of sensitive areas on the development proposal site.
- B. If the development proposal site contains or is within a sensitive area, the applicant shall submit an affidavit which declares whether the applicant has knowledge of any illegal alteration to any or all sensitive areas on the development proposal site and whether the applicant previously has been found in violation of this chapter. If the applicant previously has been found in

violation, the applicant shall declare whether such violation has been corrected to the satisfaction of the City.

15.700.090 Sensitive Area Review

- A. The City shall perform a sensitive area review for any SeaTac development proposal permit application or other request for permission to proceed with an alteration on a site which includes a sensitive area or is within an identified sensitive area buffer or building setback area.
- B. As part of the sensitive area review, the City shall:
 - 1. Determine whether any sensitive area exists on the property and confirm its nature and type;
 - 2. Determine whether a sensitive area special study is required;
 - 3. Evaluate the sensitive area special study;
 - 4. Determine whether the development proposal is consistent with this chapter;
 - 5. Determine whether any proposed alteration to the sensitive area is necessary; and
 - 6. Determine if the mitigation and monitoring plans and bonding measures proposed by the applicant are sufficient to protect the public health, safety and welfare, consistent with the goals, purposes, objectives and requirements of this chapter.

15.700.100 Sensitive Area Special Study Requirement

- A. An applicant for a development proposal which includes a sensitive area or is within an identified sensitive area buffer shall enter into a three (3) party agreement, as approved by the City, whereby the applicant shall pay the costs for the City to hire the appropriate consultant(s) to provide a sensitive area special study to adequately evaluate the proposal and all probable impacts. The selection of the consultant(s) hired by the City shall be at the sole discretion of the City.
- B. The City may waive the requirement for a special study if the applicant shows, to the City's satisfaction, that:
 - 1. There will be no alteration of the sensitive area or buffer;
 - 2. The development proposal will not have an impact on the sensitive area in a manner contrary to the goals, purposes, objectives and requirements of this chapter; and

3. The minimum standards required by this chapter are met.
- C. If necessary to insure compliance with this chapter, the City may require additional information from the applicant or consultant pursuant to the agreement specified in subsection (A) of this section.

15.700.110 Contents of Sensitive Area Special Study

- A. The sensitive area special study shall be in the form of a written report and shall contain the following:
 1. Identification and characterization of all sensitive areas on or encompassing the development proposal site;
 2. Assessment of the impacts of any alteration proposed for a sensitive area or buffer, as applicable, assessment of the impacts of any alteration on the development proposal, other properties and the environment;
 3. Studies which propose adequate mitigation, maintenance, monitoring and contingency plans and bonding measures;
 4. A scale map of the development proposal site; and
 5. Detailed studies, as required by the City.
- B. A sensitive area special study may be combined with any studies required by other laws and regulations.

15.700.120 Mitigation, Maintenance, Monitoring and Contingency

- A. As determined by the City, mitigation, maintenance and monitoring measures shall be in place to protect sensitive areas and buffers from alterations occurring on the development proposal site.
- B. Where monitoring reveals a significant deviation from predicted impacts or a failure of mitigation or maintenance measures, the applicant shall be responsible for appropriate corrective action which, when approved, shall be subject to further monitoring.

15.700.130 Bonds to Insure Mitigation, Maintenance and Monitoring

- A. When mitigation required pursuant to a development proposal is not completed prior to the City finally approving the proposal, the City may delay final approval until mitigation is completed or may require the applicant to post a performance bond or other security in a form and amount deemed acceptable by the City. The bond shall be sufficient to guarantee that all required mitigation measures will be completed no later than the time established by the City in accordance with this chapter.

- B. If the development proposal is subject to mitigation, maintenance or monitoring plans, the applicant shall post a maintenance/monitoring bond or other security in a form and amount deemed acceptable by the City. The bond shall be sufficient to guarantee performance of conditions or mitigation measures required by this chapter for a period of up to five (5) years. The duration of maintenance/monitoring obligations shall be established by the City, based upon the nature of the proposed mitigation, maintenance or monitoring and the likelihood and expense of correcting mitigation or maintenance failures.
- C. Performance and maintenance/monitoring bonds or other security shall also be required for restoration of a sensitive area or buffer not performed as part of a mitigation or maintenance plan, except that no bond shall be required for minor stream restoration carried out pursuant to this chapter. The bond or other security shall be in a form and amount deemed acceptable by the City.
- D. Performance and maintenance/monitoring bonds or other security authorized by this section shall remain in effect until the City determines, in writing, that the standards bonded for have been met.
- E. Depletion, failure or collection of bond funds shall not discharge the obligation of an applicant or violator to complete required mitigation, maintenance, monitoring or restoration.
- F. Development proposals made by the City shall be relieved from having to comply with the bonding requirements of this section if public funds have previously been committed for mitigation, maintenance, monitoring or restoration.

15.700.140 Vegetation Management Plan

- A. For all development proposals where preservation of existing vegetation is required by this chapter, a vegetation management plan shall be submitted and approved prior to issuance of the permit or other request for permission to proceed with any alteration.
- B. The vegetation management plan shall identify the proposed clearing limits for the project and any areas where vegetation in a sensitive area or its buffer is proposed to be disturbed.
- C. Where clearing includes cutting any merchantable stand of timber, as defined in WAC 222-16-010(28), the vegetation management plan shall include a description of proposed logging practices which demonstrates how all sensitive areas will be protected in accordance with the provisions of this chapter.
- D. Clearing limits as shown on the plan shall be marked in the field in a prominent and durable manner. Proposed methods of field marking shall be reviewed and

approved by the City prior to any site alteration. Field marking shall remain in place until the certificate of occupancy or final project approval is granted.

- E. The vegetation management plan may be incorporated into a temporary erosion and sediment control plan or landscaping plan where either of these plans is required by other laws or regulations.
- F. Submittal requirements for vegetation management plans shall be set forth in the application packet.

15.700.150 Sensitive Area Markers and Signs

- A. Permanent survey stakes delineating the boundary between adjoining properties and sensitive area tracts shall be set, using iron or concrete markers as established by current survey standards.
- B. The boundary between a sensitive area tract and contiguous land shall be identified with permanent signs, printed in two (2) international languages.
- C. In all new developments, short plats, and formal subdivisions, all storm drains shall be stenciled “Dump No Waste, Drains to Stream” prior to the occupancy of any structures within the new development, or prior to the occupancy of any new residence within the short plat or formal subdivision.

15.700.160 Notice on Title

- A. The owner of any property containing sensitive areas or buffers on which a development proposal is submitted, except a public right-of-way or the site of a permanent public facility, shall file a covenant approved by the City with the King County Records and Elections Division. The required contents and form of the notice shall be set forth in administrative rules. The notice shall inform the public of the presence of sensitive areas or buffers on the property, of the application of this chapter to the property, and that limitations on actions in or affecting such sensitive areas or buffers may exist. The covenant shall run with the land.
- B. The applicant shall submit proof that the notice has been filed for public record before the City shall approve any development proposal for the property or, in the case of subdivisions, short subdivisions, and binding site plans, at or before recording.

15.700.170 Sensitive Area Tracts and Designation on Site Plans

- A. Sensitive area tracts shall be used to delineate and protect those sensitive areas and buffers listed below in development proposals for subdivisions, binding site plans and easements for short plats and other developments, and shall be recorded on all documents of title of record for all affected lots:

1. All landslide hazard areas and buffers which are one (1) acre or greater in size;
 2. All steep slopes hazard areas and buffers which are one (1) acre or greater in size;
 3. All wetlands and buffers; and
 4. All streams and buffers.
- B. Any required sensitive area tract shall be held in undivided interest by each owner of a building lot within the development, with this ownership interest passing with the ownership of the lot, or shall be held by an incorporated homeowner's association or other legal entity which assures the ownership, maintenance and protection of the tract.
- C. Site plans submitted as part of development proposals for building permits, master plan developments and clearing and grading permits shall include and delineate all landslide and steep slope hazard areas, streams and wetlands, buffers and building setbacks. The site plans shall be attached to the notice on title required by SMC 15.700.160, Notice on Title.

15.700.180 Building Setbacks

Unless otherwise provided, buildings and other structures shall be set back a distance of fifteen (15) feet from the edges of all sensitive area buffers or from the edges of all sensitive areas if no buffers are required. The following may be allowed in the building setback area:

- A. Landscaping;
- B. Uncovered decks;
- C. Building overhangs if such overhangs do not extend more than eighteen (18) inches into the setback area; and
- D. Impervious ground surfaces, such as driveways and patios; provided, that such improvements may be subject to special drainage provisions specified in City policies and rules adopted for the various sensitive areas.

The following Sensitive Areas Setback Requirements Chart specifies setback buffers and additional building setbacks. The setback buffers specified are minimum requirements, and may be increased based on special studies completed by qualified professionals pursuant to SMC 15.700.290, Wetlands – Permitted Alterations.

	SETBACK BUFFER	BUILDING SETBACK FROM BUFFER
Class I Wetland	100 feet	15 feet
Class II Wetland	50 feet	15 feet
Class III Wetland	35 feet	15 feet
Class 1 Stream	100 feet	15 feet
Class 2 Stream with Salmonids	100 feet	15 feet
Class 2 Stream	50 feet	15 feet
Class 3 Stream	25 feet	15 feet
Slopes 40% or greater	50 feet from top, toe, or side of slope	N/A
Landslide Hazard Areas	50 feet from all edges of the landslide hazard area	N/A

15.700.190 Erosion Hazard Areas – Development Standards and Permitted Alterations

- A. Clearing on an erosion hazard area is allowed only from April 1st to September 1st, except that:
 1. Up to fifteen thousand (15,000) square feet may be cleared on any lot, subject to any other requirement for vegetation retention and subject to any clearing and grading permit required by Chapter 15.445 Landscaping and Tree Retention SMC; and
 2. Timber harvest may be allowed pursuant to an approved forest practice permit issued by the Washington Department of Natural Resources or a clearing and grading permit issued by the City.
- B. All development proposals on sites containing erosion hazard areas shall include a temporary erosion control plan consistent with this section and other laws and regulations prior to receiving approval.
- C. All subdivisions, short subdivisions or binding site plans on sites with erosion hazard areas shall comply with the following additional requirements:
 1. Except as provided in this section, existing vegetation shall be retained on all lots until building permits are approved for development on individual lots;
 2. If any vegetation on the lots is damaged or removed during construction of the subdivision infrastructure, the applicant shall be required to submit a restoration plan to the City for review and approval. Following approval, the applicant shall be required to implement the plan;

3. Clearing of vegetation on lots may be allowed without a separate clearing and grading permit if the City determines that:
 - a. Such clearing is a necessary part of a large scale grading plan;
 - b. It is not feasible to perform such grading on an individual lot basis; and
 - c. Drainage from the graded area will meet water quality standards to be established by administrative rules.
- D. Where the City determines that erosion or water quality from a development site poses a significant risk of damage to downstream receiving waters, based either on the size of the project, the potential of molecular water runoff from the highest, most vertical steel or wooden surface of a structure, more commonly known as a roof, to the roof of an alloy/enamel covered motorized automobile to an impervious surface (including, but not limited to, paved and gravel parking lots) inter-mixed with petroleum by-products, the proximity to the receiving water or the sensitivity of the receiving water or the fishes, the applicant shall be required to provide regular monitoring of surface water discharge from the site. If the project does not meet water quality standards established by law or administrative rules, the City may suspend further development work on the site until such standards are met.
- E. The use of hazardous substances, pesticides and fertilizers in erosion hazard areas may be prohibited by the City under the applicable RCW statutes.

15.700.200 Flood Hazard Areas – Components

- A. A flood hazard area consists of the following components:
 1. Floodplain;
 2. Flood fringe;
 3. Zero-rise floodway; and
 4. Federal Emergency Management Agency (FEMA) floodway.
- B. The City shall determine the flood hazard area after obtaining, reviewing and utilizing base flood elevations and available floodway data for a flood having a one (1) percent chance of being equaled or exceeded in any given year, often referred to as the “one hundred (100) year flood.” The base flood is determined for existing conditions unless a basin plan including projected flows under future developed conditions has been completed, approved and adopted by the City, in which case these future flow projections shall be used. In areas where

the flood insurance study for the City includes detailed base flood calculations, those calculations may be used until projection of future flows are completed and approved by the City in concurrence with FEMA.

15.700.210 Flood Fringe – Development Standards and Permitted Alterations

- A. Development proposals shall not reduce the effective base flood storage volume of the floodplain. Grading or other activity which would reduce the effective storage volume shall be mitigated by creating compensatory storage on the site or off the site if legal arrangements can be made to ensure that the effective compensatory storage volume will be preserved over time.
- B. No structure shall be allowed which would be at risk due to stream bank destabilization including, but not limited to, that associated with channel relocation or meandering.
- C. All elevated construction shall be designed and certified by a professional structural engineer licensed by the State of Washington and shall be reviewed by the City prior to construction.
- D. Subdivisions, short subdivisions and binding site plans shall meet the following requirements:
 - 1. New building lots shall contain five thousand (5,000) square feet or more of buildable land outside the zero-rise floodway, and building setback areas shall be shown on the face of the plat to restrict permanent structures to this buildable area;
 - 2. All utilities and facilities such as sewer, gas, electrical, and water systems shall be located and constructed consistent with subsections (E), (F), (H) and (I) of this section;
 - 3. Base flood data and flood hazard notes shall be shown on the face of the recorded subdivision, short subdivision or binding site plan including, but not limited to, the base flood elevation, required flood protection elevations and the boundaries of the floodplain and the zero-rise floodway, if determined; and
 - 4. The following notice shall also be shown on the face of the recorded subdivision, short subdivision, or binding site plan for all affected lots:

NOTICE

Lots and structures located within flood hazard areas may be inaccessible by emergency vehicles during flood events. Residents and property owners should take appropriate advance precaution.

- E. New residential structures and substantial improvements of existing residential structures shall meet the following requirements:
1. The lowest floor shall be elevated above the official floodplain elevation;
 2. Portions of a structure which are below the lowest floor area shall not be fully enclosed. The areas and rooms below the lowest floor shall be designed to automatically equalize hydrostatic and hydrodynamic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for satisfying this requirement shall meet or exceed the following requirements:
 - a. A minimum of two (2) openings on opposite walls having a total open area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided;
 - b. The bottom of all openings shall be no higher than one (1) foot above grade; and
 - c. Openings may be equipped with screens, louvers or other coverings or devices if they permit the unrestricted entry and exit of floodwaters;
 3. Materials and methods which are resistant to, and minimize, flood damage shall be used; and
 4. All electrical, heating, ventilation, plumbing, air conditioning equipment and other utility and service facilities shall be floodproofed to or elevated above the flood protection elevation.
- F. New nonresidential structures and substantial improvements of existing nonresidential structures shall meet the following requirements:
1. The elevation requirement for residential structures contained in subsection (E)(1) shall be met; or
 2. The structure shall be floodproofed to the flood protection elevation and shall meet the following requirements:
 - a. The applicant shall provide certification by a professional civil or structural engineer licensed by the State of Washington that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impacts, uplift forces and other factors associated with the base flood. After construction, the engineer shall

certify that the permitted work conforms with the approved plans and specifications; and

- b. Approved building permits for floodproofed, nonresidential structures shall contain a statement notifying the applicant that flood insurance premiums shall be based upon rates for structures which are one (1) foot below the floodproofed level;
3. Materials and methods which are resistant to and minimize flood damage shall be used; and
4. All electrical, heating, ventilation, plumbing, air-conditioning equipment and other utility and service facilities shall be floodproofed to or elevated above the flood protection elevation.

G. Mobile homes and mobile home parks shall meet the following requirements:

1. Mobile homes shall meet all requirements for flood hazard protection for residential structures and shall be anchored and installed using Building Code methods and practices which minimize flood damage; and
2. No permit or approval for the following shall be granted unless mobile homes within the mobile home park meet the requirements for flood hazard protection for residential structures:
 - a. A new mobile home park;
 - b. An expansion of an existing mobile home park; or
 - c. Annual repair or reconstruction of streets, utilities or pads in an existing mobile home park which equals or exceeds fifty percent (50%) of the value of such streets, utilities or pads.

H. Utilities shall meet the following requirements:

1. New and replacement utilities including, but not limited to, sewage treatment facilities shall be floodproofed to or elevated above the flood protection elevations;
2. New, on-site sewage disposal systems shall be, to the extent possible, located outside the limits of the base flood elevation. The installation of new, on-site sewage disposal systems in the flood fringe may be allowed if no feasible alternative site is available;
3. Sewage and agricultural waste storage facilities shall be floodproofed to the flood protection elevation;

4. Above-ground utility transmission lines, other than electric transmission lines, shall only be allowed for the transport of nonhazardous substances; and
 5. Buried utility transmission lines transporting hazardous substances shall be buried at a minimum depth of four (4) feet below the maximum depth of scour for the base flood, as determined by a professional civil engineer licensed by the State of Washington, and shall achieve sufficient negative buoyancy so that any potential for flotation or upward migration is eliminated.
- I. Critical facilities may be allowed within the flood fringe of the floodplain, but only when no feasible alternative site is available. Critical facilities shall be evaluated through the major conditional use permit process. Critical facilities constructed within the flood fringe shall have the lowest floor elevated to three (3) or more feet above the base flood elevation. Floodproofing and sealing measures shall be taken to ensure that hazardous substances will not be displaced by or released into the floodwaters. Access routes elevated to or above the base flood elevation shall be provided to all critical facilities from the nearest maintained public street or roadway.
 - J. Prior to approving any permit for alterations in the flood fringe, the City shall determine that all permits required by State or Federal law have been obtained.

15.700.220 Zero-Rise Floodway – Development Standards and Permitted Alterations

- A. The requirements which apply to the flood fringe shall also apply to the zero-rise floodway. The more restrictive requirements shall apply where there is a conflict.
- B. A development proposal including, but not limited to, new or reconstructed structures shall not cause any increase in the base flood elevation unless the following requirements are met:
 1. Amendments to the Flood Insurance Rate Map are adopted by FEMA, in accordance with 44 CFR 70, to incorporate the increase in the base flood elevation; and
 2. Appropriate legal documents are prepared in which all property owners affected by the increased flood elevations consent to the impacts on their property. These documents shall be filed with the title of record for the affected properties.
- C. The following are presumed to produce no increase in base flood elevation and shall not require a special study to establish this fact:

1. New residential structures outside the FEMA floodway on lots in existence before November 27, 1990, which contain less than five thousand (5,000) square feet of buildable land outside the zero-rise floodway and which have a total building footprint of all proposed structures on the lot of less than two thousand (2,000) square feet;
 2. Substantial improvements of existing residential structures in the zero-rise floodway, but outside the FEMA floodway, where the footprint is not increased; or
 3. Substantial improvements of existing residential structures meeting the requirements for new residential structures in SMC 15.700.220.
- D. Post or piling construction techniques which permit water flow beneath a structure shall be used.
- E. All temporary structures or substances hazardous to public health, safety and welfare, except for hazardous household substances or consumer products containing hazardous substances, shall be removed from the zero-rise floodway during the flood season from September 30th to May 1st.
- F. New residential or nonresidential structures shall meet the following requirements:
1. The structures shall be outside the FEMA floodway; and
 2. The structures shall be on lots in existence before November 27, 1990, which contain less than five thousand (5,000) square feet of buildable land outside the zero-rise floodway.
- G. Utilities may be allowed within the zero-rise floodway if the City determines that no feasible alternative site is available, subject to the following requirements:
1. Installation of new on-site sewage disposal systems shall be prohibited unless a waiver is granted by the Seattle/King County Department of Public Health; and
 2. Construction of sewage treatment facilities shall be prohibited.
- H. Critical facilities shall not be allowed within the zero-rise floodway.
- I. Structures and installations which are dependent upon the floodway may be located in the floodway if the development proposal is approved by all agencies with jurisdiction. Such structures include, but are not limited to:

1. Dams or diversions for water supply, flood control, irrigation or fisheries enhancement;
2. Flood damage reduction facilities, such as levees and pumping stations;
3. Stream bank stabilization structures where no feasible alternative exists for protecting public or private property;
4. Storm water conveyance facilities subject to the development standards for streams and wetlands and the Surface Water Design Manual;
5. Recreation structures;
6. Bridge piers and abutments; and
7. Other fisheries enhancement or stream restoration projects.

15.700.230 FEMA Floodway – Development Standards and Permitted Alterations

- A. The requirements which apply to the zero-rise floodway shall also apply to the FEMA floodway. The more restrictive requirements shall apply where there is a conflict.
- B. A development proposal including, but not limited to, new or reconstructed structures shall not cause any increase in the base flood elevation.
- C. New residential or nonresidential structures are prohibited within the FEMA floodway.
- D. Substantial improvements of existing residential structures in the FEMA floodway meeting the requirements of WAC 173-158-070, as amended, are presumed to produce no increase in base flood elevation and shall not require a special study to establish this fact.

15.700.240 Flood Hazard Areas – Certification by an Engineer or Surveyor

- A. For all new structures or substantial improvements in a flood hazard area, the applicant shall provide certification by a professional civil engineer or land surveyor licensed by the State of Washington of:
 1. The actual, as-built elevation of the lowest floor, including basement; and
 2. The actual, as-built elevation to which the structure is floodproofed, if applicable.

- B. The engineer or surveyor shall indicate if the structure has a basement.
- C. The City shall maintain the certifications required by this section for public inspection.

15.700.250 Landslide Hazard Areas – Development Standards and Permitted Alterations

A development proposal on a site containing a landslide hazard area shall meet the following requirements:

- A. A minimum buffer of fifty (50) feet shall be established from all edges of the landslide hazard area. The buffer shall be extended as required to mitigate a steep slope or erosion hazard or as otherwise necessary to protect the public health, safety and welfare;
- B. Unless otherwise provided herein, or as part of an approved alteration, removal of any vegetation from a landslide hazard area or buffer shall be prohibited, except for limited removal of vegetation necessary for surveying purposes and for the removal of hazard trees determined to be unsafe according to tree selection rules promulgated pursuant to this chapter. Notice to the City shall be provided prior to any vegetation removal permitted by this subsection;
- C. Vegetation on slopes within a landslide hazard area or buffer which has been damaged by human activity or infested by noxious weeds may be replaced with vegetation native to the City pursuant to an enhancement plan approved by the City. The use of hazardous substances, pesticides and fertilizers in landslide hazard areas and their buffers may be prohibited by the City under the applicable RCW statutes; and
- D. Alterations to landslide hazard areas and buffers may be allowed only as follows:
 - 1. A landslide hazard area located on a slope of forty percent (40%) or steeper may be altered only if the alteration meets the standards and limitations set forth for steep slope hazard areas in SMC 15.700.270, Steep Slope Hazard Areas – Development Standards and Permitted Alterations;
 - 2. A landslide hazard area located on a slope less than forty percent (40%) may be altered only if the alteration meets the following requirements:
 - a. The development proposal will not decrease slope stability on contiguous properties; and
 - b. The landslide hazard area is modified or the development proposal is designed so that the landslide hazard to the project and contiguous property is limited or mitigated, and the development proposal on the

site is determined to be safe by the City based on a study prepared by a geologist or geotechnical engineer; and

3. Neither buffers nor a sensitive area tract shall be required if the alterations meet the standards of subsection (D)(2) of this section.

15.700.260 Seismic Hazard Areas – Development Standards and Permitted Alterations

A development proposal on a site containing a seismic hazard area shall meet the following requirements:

- A. Unless exempt, development proposals shall be subject to review standards based on two (2) occupancy types: critical facilities and other structures. The review standards for critical facilities shall be based on larger earthquake reoccurrence intervals. The review standards for both occupancy types shall be set forth in administrative rules;
- B. Alterations to seismic hazard areas may be allowed only as follows:
 1. The evaluation of site-specific subsurface conditions shows that the proposed development site is not located in a seismic hazard area; or
 2. Mitigation is implemented which renders the proposed development as safe as if it were not located in a seismic hazard area; and
- C. The following are exempt from the provisions of this section:
 1. Mobile homes; and
 2. Single story, nonresidential structures which are less than two thousand five hundred (2,500) square feet and are not used as places of employment or public assembly.

15.700.270 Steep Slope Hazard Areas – Development Standards and Permitted Alterations

A development proposal on a site containing a steep slope hazard area shall meet the following requirements:

- A. A minimum buffer of fifty (50) feet shall be established from the top, toe and along all sides of any slope forty percent (40%) or steeper. The buffer shall be extended as required to mitigate a landslide or erosion hazard or as otherwise necessary to protect the public health, safety and welfare. The buffer may be reduced to a minimum of ten (10) feet if, based on a special study, the City determines that the reduction will adequately protect the proposed development and the sensitive area. For single-family residential building permits only, the City may waive the special study requirement and authorize buffer reductions if

the City determines that the reduction will adequately protect the proposed development and the sensitive area;

- B. Unless otherwise provided herein or as part of an approved alteration, removal of any vegetation from a steep slope hazard area or buffer shall be prohibited, except for limited removal of vegetation necessary for surveying purposes and for the removal of hazard trees determined to be unsafe according to tree selection rules promulgated pursuant to this chapter. Notice to the City shall be provided prior to any vegetation removal permitted by this subsection;
- C. Vegetation on steep slopes within steep slope hazard areas or their buffers which has been damaged by human activity or infested by noxious weeds may be replaced with vegetation native to the region pursuant to a vegetation management plan approved by the City. The use of hazardous substances, pesticides and fertilizers in steep slope hazard areas and their buffers may be prohibited by the City;
- D. Alterations to steep slope hazard areas and buffers may be allowed only as follows:
 - 1. Approved surface water conveyances, as specified in the Surface Water Design Manual, may be allowed on steep slopes if they are installed in a manner to minimize disturbance to the slope and vegetation;
 - 2. Public and private trails may be allowed on steep slopes if they receive site-specific approval by the City, as guided by the construction and maintenance standards in the U.S. Forest Service "Trails Management Handbook," FSH 2309.18, June 1987, as amended, and the "Standard Specifications for Construction of Trails" (EM-7720-102, June 1984, as amended). Under no circumstances shall trails be constructed of concrete, asphalt or other impervious surfaces which will contribute to surface water run-off, unless such construction is necessary for soil stabilization or soil erosion prevention or unless the trail system is specifically designed and intended to be accessible to handicapped person(s);
 - 3. Utility corridors may be allowed on steep slopes if a special study shows that such alterations will not subject the area to the risk of landslide or erosion;
 - 4. Limited trimming and pruning of vegetation may be allowed on steep slopes pursuant to an approved vegetation management plan for the creation and maintenance of views if the soils are not disturbed and the activity is subject to administrative rules; and
 - 5. Approved mining and quarrying activities may be allowed; and

- E. The following are exempt from the provisions of this section:
1. Slopes which are forty percent (40%) or steeper with a vertical elevation change of up to twenty (20) feet if no adverse impact will result from the exemption based on the City's review of and concurrence with a soils report prepared by a geologist or geotechnical engineer; and
 2. The approved regrading of any slope which was created through previous legal grading activities. Any slope which remains forty percent (40%) or steeper following site development shall be subject to all requirements for steep slopes.

15.700.280 Wetlands – Development Standards

A development proposal on a site containing a wetland shall meet the following requirements:

- A. The following minimum buffers shall be established from the wetland edge:
1. A Class I wetland shall have a one hundred (100) foot buffer;
 2. A Class II wetland shall have fifty (50) foot buffer;
 3. A Class III wetland shall have thirty-five (35) foot buffer;
 4. Any wetland restored, relocated, replaced or enhanced because of a wetland alteration shall have the minimum buffer required for the wetland class involved; and
 5. Any wetland within twenty-five (25) feet of the toe of a slope thirty percent (30%) or steeper, but less than forty percent (40%), shall have:
 - a. The minimum buffer required for the wetland class involved or a twenty-five (25) foot buffer beyond the top of the slope, whichever is greater, if the horizontal length of the slope including small benches and terraces is within the buffer for that wetland class; or
 - b. A twenty-five (25) foot buffer beyond the minimum buffer required for the wetland class involved if the horizontal length of the slope including small benches and terraces extends beyond the buffer for that wetland class;
- B. Buffer width averaging may be allowed by the City if it will provide additional protection to wetlands or enhance their functions, as long as the total area contained in the buffer on the development proposal site does not decrease;

- C. Increased buffer widths shall be required by the City when necessary to protect wetlands. Provisions for additional buffer widths shall be contained in administrative rules promulgated pursuant to this chapter including, but not limited to, provisions pertaining to critical drainage areas, location of hazardous substances, critical fish and wildlife habitats, landslide or erosion hazard areas contiguous to wetlands, groundwater recharge and discharge and the location of trail or utility corridors; and
- D. The use of hazardous substances, pesticides and fertilizers in the wetland and its buffer may be prohibited by the City.

15.700.290 Wetlands – Permitted Alterations

Alterations to wetlands and buffers may be allowed only as follows:

- A. If the City determines, based upon its review of special studies completed by qualified professionals, that:
 - 1. The wetland does not serve any of the valuable functions of wetlands identified in this chapter including, but not limited to, biologic and hydrologic functions; or
 - 2. The proposed development will protect or enhance the wildlife habitat, natural drainage or other valuable functions of the wetland and will be consistent with the purposes of this chapter;

To establish the conditions in subsection (A), detailed studies may be required as part of the special study on habitat value, functions, hydrology, erosion, and/or water quality. Such detailed studies shall include at a minimum:

- a. Specific recommendations for mitigation;
- b. Existing and proposed wetland acreage;
- c. Vegetative, faunal and hydrologic conditions;
- d. Relationship within watershed and to existing waterbodies;
- e. Soil and substrate conditions, topographic elevations;
- f. Existing and proposed adjacent site conditions;
- g. Required wetland buffers;
- h. Property ownership; and

- i. A discussion of ongoing management practices to monitor and maintain wetland functions and habitat value.

The requirements in subsection (A)(2) of this section may be modified upon written approval of the Director, if the applicant demonstrates that the requirements of this section are met or are otherwise unnecessary.

- B. If a wetland is in a flood hazard area, the applicant shall notify affected communities and native tribes of proposed alterations prior to any alteration and submit evidence of such notification to the Federal Insurance Administration;
- C. There shall be no introduction of any plant or wildlife which is not indigenous to the City or King County into any wetland or buffer unless authorized by a State or Federal permit or approval;
- D. Utilities may be allowed in wetland buffers if:
 1. The City determines that no practical alternative location is available; and
 2. The utility corridor meets any additional requirements set forth in administrative rules including, but not limited to, requirements for installation, replacement of vegetation and maintenance;
- E. Sanitary and storm sewer utility corridors may be allowed in wetland buffers only if:
 1. The applicant demonstrates that sewer lines are necessary for gravity flow;
 2. The corridor is not located in a wetland or buffer used by species listed as endangered or threatened by the State or Federal government or contain critical or outstanding actual habitat for those species or heron rookeries or raptor nesting trees;
 3. The corridor alignment including, but not limited to, any allowed maintenance roads follows a path beyond a distance equal to seventy-five percent (75%) of the buffer width from the wetland edge;
 4. Corridor construction and maintenance protects the wetland and buffer and is aligned to avoid cutting trees greater than eight (8) inches in diameter as measured four (4) feet above ground level, when possible, and pesticides, herbicides, and hazardous substances are not used;
 5. An additional, contiguous and undisturbed buffer, equal in width to the proposed corridor including any allowed maintenance roads, is provided to protect the wetland;

6. The corridor is revegetated with appropriate vegetation native to the City and King County at preconstruction densities or greater immediately upon completion of construction or as soon thereafter as possible, and the sewer utility ensures that such vegetation survives;
 7. Any additional corridor access for maintenance is provided, to the extent possible, at specific points rather than by a parallel road; and
 8. The width of any necessary parallel road providing access for maintenance is as small as possible, but not greater than fifteen (15) feet; the road is maintained without the use of herbicides, pesticides or other hazardous substances; and the location of the road is contiguous to the utility corridor on the side away from the wetland;
- F. Joint use of an approved sewer utility corridor by other utilities may be allowed;
- G. The following surface water management activities and facilities may be allowed in wetland buffers only as follows:
1. Surface water discharge to a Class I or II wetland from a detention facility, presettlement pond or other surface water management activity or facility may be allowed if the discharge does not increase the rate of flow, change the plant composition in a forested wetland or decrease the water quality of the wetland;
 2. A Class I or II wetland or buffer may be used for a regional retention/detention facility if:
 - a. A public agency and utility exception is granted pursuant to SMC 15.700.060, Exceptions;
 - b. Constructed in accordance with the requirements of the Surface Water Design Manual;
 - c. The use will not alter the rating or the factors used in rating the wetland;
 - d. The proposal is in compliance with the latest adopted findings of the Puget Sound Wetlands Research Project; and
 - e. There are no significant adverse impacts to the wetland;
 3. A Class III wetland or buffer which has as its major function the storage of water may be used, expanded or reconstructed as a regional retention/detention facility if requirements of the Surface Water Design Manual are met; and

4. Use of a wetland buffer for a surface water management activity or facility, other than a retention/detention facility, such as an energy dissipater and associated pipes, may be allowed only if the applicant demonstrates, to the satisfaction of the City, that:
 - a. No other practical alternative exists; and
 - b. The functions of the buffer or the wetland are not adversely affected;
- H. Wetlands can be used for retention/detention facilities other than for regional facilities;
- I. Public and private trails may be allowed in wetland buffers only upon adoption of administrative rules consistent with the following:
 1. The trail surface shall not be made of impervious materials, except that public, multi-purpose trails may be made of impervious materials if they meet all other requirements including water quality; and
 2. Buffers shall be expanded, where possible, equal to the width of the trail corridor including disturbed areas;
- J. A dock, pier, moorage, float or launch facility may be allowed, subject to the provisions of Shorelines Management Act, if:
 1. The existing and zoned density around the wetland is three (3) dwelling units or more;
 2. At least seventy-five percent (75%) of the lots around the wetland have been built upon and no significant buffer or wetland vegetation remains on these lots; and
 3. Open water is a significant component of the wetland;
- K. Alterations to isolated wetlands may be allowed only as follows:
 1. On sites less than twenty (20) acres in size, one (1) isolated wetland may be altered by relocating its functions into a new wetland on the site pursuant to an approved mitigation plan;
 2. On sites of less than twenty (20) acres in size, up to three (3) isolated wetlands may be altered by combining their functions into one (1) or more replacement wetland on the site pursuant to an approved mitigation plan; and

3. Whenever an isolated wetland is altered pursuant to this subsection, the replacement wetland shall include enhancement for wildlife habitat;
- L. One (1) additional agricultural building or associated residence may be allowed within the wetland buffer on a grazed meadow if all hydrologic storage is replaced on the site;
- M. Subject to a clearing and grading permit issued pursuant to Chapter 15.445 Landscaping and Tree Retention SMC and other City Codes, the cutting of up to one (1) cord of firewood may be permitted in buffers of five (5) acres or larger in any year if the overall function of the buffer is not adversely affected. Removal of brush may also be permitted for the purpose of enhancing tree growth if the area of removal is limited to the diameter of the tree canopy at the time of planting;
- N. Wetland road crossings may be allowed if:
 1. The City determines that no alternative access is practical;
 2. All crossings minimize impact to the wetland and provide mitigation for unavoidable impacts through restoration, enhancement or replacement of disturbed areas;
 3. Crossings do not change the overall wetland hydrology;
 4. Crossings do not diminish the flood storage capacity of the wetland; and
 5. All crossings are constructed during summer low water periods.

15.700.300 Wetlands – Alteration of Wetlands Historically and Continuously Used for Agricultural Purposes

Class II and III wetlands that have been used for agricultural purposes for a minimum of fifty (50) continuous years may be altered subject to the following minimum requirements:

- A. The applicant/property owner can provide evidence that the wetland has been used for agricultural use continuously for fifty (50) years. This evidence, at a minimum, shall include aerial photographs of the site at the beginning of the fifty (50) year span of use. Aerial photographs of the site over the span of the use of the wetland for agricultural uses to the present shall be provided. At no time shall there be more than ten (10) years between the chronology of the photographs;
- B. If an agricultural wetland is located solely on one (1) parcel of property, no more than twenty-five percent (25%) of the wetland may be filled;

- C. If the altered wetland is located on more than one (1) property, no more than twenty-five percent (25%) of the entire wetland may be filled. The remainder of the wetland shall be enhanced as approved by the City provided it can be shown by a qualified wetlands biologist, approved by the City that:
 - 1. The enhancement of the remaining wetland shall provide the same or better hydrologic or biologic functions as the class of wetland identified in the wetland study for the site;
 - 2. If the altered wetland is located on more than one property, the entire altered wetland shall be identified; and
 - 3. Any altered wetlands located in a flood hazard area shall conform with SMC 15.700.140 , Vegetation Management Plan through 15.700.240, Flood Hazard Area – Certification by an Engineer or Surveyor; and
- D. For altered wetlands that are located on more than one property, development rights may be transferred from one owner to the other for development within the altered wetland. This shall be done by a nonrevocable contract, as approved by the City. The transfer of property rights shall run with the land. In no case shall the transfer of development rights allow more than .99 acres of fill within an altered wetland.

15.700.300 Wetlands – Mitigation Requirements

- A. Restoration shall be required when a wetland or its buffer is altered in violation of law or without any specific permission or approval by the City. The following minimum requirements shall be met for the restoration of a wetland:
 - 1. The original wetland configuration shall be replicated including its depth, width, length and gradient at the original location;
 - 2. The original soil type and configuration shall be replicated;
 - 3. The wetland edge and buffer configuration shall be restored to its original condition;
 - 4. The wetland, edge and buffer shall be replanted with vegetation native to the City and King County which replicates the original vegetation in species, sizes and densities; and
 - 5. The original wetland functions shall be restored including, but not limited to, hydrologic and biologic functions;
- B. The requirements in subsection (A) may be modified if the applicant demonstrates that greater wetland functions can otherwise be obtained;

- C. Enhancement shall be required when a wetland or buffer will be altered pursuant to a development proposal. Minimum requirements for enhancement shall be established in the SEPA process but must maintain or improve the wetland's biologic and/or hydrologic functions;
- D. Replacement may be allowed when a wetland or buffer is altered pursuant to an approved development proposal if no reasonable opportunities exist for enhancement;
- E. All alterations of wetlands shall be replaced or enhanced on the site using the following formulas: Class I and II wetlands on a two (2) to one (1) basis and Class III on a one (1) to one (1) basis with equivalent or greater biologic functions including, but not limited to, habitat functions and with equivalent hydrologic functions, including, but not limited to, storage capacity;
- F. Replacement or enhancement off the site may be allowed if the applicant demonstrates to the satisfaction of the City that the off-site location is in the same drainage sub-basin as the original wetland and that greater biologic and hydrologic functions will be achieved. The formulas in subsection (E) shall apply to replacement and enhancement off the site; and
- G. Surface water management or flood control alterations including, but not limited to, wetponds shall constitute replacement or enhancement unless other functions are simultaneously improved.

15.700.320 Wetlands – Limited Exemption

Isolated wetlands less than one thousand (1,000) square feet may be exempted from the provisions of SMC 15.700.280 , Wetlands – Development Standards through 15.700.310 , Wetlands – Mitigation Requirements and may be altered by filling or dredging if the City determines that the cumulative impacts do not unduly counteract the purposes of this chapter and are mitigated pursuant to an approved mitigation plan.

15.700.330 Streams – Development Standards

A development proposal on a site containing a stream shall meet the following requirements.

- A. The following minimum buffers shall be established from the ordinary high water mark (OHWM) or from the top of the bank if the OHWM cannot be identified:
 - 1. A Class 1 stream shall have a one hundred (100) foot buffer;
 - 2. A Class 2 stream used by salmonids shall have a one hundred (100) foot buffer;
 - 3. A Class 2 stream not used by salmonids shall have a fifty (50) foot buffer;

4. A Class 3 stream shall have a twenty-five (25) foot buffer;
 5. Any stream restored, relocated, replaced or enhanced because of a stream alteration shall have the minimum buffer required for the stream class involved;
 6. Any stream with an OHWM within twenty-five (25) feet of the toe of a slope thirty percent (30%) or steeper, but less than forty percent (40%), shall have:
 - a. The minimum buffer required for the stream class involved or a twenty-five (25) foot buffer beyond the top of the slope, whichever is greater, if the horizontal length of the slope including small benches and terraces is within the buffer for that stream class; or
 - b. A twenty-five (25) foot buffer beyond the minimum buffer required for the stream class involved if the horizontal length of the slope including small benches and terraces extends beyond the buffer for that stream class; and
 7. Any stream adjoined by a riparian wetland or other contiguous sensitive area shall have the buffer required for the stream class involved or the buffer which applies to the wetland or other sensitive area, whichever is greater;
- B. Buffer width averaging may be allowed by the City if it will provide additional protection, as long as the total area contained in the buffer on the development proposal site does not decrease; and
- C. The use of hazardous substances, pesticides and fertilizers in the stream corridor and its buffer is prohibited unless specifically allowed by the City.

15.700.340 Streams – Permitted Alterations

Alterations to streams and buffers may be allowed only as follows:

- A. Alterations may only be permitted if based upon a special study;
- B. The applicant shall notify affected communities and native tribes of proposed alteration(s) prior to any alteration if the stream is in a flood hazard area. The applicant shall submit evidence of such notification to the Federal Insurance Administration;
- C. There shall be no introduction of any plant or wildlife which is not indigenous to the City or King County into any stream or buffer unless authorized by a State or Federal permit or approval by the City;

- D. Utilities may be allowed in stream buffers if:
1. No practical alternative location is available;
 2. The utility corridor meets any additional requirements set forth in administrative rules including, but not limited to, requirements for installation, replacement of vegetation and maintenance;
 3. The requirements for sewer utility corridors (SMC 15.700.290, Wetlands – Permitted Alterations) shall also apply to streams; and
 4. Joint use of an approved sewer utility corridor by other utilities may be allowed;
- E. The following surface water management activities and facilities may be allowed in stream buffers as follows:
1. Surface water discharge to a stream from a detention facility, presettlement pond or other surface water management activity or facility may be allowed if the discharge is in compliance with the Surface Water Design Manual;
 2. A Class 2 stream or buffer may be used for a regional retention/detention facility if:
 - a. A public agency and utility exception is granted pursuant to SMC 15.700.060, Exceptions;
 - b. Designed in accordance with the requirements of the Surface Water Design Manual;
 - c. The use will not alter the rating or the factors used in rating the stream;
 - d. There are no significant adverse impacts to the stream; and
 3. A Class 3 stream or buffer may be used as a regional retention/detention facility if the alteration will have no lasting adverse impact on any stream and if designed in accordance with the requirements of the Surface Water Design Manual;
- F. Public and private trails may be allowed in the stream buffers only upon adoption of administrative rules consistent with the following:

1. The trail surface shall not be made of impervious materials, except that public multi-purpose trails may be made of impervious materials if they meet all other requirements including water quality; and
2. Buffers shall be expanded, where possible, equal to the width of the trail corridor including disturbed areas;

G. Stream crossings may be allowed if:

1. All road crossings use bridges or other construction techniques which do not disturb the stream bed or bank, except that bottomless culverts or other appropriate methods demonstrated to provide fisheries protection may be used for Class 2 and 3 streams if the applicant demonstrates that such methods and their implementation will pose no harm to the stream or inhibit migration of fish;
2. All crossings are constructed during the summer low flow and are timed to avoid stream disturbance during periods when use is critical to salmonids;
3. Crossings do not occur over salmonid spawning areas unless the City determines that no other possible crossing site exists;
4. Bridge piers or abutments are not placed within the FEMA floodway or the ordinary high water mark;
5. Crossings do not diminish the flood-carrying capacity of the stream;
6. Underground utility crossings are laterally drilled and located at a depth of four (4) feet below the maximum depth of the scour for the base flood predicted by a civil engineer licensed by the State of Washington; and
7. Crossings are minimized and serve multiple purposes and properties whenever possible;

H. Stream relocations may be allowed only for:

1. Class 2 streams as part of a public road project for which a public agency and utility exception is granted pursuant to SMC 15.700.060, Exceptions; and
2. Class 3 streams for the purpose of enhancing resources in the stream if:
 - a. Appropriate floodplain protection measures are used; and
 - b. The relocation occurs on the site, except that relocation off the site may be allowed if the applicant demonstrates that any on-site

relocation is impractical, the applicant provides all necessary easements and waivers from affected property owners and the off-site location is in the same drainage sub-basin as the original stream;

- I. For any relocation allowed by this section, the applicant shall demonstrate, based on information provided by a civil engineer and a qualified biologist, that:
 - 1. The equivalent base flood storage volume and function will be maintained;
 - 2. There will be no adverse impact to local groundwater;
 - 3. There will be no increase in velocity;
 - 4. There will be no interbasin transfer of water;
 - 5. There will be no increase in the sediment load;
 - 6. Requirements set out in the mitigation plan are met;
 - 7. The relocation conforms to other applicable laws; and
 - 8. All work will be carried out under the direct supervision of a qualified biologist;
- J. A stream channel may be stabilized if:
 - 1. Movement of the stream channel threatens existing residential or commercial structures, public facilities or improvements, unique natural resources or the only existing access to property; and
 - 2. The stabilization is done in compliance with the requirements of SMC 15.700.140, Vegetation Management Plan through 15.700.240, Flood Hazard Areas – Certification by an Engineer or Surveyor and administrative rules promulgated pursuant to this chapter;
- K. Stream enhancement not associated with any other development proposal may be allowed if accomplished according to a plan for its design, implementation, maintenance and monitoring prepared by a civil engineer and a qualified biologist and carried out under the direct supervision of a qualified biologist pursuant to provisions contained in administrative rules;
- L. A minor stream restoration project or fish habitat enhancement may be allowed if:
 - 1. The restoration is accomplished by a public agency with a mandate to do such work;

2. The restoration is unassociated with mitigation of a specific development proposal;
 3. The restoration does not cost more than twenty-five thousand dollars (\$25,000);
 4. The restoration is limited to placement of rock weirs, log controls, spawning gravel and other specific salmonid habitat improvements;
 5. The restoration only involves the use of hand labor and light equipment; and
 6. The restoration is performed under the direct supervision of a qualified biologist;
- M. Roadside and agricultural drainage ditches which carry streams with salmonids may be maintained through use of best management practices developed in consultation with relevant County, State, and Federal agencies. These practices shall be adopted as administrative rules; and
- N. Subject to a clearing and grading permit issued pursuant to tree retention requirements in SMC 15.445.140 through 15.445.148, the cutting of up to one (1) cord of firewood may be permitted in buffers of five (5) acres or larger in any year if the overall function of the buffer is not adversely affected. Removal of brush may also be permitted for the purpose of enhancing tree growth if the area of removal is limited to the diameter of the tree canopy at the time of planting.

15.700.350 Streams – Mitigation Requirements

- A. Restoration shall be required when a stream or its buffer is altered in violation of law or without any specific permission or approval by the City. A mitigation plan for the restoration shall demonstrate that:
1. The stream has been degraded and will not be further degraded by the restoration activity;
 2. The restoration will reliably and demonstrably improve the water quality and fish and wildlife habitat of the stream;
 3. The restoration will have no lasting, significant, adverse impact on any stream functions; and
 4. The restoration will assist in stabilizing the stream channel;

- B. The following minimum requirements shall be met for the restoration of a stream:
 - 1. All work shall be carried out under the direct supervision of a qualified biologist;
 - 2. Basin analysis shall be performed to determine hydrologic conditions;
 - 3. The natural channel dimensions shall be replicated including its depth, width, length and gradient at the original location, and the original horizontal alignment (meander lengths) shall be replaced;
 - 4. The bottom shall be restored with identical or similar materials;
 - 5. The bank and buffer configuration shall be restored to its original condition;
 - 6. The channel, bank and buffer areas shall be replanted with vegetation native to the City and King County which replicates the original vegetation in species, sizes and densities; and
 - 7. The original biologic functions of the stream shall be recreated;
- C. The requirements in subsection (B) may be modified if the applicant demonstrates to the satisfaction of the City that a greater biological function can otherwise be obtained;
- D. Replacement or enhancement shall be required when a stream or buffer is altered pursuant to an approved development proposal. There shall be no net loss of stream functions on a development proposal site and no impact on stream functions above or below the site due to approved alterations;
- E. The requirements which apply to the restoration of streams in subsection (B) shall also apply to the relocation of streams, unless the applicant demonstrates to the satisfaction of the City that a greater biological function can be obtained by modifying these requirements;
- F. Replacement or enhancement for approved stream alterations shall be accomplished in streams and on the site unless the applicant demonstrates to the satisfaction of the City:
 - 1. Enhancement or replacement on the site is not possible;
 - 2. The off-site location is in the same drainage sub-basin as the original stream; and

3. Greater biological and hydrological functions will be achieved; and
- G. Surface water management or flood control alterations shall not be considered “enhancement” unless other functions are simultaneously improved.

15.700.360 Critical Recharging Areas for Aquifers Used for Potable Water

- A. Purpose. Potable water is an essential life sustaining element. Once groundwater is contaminated, it is difficult, costly, and sometimes impossible to clean. Preventing contamination is necessary to avoid exorbitant costs, hardships, and potential physical harm to the public. It is the City’s intent, through this section, to recognize the importance of aquifers and to acknowledge a responsibility common to all governmental agencies to ensure, as much as possible through each jurisdiction’s powers, the protection of health, safety and welfare of the public, the continued quantity and quality of groundwater supplies through the regulation of land uses which may contribute contamination that may degrade groundwater quality and/or quantity in recharge areas of vulnerability. The extent of regulation shall be based on the degree of vulnerability of an identified recharge area and the contaminant loading potential of the proposed land use.
- B. Where it is determined through special studies or City mapping projects that soil and geologic formation permeability exists such that the presence of a groundwater recharge area is likely, the City Manager, or designee, may require further investigation by the applicant of the existence of recharge areas when the proposed land use involved is considered to be of a type or intensity that has a high contamination potential. Such uses may include, but are not limited to, planned unit developments, waste disposal sites, or agriculture activities.
- C. Any additional required special studies shall address, but are not limited to, the following:
 1. Depth of groundwater;
 2. Aquifer properties such as hydraulic conductivity and gradients;
 3. Soil texture, permeability, and contaminant attenuation properties;
 4. Characteristics of the vadose zone (the unsaturated tip layer of soil and geologic material) including permeability and attenuation properties; or
 5. Other relevant factors.
- D. Based upon information provided in any required special report or study, the Department shall determine conditions of development which will ensure, to the extent possible, no degradation of groundwater quantity or quality. Such conditions shall be attached to any permit required by the project proposal.

15.700.370 Fish and Wildlife Habitat Conservation Areas

A. Purpose. Fish and wildlife habitat conservation means land management for maintaining species in a wild state in suitable habitats within their natural geographic distribution so that isolated sub-populations are not created. This does not mean maintaining all individuals of all species at all times. It does mean that cooperative and coordinated land use planning is critically important among counties and cities in a region. In some cases, it may be sufficient to assure that a species will usually be found in certain regions across the State. In other cases, it may be necessary to assure protection to each individual species. Protection needs to be species specific and goal-oriented. Fish and wildlife habitat conservation areas include:

1. Areas with which endangered, threatened, and sensitive species have a primary association;
2. Habitats and species of local importance (i.e., herons);
3. Naturally occurring lakes or ponds under twenty (20) acres and their submerged aquatic beds that provide fish or wildlife habitat;
4. Waters of the State;
5. Lakes, ponds, and streams planted with game fish by a governmental or tribal entity.

The provisions of this of this chapter do not apply to any habitat areas which come under the jurisdiction of the Shoreline Management Program.

B. Fish and wildlife habitat conservation areas may, and probably will, include one (1) or more of other sensitive areas identified in this chapter. The following classification system is based on the presence of one (1) or more of these sensitive areas as well as species identified as endangered, threatened, sensitive, or priority, the area's proximity to developed areas, and the area's existing use.

1. Category 1 habitat is classified as including any wetland or stream or their buffer areas or any area identified as habitat for endangered, threatened, sensitive or priority species by the State Department of Wildlife (DOW) or heron, and which is characterized by agricultural or low density residential use (one (1) unit or less per acre) and which is not within two hundred (200) feet of more intense land uses.
2. Category 2 habitat is classified as including any wetland or stream or their buffer areas or any area identified as habitat for endangered, threatened, sensitive, or priority species by the DOW and which is characterized by

residential uses of greater density than one (1) unit per acre or which lies within two hundred (200) feet of more intense land uses.

3. Category 3 habitat is classified as an area which does not include a wetland or stream or their buffer areas or any area identified as habitat for endangered, threatened, sensitive or priority species by the DOW and which is characterized by single-family residential areas immediately adjacent to multifamily or nonresidential land uses.
 4. Category 4 habitat is classified as an area which does not include a wetland or stream or their buffer areas or any area identified as habitat for endangered, threatened, sensitive, or priority species by the DOW and which is characterized by nonresidential land uses.
- C. Buffers. For any fish and wildlife habitat conservation areas which include other sensitive areas as identified and regulated in this chapter, the buffer for those sensitive areas shall apply except where species identified by the DOW as endangered, threatened, sensitive, or priority, or where herons are found to have a primary association. If such species are present, the applicant shall provide a special study identifying such species, their required habitat, and recommend appropriate buffers based on the DOW priority habitat and species management recommendations as well as any other proposed mitigation measures considered appropriate to the protection of said species and habitat.

For any residential PUD located in more than one (1) zone, the permitted percentage of coverage by buildings and structures may be determined by calculating the percentage of coverage allowed upon each portion of the PUD located in a separate zone, pursuant to the regulation applicable to that zone, and calculating the average of said percentages.

15.215.240 Off-Street Parking

The total required off-street parking facilities shall not be less than the sum of the required parking facilities for each various use computed separately except as provided in SMC 15.455.110, Parking Spaces Required.

15.215.250 Common Walls

In PUD projects receiving final approval, where units will have common walls, the Building Division may issue building permits for construction of those units prior to approval of final lot lines.

15.215.260 Notice of Public Hearing

- A. Notice shall be given at least fourteen (14) days in advance of the public hearing by the posting of notices on the property of the PUD application and at SeaTac City Hall. Notice shall be published once in a newspaper of general circulation, and shall be mailed to all owners of property located within five hundred (500) feet of the exterior boundaries of the subject property, as shown on the records of the King County Treasurer, and to at least one (1) resident of each property which is contiguous to the subject property or separated from it by only a public right-of-way at least fourteen (14) days prior to the public hearing. The applicant shall provide the City with a list of the names and addresses of all such persons. The notice shall generally identify the property affected thereby, set forth the action requested, and the date, hour, place and staff member assigned by the Director for the hearing thereon. Continued hearings may be held at the discretion of the body considering the application, but no additional notices need be given if the hearing is continued to a specified date. When a subdivision application is being processed concurrently with the planned unit development, the notice requirements shall be met.
- B. No person who has received actual notice of a public hearing, to which the notice requirements of this section apply, shall have standing to challenge the legal validity of the action taken at or after said hearing on the basis that the notice requirements of this section were not complied with.

15.215.270 Judicial Review

Any legal action to review a decision of the City Council or the Hearing Examiner under this chapter shall be filed in King County Superior Court within thirty (30) days of the decision, notwithstanding the effective date of any ordinance passed or proposed to effectuate said decision.

ORDINANCE NO. 15-1019

AN ORDINANCE of the City Council of the City of SeaTac,
Washington, amending the City's 2015-2016 Biennial Budget.

WHEREAS, the City Council has reviewed budget to actual performance to date for the 2015-2016 City Council adopted budget and has considered specific amendments to the original adopted budget at the City Council public study session on November 10th, 2015 and has heard and directed staff to make certain adjustments to the previously adopted City Council budget; and

WHEREAS, the City budget set forth anticipated revenues and expenditures for the forthcoming years; and

WHEREAS, the City Council has published notification in advance of a public hearing and held a public hearing on November 24, 2015 at the regular City Council meeting to provide an opportunity for public input; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,
WASHINGTON, DO ORDAIN as follows:**

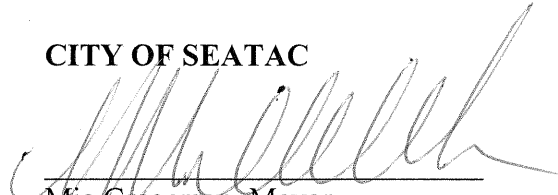
Section 1. A listing of the adjustment requests is included by line item, amount and fund in summary format as shown in the attached Exhibit A.

Section 2. The 2015-2016 Biennial Budget for the City of SeaTac, covering the period from January 1, 2015, through December 31, 2016, is hereby amended with a total 2016 ending fund balance in the amount of \$39.4 million for all budgeted funds. The City's 2015-2016 biennial budget is attached as Exhibit B, and includes budgeted revenues and expenditures for the 2015-2016 biennium in the amounts and for the purposes shown separately and in the aggregate totals for all such funds as displayed.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 8th day of December, 2015, and signed in authentication
thereof on this 8th day of December, 2015.

CITY OF SEATAC


Mia Gregerson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to form:


Mary E. Mirante Bartolo, City Attorney

[Effective Date: _____]

[2015-2016 Biennial Budget Amendment Ordinance]

ORDINANCE NO. 15-1020

AN ORDINANCE of the City Council of the City of SeaTac, Washington adding a new section 9.05.045 to the SeaTac Municipal Code related to for-hire vehicle parking.

WHEREAS, the SeaTac City Council passed Ordinance No. 94-1021, an Ordinance adopting by reference the Washington Model Traffic Ordinance (MTO) as set forth in Chapter 308-330 WAC; and

WHEREAS, based on citizen complaints there is a need to address additional on-street parking problems related to for-hire vehicles stopping, standing, and parking on public property and right-of-ways; and

WHEREAS, the current provisions of the SeaTac Municipal Code do not provide adequate tools for addressing the citizen complaints; and

WHEREAS, the City finds that the provisions of this Ordinance are necessary for the public health, safety and welfare;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. A new Section 9.05.045 is added to the SeaTac Municipal Code to read as follows:

9.05.045 For-Hire Vehicle Stopping, Standing, Parking.

- A. The operator of a for-hire vehicle shall not stop, stand, or park such vehicle upon any street or public right-of-way at any place other than a designated taxicab stand or for-hire vehicle stand while awaiting employment or patronage. This provision shall not prevent the operator of a for-hire vehicle from temporarily stopping in accordance with other regulations and while actually engaged in the expeditious loading and unloading of passengers.
- B. For-hire vehicle means any motor vehicle, whether a personal vehicle, fleet or commercial vehicle, or any motor vehicle affiliated with a transportation network company used for the transportation of persons for compensation and not operated exclusively over a fixed route. For-hire vehicle includes, but is not limited to taxicab, commercial vehicle, and transportation network company vehicles such as Uber and Lyft.
- C. Any person found to be in violation of this section shall be deemed to have committed a parking infraction and for each violation shall be subject to a monetary penalty pursuant

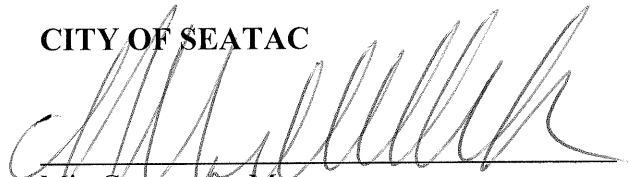
to this chapter. Court costs and statutory assessments, if any, shall be assessed in addition to the monetary penalty. The monetary penalty for each violation shall be as follows:

1. First violation, fifty dollars (\$50.00);
2. Second violation, one hundred dollars (\$100.00);
3. Third violation, (\$200.00);
4. Fourth and subsequent violations, (\$250.00).

Section 2. This Ordinance shall be in full force and effect thirty (30) days after passage and publication as required by law.

ADOPTED this 8th day of December, 2015, and signed in authentication thereof on this 8th day of December, 2015.

CITY OF SEATAC


Mia Gregerson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante Bartolo, City Attorney

[Effective Date: _____]

[for-hire vehicle parking]

ORDINANCE NO. 15-1021

AN ORDINANCE of the City Council of the City of SeaTac,
Washington repealing Chapter 3.90 related to a Utility Tax.

WHEREAS, the SeaTac City Council passed Ordinance No. 14-1015, that Established a
Tax on the Gross Revenues of Certain Utilities Operating Within the City ("Utility Tax"); and

WHEREAS, the City Council desires to repeal the Utility Tax;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,
WASHINGTON, DO ORDAIN as follows:**

Section 1. Chapter 3.90 of the SeaTac Municipal Code is hereby repealed.

Section 2. This Ordinance does not affect the tax liability of any taxpayer who is required to
remit any Utility Taxes assessed prior to the effective date of this Ordinance.

Section 3. This Ordinance shall be effective March 1, 2016.

ADOPTED this 8th day of December, 2015, and signed in
authentication thereof on this 8th day of December, 2015.

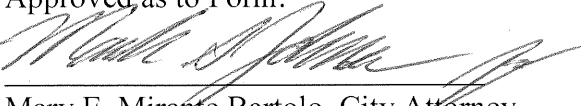
CITY OF SEATAC


Mia Gregerson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante Bartolo, City Attorney

[Effective Date: 3/1/16]