

Division V. Design Standards

Chapters:

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15.505 Townhouse and Duplex Development Design Standards – CHANGES PROPOSED

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Chapter 15.500

SMALL LOT ~~SINGLE-FAMILY DETACHED DWELLING UNIT~~ DESIGN STANDARDS

Sections:

15.500.005 Purpose– CHANGES PROPOSED

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15.500.100 Small Lot ~~Single-Family Detached Dwelling Unit~~ Standards – CHANGES PROPOSED

15.500.200 Departures from the Small Lot ~~Single-Family Detached Dwelling Unit~~ Standards – CHANGES PROPOSED

15.500.005 Purpose

To allow for small lot ~~single-family detached dwelling unit~~ development within the ~~URM~~, URM, RH, and URH zones, as an alternative to multi-family housing.

15.500.010 Authority and Application

Small lot ~~single-family detached dwelling unit~~ development is only allowed within the URM, URM, RH, and URH zones. The provisions of this chapter shall apply to all small lot ~~single-family detached dwelling unit~~ 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 Detached Dwelling Unit~~ Standards

Intent: Ensure architecturally appealing design with traditional residential features and adequate open space within small lot ~~single-family detached dwelling unit~~ development.

A. Dimensional Standards.

1. **Minimum Lot Size.** The minimum lot size within the URM, URM, RH, and URH zones for small lot ~~single-family detached dwelling unit~~ development shall be three thousand (3,000) square feet.
2. **Setbacks.** Small lot ~~single-family detached dwelling unit~~ 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 detached dwelling unit~~ 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 detached dwelling unit](#) 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 detached dwelling unit](#) development shall include private yards of at least two hundred (200) square feet.
 - b. **Common Recreation Space.** A small lot [single-family detached dwelling unit](#) development of five (5) or more units shall include common recreation space amenities of seventy-five (75) square feet per unit. Such amenities shall conform to the outdoor common recreation space standards in SMC 15.510.420(A) and (B), SMC 15.510.430, Indoor Recreation Space, and the following recreation space standards: SMC 15.510.420(C), Play Areas, SMC 15.510.450, Maintenance of Recreation Space, and SMC 15.510.470, Cash Contribution in Lieu of On-Site Recreation Space.
6. **Parking.**
 - a. **Off-Street Parking.** Off-street parking shall be located in the rear of each home. Permeable pavement or wheel strip driveways shall be used to minimize impervious surfaces.

15.500.200 Departures from the Small Lot [Single-Family Detached Dwelling Unit](#) Standards

Departures from the small lot [single-family detached dwelling unit](#) 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 detached dwelling unit](#) standards.
- B. No more than one (1) departure is granted per development site.
- C. The small lot [single-family detached dwelling unit](#) development meets the intent of the small lot [single-family detached dwelling unit](#) standards and provides a development that is equal to or better in design to a small lot [single-family detached dwelling unit](#) development that complies with all of the standards under SMC 15.500.100.

Chapter 15.505

TOWNHOUSE AND DUPLEX DEVELOPMENT DESIGN STANDARDS

Sections:

15.505.005 Purpose – CHANGES PROPOSED

15.505.010 Authority and Application

15.505.020 Departures

15.505.100 Dimensional Standards – CHANGES PROPOSED

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 and Private Amenity 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

15.505.500 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

15.505.005 Purpose

Townhouses and duplexes offer several advantages over [single-family detached housesdwelling units](#): 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.

* * *

15.505.100 Dimensional Standards

Intent: Height, setback, and massing standards promote development that fits well architecturally near existing [single-family housesdetached dwelling units](#), 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, S. 154th St. Station Area, and Angle Lake Station Area Overlay Districts	10 – 24 units/acre
	Outside of City Center, S. 154th St. Station Area, and Angle Lake Station Area Overlay Districts	10 – 18 units/acre

Maximum Building Height		35'
Building Setbacks		
	Minimum Front Yard within the City Center, S. 154th St. Station Area, and Angle Lake Station Area Overlay Districts	0'
	Maximum Front Yard within the City Center, S. 154th St. Station Area, and Angle Lake Station Area Overlay Districts	10'
	Minimum Front Yard outside the City Center, S. 154th St. Station Area, and Angle Lake Station Area Overlay Districts	10'
	Maximum Front Yard outside the City Center, S. 154th St. Station Area, and Angle Lake Station Area Overlay Districts	20'
	Minimum Side Yard adjacent to property with a URL Comprehensive Plan designation	10'
	Minimum Side Yard not adjacent to property with a URL Comprehensive Plan designation	5' (0' with approved design)
	Minimum Rear Yard adjacent to property with a URL Comprehensive Plan designation	10'
	Minimum Rear Yard not adjacent to property with a URL 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'

Chapter 15.510

MULTI-FAMILY HOUSING DESIGN STANDARDS

Sections:

15.510.005	Purpose
15.510.010	Authority and Application – CHANGES PROPOSED
15.510.050	Density Calculation – CHANGES PROPOSED
15.510.100	Site Design and Building Orientation
15.510.110	Building Orientation
15.510.120	Building Placement/Setbacks – CHANGES PROPOSED
15.510.130	Neighborhood Compatibility – CHANGES PROPOSED
15.510.140	Service Element Location and Design
15.510.150	Exterior Lighting
15.510.200	Pedestrian Circulation
15.510.300	Vehicular Access and Parking
15.510.310	Vehicular Access
15.510.320	Location of Parking
15.510.330	Design of Surface and Structured Parking
15.510.340	Surface Parking Design
15.510.350	Structured Parking Design
15.510.400	Recreation Space
15.510.410	Minimum Recreation Space Requirements
15.510.420	Outdoor Recreation Space
15.510.430	Indoor Recreation Space
15.510.440	Private Recreation Space
15.510.450	Maintenance of Recreation Space
15.510.460	Recreation Space Reductions
15.510.470	Cash Contribution in Lieu of On-Site Recreation Space
15.510.500	Landscaping and Fences
15.510.600	Building Design
15.510.610	Building Entry Design
15.510.620	Character and Massing
15.510.630	Privacy
15.510.640	Building Materials and Colors
15.510.700	Multi-Family and Mixed Use Projects in the Overlay Districts and CB-C, <u>UH-UCRURH-MU</u>, and <u>O/CMNV</u> Zones – CHANGES PROPOSED
15.510.800	Incentives

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 this title when in conflict with this chapter, except as provided in SMC 15.510.700, Multi-Family and Mixed Use Projects in the Overlay Districts and CB-C, UH-UCRURH-MU, and O/CMNV Zones.

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 South 154th Street Station Area.

b. **Major Redevelopment in the South 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.** Departures from these standards may be allowed, to promote well-designed developments which may not strictly comply with the established standards. Proposed departures from these special standards are subject to the approval of the Director.

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

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

a. The requested departure meets the intent of the applicable design standard.

b. The requested departure will not have a detrimental effect on adjacent and nearby properties.

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

d. The requested departure is part of an overall, thoughtful and comprehensive approach to the design of the project as a whole. (Ord. 18-1029 § 1; Ord. 15-1018 § 1)

15.510.050 Density Calculation

Intent: Ensure appropriate densities on properties with environmentally critical areas.

A. The maximum allowable density for a property shall be calculated as follows:

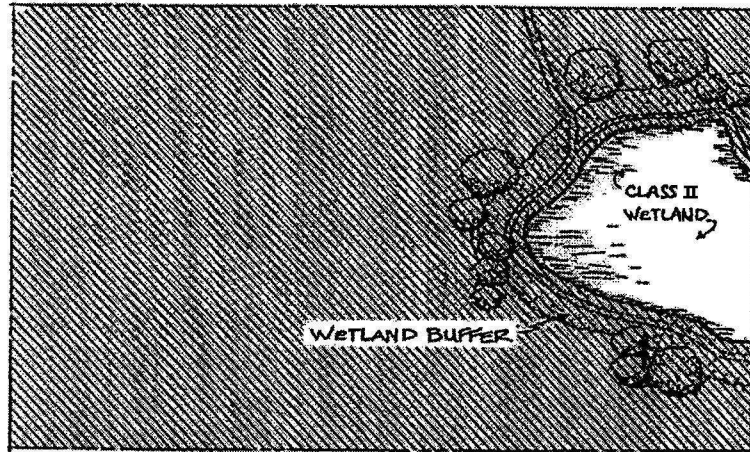
$$\text{Net Site Area} / \text{Minimum Lot Size} = \text{Maximum \# of Allowed Units}$$

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 critical areas:

1. Class I, II or III wetlands;
2. Class I, II or III streams;
3. Slopes greater than forty percent (40%).

C. **Buffers Included in Net Site Area.** Buffers for the above critical areas shall be considered part of the net site area but may only be altered per Chapter 15.700 SMC, Critical Areas. 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 critical areas, such as wetlands, but includes critical area buffers.



D. **Example.** The following example illustrates the calculation of maximum density for a sample property in the ~~UH-900~~URH (Urban ~~High~~ Residential ~~High~~) 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 – Critical 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.

15.510.120 Building Placement/Setbacks

Intent: Arrange buildings to create a pedestrian-oriented environment and enhance the relationship of buildings to the street and to each other.

A. **Setbacks/Dimensional Standards.** Building setbacks and other dimensional standards for multi-family projects are located in the standards charts in SMC 15.400.100 and 15.400.200. Special standards for maximum front yard setbacks are also provided in the following sections:

1. **Maximum Front Yard Setbacks within ~~UH-UCRURH-MU~~, ~~O/CMNV~~ and CB-C Zones Outside of Overlay Districts.** For maximum front yard setback standards for multi-family projects outside of overlay districts within the ~~UH-UCRURH-MU~~, ~~O/CMNV~~ and CB-C zones, see SMC 15.515.200(A).
2. **Maximum Front Yard Setbacks within Overlay Districts.** For maximum front yard setback standards for multi-family projects within the City Center, South 154th Street Station Area and Angle Lake Station Area overlay districts, see SMC 15.300.210, 15.305.210 and 15.310.210.

15.510.130 Neighborhood Compatibility

Intent: Achieve a compatible transition between land use designations of differing development intensities. Consideration shall be given to the scale and design of surrounding buildings to promote compatibility and complement or enhance the character of existing neighborhoods.

A. **Abutting Residential Low Designation.** Multi-family projects abutting a Residential Low Comprehensive Plan land use designation shall incorporate the following:

1. **Side/Rear Setback.** A minimum side and/or rear yard building setback of fifteen (15) feet shall apply when the side or rear property boundaries are adjacent to a property with a Residential Low Comprehensive Plan designation.
2. **Landscape Buffer Requirements.** Noncompatible side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.210.
3. **Building Height Stepback Requirements.** A maximum building height of thirty-five (35) feet shall apply to portions of a structure within ten (10) feet of the required side and/or rear setback of a parcel with a Residential Low Comprehensive Plan designation.
4. **Building Height Transition.** In order to preserve opportunities for light, view and privacy for adjacent houses, the allowed height shall increase at no more than ten (10) vertical feet for each ten (10) horizontal feet up to a building height of fifty-five (55) feet. After fifty-five (55) feet, there is no building height transition requirement.

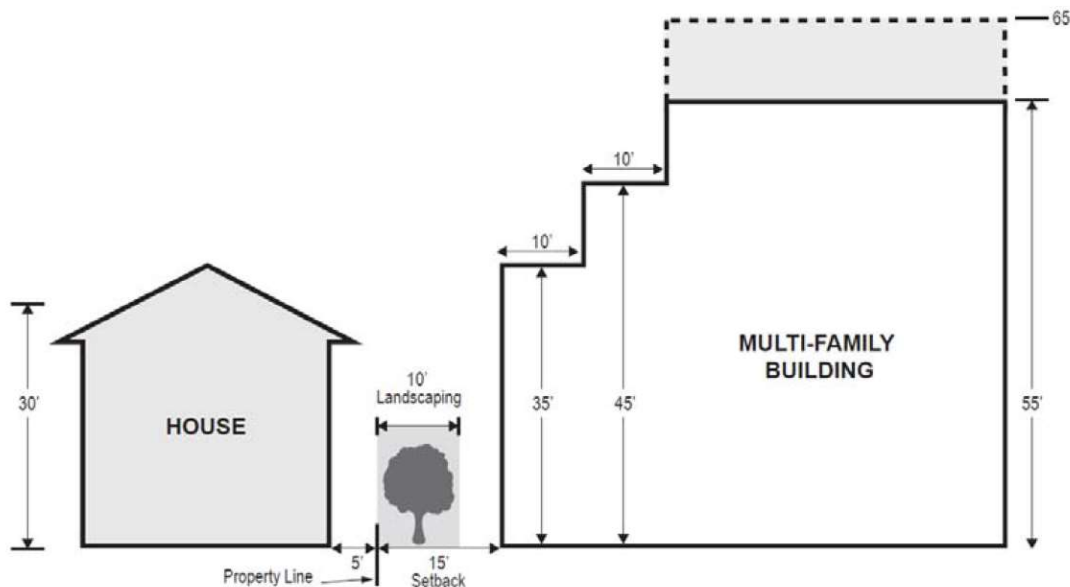


Figure: Abutting Residential Low. Building height adjacent to a Residential Low Comprehensive Plan designation is limited to thirty-five (35) feet within ten (10) feet of the required side or rear setback, then may increase at no more than ten (10) vertical feet for each ten (10) horizontal feet up to a building height of fifty-five (55) feet. After fifty-five (55) feet, there is no building height transition requirement. Height is measured per SMC 15.110.070, Structure Height.

~~B. **Abutting Townhouse Designation.** Except for multi family projects within the Urban Medium (UM) zone, projects abutting a Townhouse Comprehensive Plan land use designation shall incorporate the following:~~

- ~~1. **Side/Rear Setback.** A minimum building setback of fifteen (15) feet shall apply when the side or rear property boundaries are adjacent to a property with a Townhouse Comprehensive Plan designation.~~
- ~~2. **Landscape Buffer Requirements.** Noncompatible side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.210.~~

~~3.— **Building Height Stepback Requirements.** A maximum building height of forty (40) feet shall apply to portions of a structure within ten (10) feet of the required side and/or rear setback.—~~

~~4.— **Building Height Transition.** In order to preserve opportunities for light, view and privacy of adjacent townhouses, the allowed height shall increase at no more than ten (10) vertical feet for each ten (10) horizontal feet up to a building height of fifty five (55) feet. After fifty five (55) feet, there is no building height transition requirement.—~~

CB. Abutting Residential Medium Designation. Multi-family projects abutting a Residential Medium Comprehensive Plan land use designation shall incorporate the neighborhood compatibility standards in subsections (B)(1) through (B)(3) of this section.

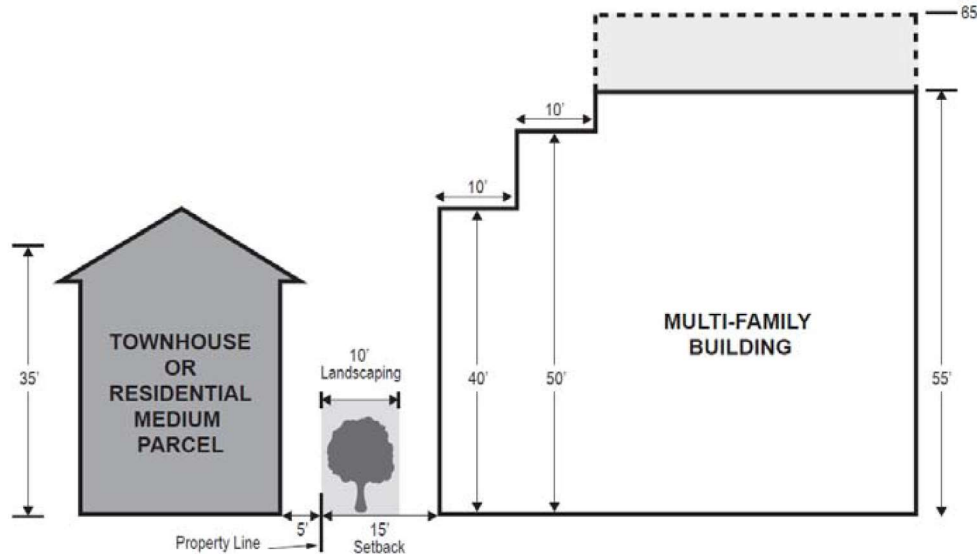


Figure: Abutting ~~Townhouse or~~ Residential Medium Designations. Diagram illustrating height requirements and allowances for multi-family and residential mixed use projects abutting parcels with ~~Townhouse and~~ Residential Medium Comprehensive Plan land use designations.

DC. Building Height on Sloped Properties. In cases where the multi-family property is at a lower elevation than the abutting lower density parcel, building height may be adjusted per this section based on the elevation of the lower density parcel's minimum setback.

15.510.700 Multi-Family and Mixed Use Projects in the Overlay Districts and CB-C, ~~UH-UCRURH-MU,~~ and ~~OCMN NV~~ Zones

Purpose: To define standards for multi-family and residential mixed use properties in the City Center, Angle Lake Station Area, and South 154th Street Station Area overlay districts, and outside of the overlay districts in the CB-C, ~~UH-UCRURH-MU~~ and ~~OCMN NV~~ zones.

An additional purpose is to ensure that multi-family and mixed use developments within the overlay districts and higher density zones are subject to the same quality and compatibility standards outlined in this chapter unless the specific purposes of requirements within the overlay districts or Chapter 15.515 SMC, Special Design Standards for the RBX, CB-C, ~~UH-UCRURH-MU, NV~~ and ~~OCMUUV~~ Zones, create a need for a modified standard.

A. The following requirements shall supersede or be in addition to the multi-family standards contained in this chapter.

B. **Commercial Open Space Requirements in Mixed Use Projects in the Overlay Districts.** For residential mixed use development in the overlay districts, the commercial open space required per the overlay district standards shall be located adjacent to the commercial/nonresidential uses.

1. **Waiving Commercial Open Space Requirements.** Commercial open space requirements may be waived for ground floor retail or service uses 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.

C. **City Center Overlay District.** The following City Center Overlay District standards shall apply to all multi-family projects and residential mixed use projects in the designated City Center:

APPLICABLE STANDARDS		
Projects in the City Center		
Circulation	SMC 15.300.100 – 15.300.110	Vehicular circulation requirements
Site Planning	SMC 15.300.200	Building orientation
	SMC 15.300.210	Building placement/setbacks
	SMC 15.300.220	Abutting two or more streets
	SMC 15.300.230	Relation to adjacent development
	SMC 15.300.250	Layout of streetfront pedestrian zone
Parking	SMC 15.300.400 – 15.300.460	City Center parking standards
Additional Requirements for Residential Mixed Use Projects in the City Center		
Open Space	SMC 15.300.300 – 15.300.320 SMC 15.300.330 – 15.300.340	Commercial (publicly accessible) open space requirements
Building Design	SMC 15.300.610 SMC 15.300.620	Required for nonresidential components: <ul style="list-style-type: none"> • Street level design • Pedestrian building entries
Mixed Use Requirements	SMC 15.300.700 – 15.300.730	Mixed use requirements

D. **South 154th Street Station Area Overlay District.** The following South 154th Street Station Area Overlay District standards shall apply to all multi-family and residential mixed use projects in the designated South 154th Street Station Area:

APPLICABLE STANDARDS		
Projects in the South 154th Street Station Area		
Pedestrian-Oriented Uses	SMC 15.305.057	Pedestrian-oriented use requirements
Vehicular Circulation	SMC 15.305.100 – 15.305.110	Vehicular circulation requirements
Site Planning	SMC 15.305.200	Building orientation
	SMC 15.305.210	Building placement and pedestrian zone
	SMC 15.305.220	Abutting two or more frontages
Parking	SMC 15.305.400 – 15.305.460	South 154th Street Station Area parking standards
Landscaping	SMC 15.305.500(C)(2) – (C)(3)	Surface parking lot landscaping requirements
Additional Requirements for Residential Mixed Use Projects in the South 154th Street Station Area		
Building Design	SMC 15.305.610 SMC 15.305.620	Required for nonresidential components: <ul style="list-style-type: none"> • Street level design • Pedestrian building entries

Open Space	SMC 15.305.300 – 15.305.330	Commercial (publicly accessible) open space requirements
Mixed Use Requirements	SMC 15.305.700 – 15.305.710	Mixed use requirements

E. **Angle Lake Station Area Overlay District.** The following Angle Lake Station Area Overlay District standards shall apply to all multi-family and residential mixed use projects in the designated Angle Lake Station Area:

APPLICABLE STANDARDS		
Projects in the Angle Lake Station Area		
Circulation	SMC 15.310.100 – 15.310.110	Vehicular circulation requirements
Site Planning	SMC 15.310.200	Building orientation
	SMC 15.310.210	Building placement/setbacks
	SMC 15.310.220	Abutting two or more streets
	SMC 15.310.250	Layout of streetfront pedestrian zone
Parking	SMC 15.310.400 – 15.310.460	Angle Lake Station Area parking standards
Landscaping	SMC 15.310.500(B)(2) – (B)(3)	Surface parking lot landscaping requirements
Additional Requirements for Residential Mixed Use Projects in the Angle Lake Station Area		
Open Space	SMC 15.310.300 – 15.310.320	Commercial (publicly accessible) open space requirements
Building Design	SMC 15.310.610 – 15.310.620	Required for nonresidential components: <ul style="list-style-type: none"> • Street level design • Pedestrian building entries
Mixed Use Requirements	SMC 15.310.700 – 15.310.730	Mixed use requirements

F. **CB-C, UH-UCRURH-MU and O/CMNV Zones Outside of Overlay Districts.** The following standards from Chapter 15.515 SMC, Special Design Standards for the RBX, CB-C, UH-UCRURH-MU, and O/CMNV Zones, shall apply to all multi-family and residential mixed use projects in the CB-C, UH-UCRURH-MU and O/CMNV Zones outside of overlay districts:

APPLICABLE STANDARDS		
Projects in the CB-C, <u>UH-UCRURH-MU</u> and <u>O/CMNV</u> Zones		
Maximum Front Yard Setback Requirements	SMC 15.515.200(A)	Abutting two or more streets Through lots Exceptions and waiving requirements
Building Placement	SMC 15.515.200(B)	Building placement
Parking in <u>UH-UCRURH-MU</u> Zone	SMC 15.515.200(D)	Minimum parking standards for <u>UH-UCRURH-MU</u> zone
Additional Requirements for Residential Mixed Use Projects in the CB-C, <u>UH-UCRURH-MU</u> and <u>O/CMNV</u> Zones		
Landscaping	SMC 15.515.200(C)	Street frontage landscaping modifications

Chapter 15.515

SPECIAL DESIGN STANDARDS FOR THE RBX, CB-C, UH-UCRURH-MU AND O/CMNV ZONES

Sections:

15.515.005 Purpose

15.515.010 Authority and Application– CHANGES PROPOSED

15.515.100 Standards Common to the RBX, CB-C, UH-UCRURH-MU and O/CMNV Zones– CHANGES PROPOSED

15.515.200 Standards Specific to the CB-C, UH-UCRURH-MU and O/CMNV Zones– CHANGES PROPOSED

15.515.300 Standards Specific to the RBX Zone

15.515.010 Authority and Application

A. The following standards will apply to properties, except within the City Center, Angle Lake Station Area, and South 154th Street Station Area Overlay Districts, zoned regional business mix (RBX), community business in the urban center (CB-C), office/commercial medium (O/CM)neighborhood village (NV), and urban high-urban center-residential (UH-UCR)urban residential high mixed use (URH-MU). See Chapter 15.300 SMC for standards specific to the City Center Overlay District, Chapter 15.305 SMC for standards specific to the South 154th Street Station Area Overlay District, and Chapter 15.310 SMC for standards specific to Angle Lake 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 RBX, CB-C, UH-UCRURH-MU and O/CMNV Zones

The following standards apply to properties zoned regional business mix (RBX), community business in the urban center (CB-C), urban high-urban center-residential (UH-UCR)urban residential high mixed use (URH-MU) and office/commercial medium (O/CM)neighborhood village (NV), that are located outside of the designated City Center, Angle Lake Station Area, and South 154th Street Station Area Overlay Districts.

A. **Maximum Lot Coverage.** Lot coverage standards as stated in the zone standards charts (SMC 15.400.100 and 15.400.200), subject to the following restrictions:

1. 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 RBX, CB-C, UH-UCRURH-MU and O/CMNV 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;
3. **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;

4. **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, with the exception of vegetated LID BMPs, may not be counted toward the open space requirements (per Chapter 15.105 SMC and SMC 15.300.310).

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;

3. **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 meets the purpose of the zone, the Hearing Examiner shall 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 granted by the Hearing Examiner. 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-UCRURH-MU and O/CMNV Zones

The following standards apply to properties located outside of the designated City Center, Angle Lake Station Area, and South 154th Street Station Area overlay districts that are zoned Community Business in the Urban Center (CB-C), Urban High-Urban Center Residential (UH-UCR) Residential High-Mixed Use (URH-MU), and Office/Commercial Medium Neighborhood Village (O/CMNV), as specified in this section.

A. **Maximum Front Yard Setback Requirements.** In addition to the maximum front yard setback standards specified in SMC 15.400.100, Residential Standards Chart, and 15.400.200, Commercial, Industrial, Park Standards Chart, the following will apply to properties zoned CB-C, [O/CMNV](#) and [UH-UCRURH-MU](#):

1. **Abutting Two (2) 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.
2. **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.
3. **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.
4. **Waiving Maximum Front Yard Setback.** In cases where a ten (10) foot maximum front yard setback applies per SMC 15.400.100, Residential Standards Chart, or 15.400.200, Commercial, Industrial, Park Standards Chart, it 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/CMNV](#) and [UH-UCRURH-MU](#) 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/CMNV](#), and [UH-UCRURH-MU](#):

- a. **Street Frontage Landscaping Modifications.** Where the maximum front yard setback is less than the width of the street frontage landscaping required for a use per the landscaping standards chart in SMC 15.445.210, the width of the street frontage landscaping shall be reduced to correspond with the building setback and the following alternative landscaping shall be required:
 - i. The remaining amount of street frontage landscaping required per the landscaping standards chart in SMC 15.445.210 shall be placed into plazas, rooftop gardens, and other pedestrian amenities 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.

- ii. 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-UCRURH-MU~~ Zone.** The following minimum parking standard will apply to the ~~UH-UCRURH-MU~~ zone.

1. **Minimum Parking for Residential Units.** The minimum parking spaces required for residential units in the ~~UH-UCRURH-MU~~ 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)