

## Title 15

### ZONING CODE

#### Division IV. Citywide Development Standards, Regulations and Incentives

- 15.400 Dimensional Standards and Regulations – CHANGES TO THIS CHAPTER ONLY**
- 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 – CHANGES TO THIS CHAPTER ONLY**
- 15.430 Electric 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 – CHANGES TO THIS CHAPTER ONLY**
- 15.460 Performance Standards – General
- 15.465 Residential Standards and Regulations – CHANGES TO THIS CHAPTER ONLY**
- 15.470 Subsidiary Uses
- 15.475 Temporary Uses – CHANGES TO THIS CHAPTER ONLY**
- 15.480 Wireless Communication Facilities

## 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	<b>Commercial, Industrial, Park Standards Chart – CHANGES TO THIS SECTION ONLY</b>
15.400.300	Lot Use – Dwelling Units Allowed Per Lot
15.400.310	Lot Size – Preexisting 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
15.400.360	<b>Ground Floor Active Use Standards for Neighborhood and Urban Villages – NEW SECTION</b>

**15.400.200 Commercial, Industrial, Park Standards Chart**

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

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

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	<a href="#">NBCL</a>	<a href="#">NVM</a>	<a href="#">O/C/MU UVM</a>	<a href="#">NVH</a>	<a href="#">O/C/M UVH</a> (1)	RBX (1)	CB	CB-C (1)	I	P	(1) See Chapter <a href="#">15.515</a> SMC for additional development standards for the RBX, <a href="#">URH-MU</a> , CB-C, <a href="#">NVM</a> , <a href="#">NVH</a> , –and UVH zones.
											(5) Maximum setback is 20 feet for multi-family and residential mixed use projects.
MINIMUM SIDE YARD SETBACK	5'	<a href="#">5'</a>	5'	<a href="#">5'</a>	5'	N/A	N/A	N/A	5'	10'	Setback dimensions may change subject to landscape requirements. See SMC <a href="#">15.445.010</a> (C) in the landscaping chapter for applicable standards.
MINIMUM REAR YARD SETBACK	5'	<a href="#">5'</a>	5'	<a href="#">5'</a>	5'	N/A	N/A	N/A	5'	10'	Setback dimensions may change subject to landscape requirements. See SMC <a href="#">15.445.010</a> (C) in the landscaping chapter for applicable standards.
MAXIMUM BUILDING LOT COVERAGE	65%	<a href="#">75%</a>	65%	<a href="#">75%</a>	75%	75%, 85%	75%	75%	85%	N/A	See Residential/Commercial Density Incentives (Chapter <a href="#">15.425</a> SMC).
MAXIMUM IMPERVIOUS SURFACE	N/A	<a href="#">N/A</a>	N/A	<a href="#">N/A</a>	N/A	N/A	N/A	N/A	N/A	N/A	

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	<del>NBCL</del>	<del>NVM</del>	<del>O/C/MU</del> <del>UVM</del>	<del>NVH</del>	<del>O/C/M</del> <del>UVH</del> (1)	RBX (1)	CB	CB-C (1)	I	P	(1) See Chapter <a href="#">15.515</a> SMC for additional development standards for the RBX, <a href="#">URH-MU</a> , CB-C, <a href="#">NVM</a> , <a href="#">NVH</a> , –and UVH zones.
MAXIMUM STRUCTURE HEIGHT	35'	<del>4 stories</del> <del>(45') (1)</del>	<del>5 stories</del> <del>(45'55') (1)</del>	<del>5 stories</del> <del>(55') (1)</del>	<del>6 stories</del> <del>(65'45') (1)</del>	( <del>24</del> )	( <del>24</del> )	( <del>24</del> )	75'	N/A	(1) See <a href="#">Residential Incentives (Chapter 15.425 SMC)</a> for additional height incentives.  ( <del>24</del> ) Limited by FAA and Fire Department regulations.

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

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

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

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

1. **Neighborhood Village Medium (NVM).** Ground floor active uses are not required in the NVM zone; however, they are encouraged, and if provided, allow height increases of the building as outlined in SMC 15.425.600, Maximum Building Heights Permitted through Height Incentive Review, through SMC 15.425.800, Height Incentive Chart. If provided, all ground floor active uses shall be resident-oriented uses (SMC 15.105.180 “R” Definitions). Residential ground floor active uses are also permitted in this zone. See the design standards for residential ground floor active uses ins subsection D below.
2. **Urban Village Medium (UVM).** Ground floor active uses of fifty (50) percent are required in the UVM zones.
3. **Neighborhood Village High (NVH).** Ground floor active uses are required in the UVMNVH zones and shall be resident-oriented uses (SMC 15.105.180 “R” Definitions).
4. **Urban Village Height (UVH).** Ground floor active uses are required in the UVMH zones.

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

1. **Depth of ground floor use.** Ground floor active uses shall have a minimum leasable ground floor area that extends to depth of thirty (30) feet from the exterior building facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet.
2. ~~Width of street frontage~~**Minimum ground floor use.** Ground floor active uses shall be a minimum of fifty (50) percent ~~(50%)~~ of the length of the exterior ground floor facing the street(s), excluding vehicle entrances, exits, and alleys.
3. **Interior Ceiling Height.** Ground floor active uses shall have a minimum ceiling height of ten (10) feet for all street level building spaces.

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

1. **Transparency.** Ground floor active uses shall provide sixty (60) percent window coverage adjacent to public streets.
  - ~~Residential ground floor active uses shall provide forty (40) percent window coverage in a manner that provides privacy for residents, utilizing strategies such as windows raised a~~

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

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

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

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

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



## Chapter 15.425

### DEVELOPMENT INCENTIVES

#### Sections:

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

#### **15.425.010 Authority and Application**

- A. Permitted Locations of Residential Density Incentives. Residential density incentives (RDI) shall be used only on sites served by public sewers and public water and only in the:
  - 1. URL, UMR, URM, RH, URH, NVM, NVH and MHP zones; or
  - 2. CB, UVM, O/CMUVH, and RBX zones when part of a mixed use development that includes a residential component.
- B. Permitted Locations of Commercial Density Incentives. Commercial density incentives (CDI) shall be used only on sites served by public sewers and public water and only in the:
  - 1. CB and RBX zones; or
  - 2. I zone when part of a mixed use development.
- C. Permitted Locations of Village Height Incentives. Village Height Incentives (VHI) shall be used only on sites served by public sewers and public water, and only in the Neighborhood and Urban Village Zones:
  - 2.1. Neighborhood Village Medium (NVM), Urban Village Medium (UVM), Neighborhood Village High (NVH), and Urban Village High (UVH) zones.

#### **15.425.200 Types of Public Benefits and Density Incentives**

- A. Types of Benefits/Incentives. The public benefits eligible to earn increased densities, and the maximum incentive to be earned by each benefit, are set forth in SMC 15.425.300.
  - 1. Residential Projects. For residential developments the density incentive is expressed as bonus dwelling units (or fractions of dwelling units) earned per level of public benefit provided.
  - 2. Commercial/Industrial Projects. For commercial or industrial projects, the incentive is expressed as an increase in the allowed lot coverage, or a reduction in the required landscaping/parking.

**B. Residential Projects in URL, URM and URH Zones.** Residential development in the URL, URM, and URH zones with property-specific development standards pursuant to Chapter 15.460 SMC, Performance Standards – General, which require any public benefit enumerated in this chapter, shall be eligible to earn bonus dwelling units set forth in SMC 15.425.300, Development Incentive Chart, by complying with the property-specific standards when the public benefits provided exceed the basic development standards of this title. If the basic standards are modified through the application of an overlay zone, bonus points may be earned if the development provides public benefits exceeding corresponding standards of the overlay zone. (Ord. 15-1018 § 1)

### **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:

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

<u>BENEFIT</u>	<u>DENSITY INCENTIVE</u>
	<u>on the number of dwelling units permitted by the site's base density.</u>
<u>B. Improvement of dedicated park site to City standards for developed parks.</u>	<u>0.75 bonus units per acre of park improvements. If the applicant is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by dedication. 5% increase of site density/coverage for a CDI site.</u>
<u>C. Creation of open space/park for general public and employees in a commercial development.</u>	<u>5% increase in site coverage and reduce parking landscaping by 5%.</u>
<u>D. Enhanced pedestrian elements in the commercial development (i.e., mode separations between bicycle/auto/pedestrian; pedestrian corridors; service/retail outlets for employees/citizens).</u>	<u>Reduce overall parking and landscaping requirements by 5%.</u>
<b><u>HISTORIC PRESERVATION</u></b>	
<u>A. Dedication of a site containing a historic landmark to the City or a qualifying nonprofit organization capable of restoring and/or maintaining the premises to standards set by the City in SMC 15.120.110(C), Standards for Conversion of Historic Buildings.</u>	<u>For an RDI site, 0.5 bonus units per acre of historic site. 10% increase of site density/coverage for a CDI site.</u>
<u>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.</u>	<u>0.5 bonus units per acre of site for an RDI site, or 1,000 square feet of floor area of building. 10% increase site density/coverage for a CDI site.</u>
<b><u>ENERGY CONSERVATION</u></b>	
<u>A. Incorporation of conservation features in the construction of all on-site dwelling units heated by electricity that save at least 20% of space heat energy use from the maximum permitted by the Northwest Energy Code, as amended. No more than 50% of the required savings may result from the installation of heat pumps. None of the required savings shall be achieved by reduction of glazing area below 15% of floor area. Energy use shall be expressed as allowable energy load per square foot or as total transmittance (UA).</u>	<u>0.15 bonus units per base unit that achieves the required savings.</u>
<u>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).</u>	<u>0.10 bonus units per base unit that achieves the required savings.</u>
<u>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.</u>	
<b><u>ECONOMIC REDEVELOPMENT</u></b>	
<u>A. Creation of a pedestrian-oriented core/frontage that incorporates an element of High Capacity Transit (HCT) or the Personal Regional/Rapid Transit (PRT).</u>	<u>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.</u>
<u>B. Orientation of buildings to street frontage with parking to the rear or side of the development site, if not otherwise required.</u>	
<u>C. Construction of an HCT/PRT component that will benefit the site and the City's transportation infrastructure.</u>	

**15.425.600 Maximum Building Heights Permitted through Height Incentive Review**

- A. Maximum Heights Permitted in the NVM Zone.** The maximum height permitted through VHI in the NVM zone is 6 stories or 70' feet. No portion of the building may exceed 70' feet.
- B. Maximum Heights Permitted in the UVM Zone.** The maximum height permitted through VHI in the UVM zone is 7 stories or 80' feet. No portion of the building may exceed 80' feet.
- C. Maximum Heights Permitted in the NVH Zone.** The maximum height permitted through VHI in the NVH zone is 8 stories or 90' feet. No portion of the building may exceed 90' feet.
- D. Maximum Heights Permitted in the UVH Zone.** The maximum height permitted through VHI in the UVH zone is 9 stories or 100' feet. No portion of the building may exceed 100' feet.
- E. All maximum heights limited by FAA and Fire Department regulations.**

**15.425.700 Types of Public Benefits and Height Incentives**

- A. Types of Benefits/Incentives.** The public benefits eligible to earn increased heights are set forth in SMC 15.425.800, Height Incentive Chart.
  - 1. Neighborhood Village Medium Zone.** For developments in the Neighborhood Village Medium Zone (NVM), public benefits required for height incentives include providing affordable housing units, additional open space beyond the standard requirements, and providing ground floor active uses.
  - 2. Urban Village Medium Zone.** For developments in the Urban Village Medium Zone (UVM), public benefits required for height incentives include providing affordable housing units, additional open space beyond the standard requirements.
  - 3. Neighborhood Village High Zone.** For developments in the Neighborhood Village High Zone (NVH), public benefits required for height incentives include providing affordable housing units, additional open space beyond the standard requirements.
  - 4. Urban Village High Zone.** For developments in the Urban Village High Zone (UVH), public benefits required for height incentives include providing affordable housing units, additional open space beyond the standard requirements.

**15.425.800 Height Incentive Chart**

The following are the public benefits eligible to earn density incentives or reduced development standards through Residential Development Incentive (RDI) or Commercial Development Incentive (CDI) review. Multiple incentives may be utilized to achieve the maximum heights permitted for the zone, as established in SMC 15.425.600.

<u><b>BENEFIT</b></u>	<u><b>HEIGHT INCENTIVE</b></u>
<u><b>AFFORDABLE HOUSING</b></u> <u>A. Rental housing permanently priced to serve 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.</u>	<u>A one (1) story increase in the allowed height shall be permitted with a mixture of unit sizes in a development with at least ten (10%) of the units are affordable to serve low-income households.</u>
<u>B. Rental housing permanently priced to serve moderate income housing (total household income at or below 80% of King County median, 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.</u>	<u>A one (1) story increase in the allowed height shall be permitted with a mixture of unit sizes in a development with at least fifteen percent (15%) of the units are affordable to serve moderate income households.</u>
<u><b>PUBLIC OPEN SPACE</b></u> <u>A. Additional public open space, above and beyond what is required for the development, in order to enhance recreational and gathering space opportunities for the public.</u>	<u>A one (1) story increase in the allowed building height shall be permitted when at least fifteen percent (15%) additional public open space over what is required is provided.</u>
<u><b>GROUND FLOOR ACTIVE USES</b></u> <u>A. For developments located in the Neighborhood Village Medium (NVM) zones, provide ground floor active uses, in accordance with SMC 15.400.360, to provide an active and vibrant street scape for the community.</u>	<u>A one (1) story increase in the allowed building height shall be permitted when a development in the NVM zone provides ground floor active uses, consistent with SMC 15.400.360.</u>