

ORDINANCE NO. 25-1001

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to enter into a contract with Forterra NW for real estate broker consulting and amending the City's 2025-2026 Biennial Budget.

WHEREAS, the City of SeaTac has adopted a Strategic Real Estate Plan, which establishes a policy based decision-making framework for the acquisition or sale of real property by the City of SeaTac; and,

WHEREAS, the City Council passed two motions in 2024, directing City staff to sell an existing city-owned property and to evaluate the possible acquisition of a second property; and,

WHEREAS, the City Council desires to retain a real estate brokerage consultant to advise the City in real estate transactions; and,

WHEREAS, the Planning and Economic Development Committee, on January 16, 2025, reviewed the proposed amendment and draft scope of work for a real estate brokerage consultant; and,

WHEREAS, it is necessary for the City Council to amend the 2025-2026 Biennial Budget to provide additional appropriation authority to hire a real estate brokerage consultant;

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

Section 1. The City Manager is authorized to enter into a contract with Forterra NW to support the possible sale and acquisition of real property in SeaTac.

Section 2. The City's 2025-2026 Biennial Budget is amended by increasing expenditures in the General Fund (001) by \$30,000 in order to fund the consultant contract.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 11th day of February, 2025, and signed in authentication

thereof on this 11th day of February, 2025.

CITY OF SEATAC


Mohamed Egal, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to form:


Cindy Corsilles, Interim City Attorney

[Effective Date: February 22, 2025]

[Contracting with Forterra NW and amending the 2025-2026 Biennial Budget]

ORDINANCE NO. 25-1002

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to sign a contract with Thompson Electrical Services LLC to provide construction services for the installation of EV charging stations at City Hall and the Maintenance Facility, to support the city's fleet vehicles, amending the 2025-2026 Biennial Budget in the amount of \$45,933.24, for a total amount of \$239,885.24.

WHEREAS, the City of SeaTac City Council approved the City of SeaTac Fleet Electrification Master Plan recommending replacing surplus fleet gas powered engines with electric vehicles; and

WHEREAS, the electric fleet of vehicles is continuing to grow, and the city lacks the current infrastructure to support a fully electric fleet; and

WHEREAS, staff and community are continuing to purchase their own electric vehicles adding to the need for more electric charging stations at city owned facilities; and

WHEREAS, the SeaTac City Council approved the Decision Card 'EV Charging Stations for City Hall and the Maintenance Facility' and the motion was carried forward in the Capital Facilities Fund (301), with the adopted 2025-2026 Biennial Budget; and

WHEREAS, the scope of work provides construction services for the installation and purchase of the EV chargers at City Hall and the Maintenance Facility; and

WHEREAS, an amendment to the 2025-2026 Biennial Budget is required to provide additional expense to fund the services contract portion of the project;

WHEREAS, Seattle City Light will be providing a rebate to cover the additional ask;

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

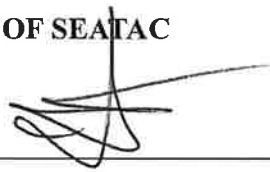
Section 1. The City Manager is authorized to execute a contract with Thompson Electrical Services LLC for construction services for installing EV charging stations at City Hall and the Maintenance Facility for fleet vehicles and to purchase EV charging stations in the amount not to exceed \$239,885.24.

Section 2. Amend the City's 2025-2026 Biennial Budget to increase expenditure in the Municipal Capital Improvements Fund (301) by \$45,933.24.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

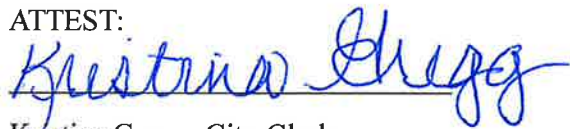
ADOPTED this 25th day of February, 2025 and signed in authentication thereof on this 25th day of February, 2025.

CITY OF SEATAC

A handwritten signature in black ink, appearing to read 'Iris Guzman', written over a horizontal line.

Iris Guzman, Deputy Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read 'Kristina Gregg', written over a horizontal line.

Kristina Gregg, City Clerk

Approved as to form:

A handwritten signature in blue ink, appearing to read 'Cindy Corsilles', written over a horizontal line.

Cindy Corsilles, Interim City Attorney

[Effective Date: March 8, 2025]

[2025-2026 Biennial Budget Amendment Ordinance EV Charging Stations]

ORDINANCE NO. 25-1003

AN ORDINANCE of the City Council of the City of SeaTac,
Washington, amending the 2025-2026 Biennial Budget revenue and
expenditures.

WHEREAS, the Administration and Finance Committee, on March 6, 2025, reviewed the proposed amendment submitted by the City Manager and Finance Director which details recommended changes in various revenue and expenditure line items in the 2025-2026 Biennial Budget; and

WHEREAS, it is necessary for the City Council to amend the 2025-2026 Biennial Budget to provide additional appropriation authority to fund certain expenditures identified in Exhibit A;

**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 as shown in the attached Exhibit A.

Section 2. The 2025-2026 Biennial Budget for the City of SeaTac, covering the period from January 1, 2025, through December 31, 2026, is hereby amended with a total 2026 ending fund balance in the amount of \$143.7 million for all budgeted funds. The City's 2025-2026 biennial budget is attached as Exhibit B and includes budgeted revenues and expenditures for the 2025-2026 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 25th day of March, 2025 and signed in authentication
thereof on this 25th day of March, 2025.

CITY OF SEATAC


Mohammad Egal, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to form:


Cindy C. Corsilles, Interim City Attorney

[Effective Date: April 5, 2025]

[2025-2026 Biennial Budget Amendment Ordinance]

Exhibit A
2025-2026 Biennial Budget

				2025-2026	
Revenue		2025	2026	TOTAL	
001	001.334.04.60.000	581,071		\$581,071	Asylum-Seeker Support Project
	001.334.03.10.005	100,000		\$100,000	Improving Indoor Air (Urban Forestry Grant)
	403.334.03.10.010	30,000		\$30,000	Water Quality Aquatic Plnt - WA Ecology
		711,071	-	\$711,071	
Expenditures				2025-2026	
FUND #	BARS#	2025	2026	TOTAL	Description
001	001.000.03.565.10.XX.XXX	76,938		\$76,938	Human Services Coordinator LT (grant funded)
	001.000.03.565.10.XX.XXX	12,809		\$12,809	Human Services Coordinator LT (non-grant)
	001.000.03.518.63.41.000	97,500	112,500	\$210,000	PROFESSIONAL SERVICES - CDBG
	001.000.03.565.10.XX.XXX	339,881	351,452	\$691,333	Salaries & Benefits - Various
	001.000.03.565.10.31.008	350	350	\$700	OFFICE & OPERATING SUPPLIES
	001.000.03.565.10.31.045	2,500	2,500	\$5,000	HUMAN SERVICES SUPPLIES
	001.000.03.565.10.35.000	1,000	1,000	\$2,000	SMALL TOOLS AND MINOR EQUIPMENT <\$5,000
	001.000.03.565.10.41.000	10,000	10,000	\$20,000	PROFESSIONAL SERVICES
	001.000.03.565.10.41.012	891,375	939,199	\$1,830,574	HUMAN SERVICES CONTRACTS
	001.000.03.565.10.41.048	32,500	37,500	\$70,000	HUMAN SERVICES CDBG CONTRACTS
	001.000.03.565.10.41.049	10,000	10,000	\$20,000	MINOR HOME REPAIR-CITY FUNDED
	001.000.03.565.10.41.111	3,000	3,000	\$6,000	MUSEUM OF FLIGHT-SCHOOL SCHOLARSHIPS
	001.000.03.565.10.41.200	1,000	1,000	\$2,000	ADVERTISING
	001.000.03.565.10.41.300	2,000	2,000	\$4,000	LANGUAGE ACCESS
	001.000.03.565.10.42.028	1,250	1,250	\$2,500	TELEPHONE
	001.000.03.565.10.43.031	800	-	\$800	LODGING
	001.000.03.565.10.43.032	200	-	\$200	MEALS
	001.000.03.565.10.43.033	650	-	\$650	TRANSPORTATION
	001.000.03.565.10.49.000	7,000	7,000	\$14,000	MISCELLANEOUS SERVICES
	001.000.03.565.10.49.053	1,000	1,000	\$2,000	SUBSCRIPTIONS
	001.000.03.565.10.49.058	1,000	1,000	\$2,000	PRINTING & BINDING
	001.000.03.565.10.49.061	600	2,350	\$2,950	REGISTRATION
	001.000.03.566.00.41.000	9,115	9,115	\$18,230	MNTL HLTH/CHEMICAL ABUSE/DEPENDENCY-KC
	001.000.10.576.80.41.000	63,710		\$63,710	Professional Services (Urban Forestry Grant)
	001.000.10.576.80.31.008	12,790		\$12,790	Office & Operating Supplies (Urban Forestry Grant)
	001.000.10.576.80.35.000	11,500		\$11,500	Small Tools & Minor Equipment (Urban Forestry Grant)
	001.000.13.524.61.49.000	60,000		\$60,000	Miscellaneous Services - Abatements
	001.000.13.518.63.41.000	\$ (97,500)	\$ (112,500)	-\$210,000	PROFESSIONAL SERVICES - CDBG
	001.000.13.565.10.XX.XXX	\$ (339,881)	\$ (351,452)	-\$691,333	Salaries & Benefits - Various
	001.000.13.565.10.31.008	\$ (350)	\$ (350)	-\$700	OFFICE & OPERATING SUPPLIES
	001.000.13.565.10.31.045	\$ (2,500)	\$ (2,500)	-\$5,000	HUMAN SERVICES SUPPLIES
	001.000.13.565.10.35.000	\$ (1,000)	\$ (1,000)	-\$2,000	SMALL TOOLS AND MINOR EQUIPMENT <\$5,000
	001.000.13.565.10.41.000	\$ (10,000)	\$ (10,000)	-\$20,000	PROFESSIONAL SERVICES
	001.000.13.565.10.41.012	\$ (891,375)	\$ (939,199)	-\$1,830,574	HUMAN SERVICES CONTRACTS
	001.000.13.565.10.41.048	\$ (32,500)	\$ (37,500)	-\$70,000	HUMAN SERVICES CDBG CONTRACTS
	001.000.13.565.10.41.049	\$ (10,000)	\$ (10,000)	-\$20,000	MINOR HOME REPAIR-CITY FUNDED
	001.000.13.565.10.41.111	\$ (3,000)	\$ (3,000)	-\$6,000	MUSEUM OF FLIGHT-SCHOOL SCHOLARSHIPS
	001.000.13.565.10.41.200	\$ (1,000)	\$ (1,000)	-\$2,000	ADVERTISING
	001.000.13.565.10.41.300	\$ (2,000)	\$ (2,000)	-\$4,000	LANGUAGE ACCESS
	001.000.13.565.10.42.028	\$ (1,250)	\$ (1,250)	-\$2,500	TELEPHONE
	001.000.13.565.10.43.031	\$ (800)	-	-\$800	LODGING
	001.000.13.565.10.43.032	\$ (200)	-	-\$200	MEALS
	001.000.13.565.10.43.033	\$ (650)	-	-\$650	TRANSPORTATION
	001.000.13.565.10.49.000	\$ (7,000)	\$ (7,000)	-\$14,000	MISCELLANEOUS SERVICES
	001.000.13.565.10.49.053	\$ (1,000)	\$ (1,000)	-\$2,000	SUBSCRIPTIONS
	001.000.13.565.10.49.058	\$ (1,000)	\$ (1,000)	-\$2,000	PRINTING & BINDING
	001.000.13.565.10.49.061	\$ (600)	\$ (2,350)	-\$2,950	REGISTRATION
	001.000.13.566.00.41.000	\$ (9,115)	\$ (9,115)	-\$18,230	MNTL HLTH/CHEMICAL ABUSE/DEPENDENCY-KC
Total General Fund (001)		237,747	-	\$237,747	

Exhibit A
2025-2026 Biennial Budget

Expenditures

<u>FUND #</u>	<u>BARS#</u>	<u>2025</u>	<u>2026</u>	<u>2025-2026</u> <u>TOTAL</u>	<u>Description</u>
112	112.000.03.551.00.41.000	167,445	167,445	\$334,890	Professional Services
	112.000.13.551.00.41.000	(167,445)	(167,445)	-\$334,890	Professional Services
	<i>Affordable Housing Sales Tax Fund</i>	-	-	<i>\$0</i>	
403	403.000.11.531.32.48.050	17,110	17,500	\$34,610	Enterprise SW Maint. & Support (Wincan License Rene
	<i>Total SWM (403)</i>	<i>17,110</i>	<i>17,500</i>	<i>\$34,610</i>	
	Grand Total - ALL FUNDS			<u>\$272,357</u>	

CITY OF SEATAC, WASHINGTON
2025-2026 BIENNIAL BUDGET: EXHIBIT B

3/25/2025

2025-2026 BIENNIAL BUDGET (EXPENDITURES + ENDING BALANCES) = \$ 366,912,287					
FUND		BEGINNING BALANCE	REVENUES & OTHER SOURCES	EXPENDITURE APPROPRIATION	ENDING BALANCE
001	General Fund	\$ 47,208,580	\$ 116,833,874	\$ 124,136,576	\$ 39,905,877
102	Street Fund	20,876,830	28,686,820	14,892,722	\$ 34,670,928
105	Port ILA	13,291,687	3,454,600	3,691,412	\$ 13,054,875
106	Transit Planning	950,944	91,070	30,179	\$ 1,011,835
107	Hotel/Motel Tax	13,519,872	5,402,000	8,876,230	\$ 10,045,642
108	Building Management	3,989,730	927,600	612,574	\$ 4,304,756
111	Des Moines Creek Basin ILA	5,208,205	855,600	238,259	\$ 5,825,546
112	Affordable Housing Sales Tax	137,057	314,890	334,890	\$ 117,057
113	ARPA Grant	34,002	4,371,720	3,860,885	\$ 544,837
114	Restricted Public Safety Fund	452,649	194,000	112,400	\$ 534,249
207	SCORE Bond Servicing	427,368	316,138	283,138	\$ 460,368
301	Municipal Capital Improvements	22,973,714	7,799,170	18,564,614	\$ 12,208,270
306	Facility Construction CIP	2,740,919	243,350	-	\$ 2,984,269
307	Transportation CIP	13,111,417	23,002,677	31,473,772	\$ 4,640,322
308	Light Rail Station Areas CIP	3,167,497	240,000	1,006,225	\$ 2,401,272
403	SWM Utility	8,641,046	8,999,220	10,888,491	\$ 6,751,775
404	Solid Waste & Environmental	1,970,443	1,419,000	776,050	\$ 2,613,393
501	Equipment Replacement	2,579,134	2,479,465	3,361,602	\$ 1,696,997
TOTAL BIENNIAL BUDGET		\$ 161,281,093	\$ 205,631,194	\$ 223,140,019	\$ 143,772,268

ORDINANCE NO. 25-1004

AN ORDINANCE of the City Council of the City of SeaTac, Washington establishing a Moratorium on the permanent establishment of 23-hour Crisis Relief Centers and similar uses in the designated Urban Center of the City of SeaTac; setting a public hearing date; declaring an emergency; and establishing an effective date.

WHEREAS, in 2023, the State of Washington adopted 2SSB 5120, establishing behavioral health facility licensing for 23-hour crisis relief centers; and

WHEREAS, RCW 71.24.025(1) defines a 23-hour crisis relief center as a community-based facility or portion of a facility which is licensed or certified by the department of health and open 24 hours a day, seven days a week, offering access to mental health and substance use care for no more than 23 hours and 59 minutes at a time per patient, and which accepts all behavioral health crisis walk-ins, drop-offs from first responders, and individuals referred through the 988 system regardless of behavioral health acuity, and meets the requirements under RCW 71.24.916 for licensing 23-hour crisis relief centers; and

WHEREAS, 23-hour crisis relief center is not defined in the SeaTac Municipal Code and is not listed as a use in the Zoning Code Use Charts (SMC 15.205, 15.300.055, 15.305.055, and 15.310.055) as an allowed or a prohibited use; and

WHEREAS, SeaTac Municipal Code has definitions and use allowances for Hospitals (15.105.080), Crisis Diversion Facilities (15.105.030), Crisis Diversion Interim Facilities (15.105.030) and Essential Public Facilities (15.105.050), all of which include elements of servicing persons in mental health and substance abuse crisis; and

WHEREAS, the City of SeaTac's Comprehensive Plan Land Use Element establishes Policy 2.1A, which reads: *Focus most of SeaTac's growth within the designated Urban Center*,

with the majority of new commercial and residential growth located within walkable, equitable, transit-oriented, complete urban villages adjacent to the three light rail stations that serve the city; and

WHEREAS, the City of SeaTac's Comprehensive Plan Land Use Element establishes Goal 2.7, which reads: *Accommodate essential public facilities in alignment with this Plan's goals and policies*; and

WHEREAS, the City of SeaTac's Comprehensive Plan Urban Center Element establishes Goal 3.12, which reads: *Develop urban villages within the City Center, S 154th station area, and Angle Lake station area designated subareas as centers of opportunity that provide equitable access to transit-oriented housing, jobs, and complete neighborhood infrastructure and services to those within and outside of village communities*; and

WHEREAS, the City of SeaTac's Comprehensive Plan Urban Center Element establishes Policy 3.12A, which reads: *Design urban villages to be the highest density, urban living and working experiences within the city, consisting of walkable, one-fourth to one-half mile access to diverse and affordable housing options, neighborhood-oriented services, healthy foods, transportation choices, and parks, open space, and amenities for local and regional residential, worker, and visitor communities*; and

WHEREAS, Crisis diversion facilities are not allowed in the Urban Center; Hospitals are not allowed in the Angle Lake Station Area; and, Essential Public Facilities can only be cited after following the essential public facilities permit process in SMC 15.115.040; and

WHEREAS, the City of SeaTac's Comprehensive Plan Land Use element generally directs the City of SeaTac to evaluate and ensure the compatibility of adjacent land uses through

the establishment of a land use designation map, zoning designation map, and implementing development regulations; and

WHEREAS, the City Council finds that the establishment of a new 23-hour Crisis Relief Center or similar use should only be authorized if such facility is sited in a manner consistent with the Comprehensive Plan's goals and policies; and

WHEREAS, the City Council finds that it is necessary to review the City's development regulations in order to determine whether: the existing regulations for Hospitals, Crisis Diversion Facilities, or Essential Public Facilities are appropriate for 23-hour Crisis Relief Centers; or, if new regulations specific to 23-hour Crisis Relief Centers must be established to serve the present need of the community, ensures compatible with adjacent land uses, and be consistent with the City of SeaTac Comprehensive Plan; and

WHEREAS, the City Council may adopt an immediate moratorium, incorporating a work plan for further study, for a period of up to one year on the acceptance of permit applications for the purpose of establishing 23-hour Crisis Relief Centers and similar uses in the Urban Center, as long as the City Council holds a public hearing on the moratorium within sixty days after adoption pursuant to RCW 35A.63.220 and RCW 36.70A.390; and

WHEREAS, to prevent potential harm to public health, safety, welfare, and peace, the City Council concludes that immediate action is necessary; and

WHEREAS, the moratorium does not apply to any complete application for a 23-hour Crisis Relief Center or similar use that has vested to the regulations in effect prior to the effective date of this ordinance; and

WHEREAS, the City shall hold a public hearing on May 27, 2025 consistent with the requirements of RCW 35A.63.220 and RCW 36.70A.390;

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

Section 1. Pursuant to the provisions of RCW 35A.63.220 and 36.70A.390, a moratorium is hereby enacted in the City of SeaTac prohibiting the establishment, location, operation, and licensing of a permanent 23-hour Crisis Relief Centers or similar uses.

Section 2. The City shall not accept applications for pre-applications, rezones, land use permits, development permits, or building permits for any of the purposes or activities listed in Section 1 above, and no business license shall be granted or accepted while this moratorium is in effect. Any land use approvals, business licenses or other permits for these facilities that are issued as a result of error or by use of vague or deceptive descriptions during the moratorium are null and void, and without legal force or effect.

Section 3. The above “Whereas” clauses of this Ordinance constitute specific findings by the Council in support of passage of this Ordinance.

Section 4. Pursuant to RCW 36.70A.106, this Ordinance shall be transmitted to the Washington State Department of Commerce as required by law.

Section 5. Pursuant to RCW 35A.63.220 and RCW 3670A.390, the City Council sets forth the following work plan for study, and to take any necessary actions following study:

Time Period	Study / Action
April 2025 to October 2025	<ul style="list-style-type: none">• Staff study of applicable statutes, materials and studies related to the 23-hour crisis relief centers, and their potential compatibility in the Urban Center.• Planning and Economic Development Committee review of staff findings and further guidance on necessary action(s)
October 2025 to January 2026	<ul style="list-style-type: none">• Planning Commission review, public hearing, and recommendation on any proposed code amendment(s)
February to March 2026	<ul style="list-style-type: none">• Planning and Economic Development Committee and / or City Council Study Session review and recommendation to City Council
March to April 2026	<ul style="list-style-type: none">• City Council review and action

Section 6. The moratorium established by this Ordinance shall take effect and be in full force on April 8, 2025, and shall expire on April 8, 2026, unless extended or repealed according to law.

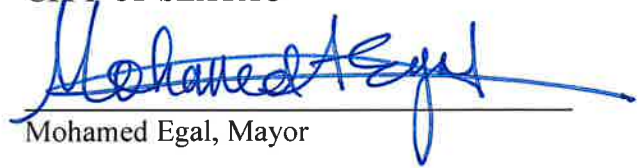
Section 7. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or

regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.


Section 8. The City Council declares that an emergency exists requiring passage of this Ordinance for the protection of public health, safety, welfare, and peace based on the Findings set forth in Section 3 above. This Ordinance shall take effect and be in full force immediately upon passage and shall expire April 8, 2026, unless extended or repealed according to law.

ADOPTED this 8th day of April, 2025, and signed in authentication thereof on this 8th day of April, 2025.

CITY OF SEATAC


Mohamed Egal, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Cindy Corsilles, Interim City Attorney

[Effective Date: April 8, 2025]

[Moratorium Extension Halfway House and Work-Release Facility]

ORDINANCE NO. 25-1005

AN ORDINANCE of the City Council of the City of SeaTac,
Washington, amending the 2025-2026 Biennial Budget Beginning Fund
Balances, Project Carryforwards, and other miscellaneous items.

WHEREAS, the Administration and Finance Committee, on April 3, 2025, reviewed the proposed amendment submitted by the City Manager and Finance Director which details recommended changes in various revenue and expenditure line items in the 2025-2026 Biennial Budget; and

WHEREAS, it is necessary for the City Council to amend the 2025-2026 Biennial Budget to provide additional appropriation authority to fund certain expenditures identified in Exhibit A.

**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 2025-2026 Biennial Budget for the City of SeaTac, covering the period from January 1, 2025, through December 31, 2026, is hereby amended with a total 2026 ending fund balance in the amount of \$152.7 million for all budgeted funds. The City's 2025-2026 biennial budget is attached as Exhibit B and includes budgeted revenues and expenditures for the 2025-2026 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 22nd day of April, 2025, and signed in authentication thereof on this 22nd day of April, 2025.

CITY OF SEATAC



Iris Guzmán, Deputy Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to form:



Cindy Corsilles, Interim City Attorney

[Effective Date: May 3, 2025]

[2025-2026 Biennial Budget Amendment Ordinance]

EXHIBIT A

2025-2026 Biennial Budget Amendment

Revenue

		2025-2026	
		TOTAL	
001	001.334.02.70.001	\$100,000	WA Rec & Consv NSP Trail Repairs
	001.337.07.00.020	\$13,362	Grandview Fence Replacement - KC Parks Levy
102	102.333.21.00.020	\$218,013	Priority Hire Program
113	113.332.92.10.000	\$1,465,540	ARPA Coronavirus Local Allocation
301	301.337.07.00.016	\$15,129	BMX Track Lighting - KC Parks Levy
307	307.333.20.20.022	\$478,500	WSDOT City Safety
	307.333.20.20.023	\$302,425	FHWA/PSRC Grant for S 34th PHII
	307.334.03.81.017	\$1,917,634	Airport Station Area Urban Arte Program-TIB
403	403.334.03.10.007	-\$40,000	Stormwater Capacity Grant
	403.337.07.10.002	\$50,000	Flood Reduction-KC Flood Control Dist.
501	501.334.03.10.007	\$51,271	Stormwater Capacity Grant
	501.334.03.10.007	\$68,729	Stormwater Capacity Grant
		\$4,640,603	

Expenditures

		2025-2026	
FUND #	BARS#	TOTAL	Description
001	001.000.06.514.24.41.000	\$6,390	Professional Services (Records Assistance)
	001.000.03.513.10.41.000	\$75,000	Professional Services (Civic Campus - Financial Advisor)
	001.000.08.521.21.49.001	\$118,044	2022-2023 One Time Leg. Alloc.
	001.000.13.558.51.41.000	\$22,926	Professional Services (Permit Fee Study)
	001.000.13.558.60.41.000	\$4,845	Professional Services (SKHHP)
	001.000.13.558.60.41.000	\$136,728	Professional Services (City Center Airport Subarea Plan)
	001.000.13.558.60.41.000	\$11,096	Professional Services (Citywide Parking Study)
Total General Fund (001)		\$375,029	
102	102.000.11.595.30.63.224	\$120,000	2024 Street Overlay
Total Street Fund (102)		\$120,000	
113	113.000.03.518.80.41.000	\$1,664,569	Professional Services (Website Redesign; Robert Half)
	113.000.03.557.20.41.300	\$2,000	Language Access (Civic Campus)
	113.000.03.557.20.35.000	\$15,000	Small Tools & Minor Equipment (video interpretation)
	113.000.03.594.57.64.001	\$80,000	Community Outreach Vehicle
	113.000.10.594.25.64.001	\$209,128	NSP Community Center Backup Generator
	113.000.13.518.63.41.001	\$326,363	Small Business Capital Access Program
	113.000.13.557.20.41.000	\$19,300	SeaTac Farmer's Market
	113.000.13.567.00.41.001	-\$1,489	Regional FastTrack Childcare Initiative
Total ARPA Grant Fund (113)		\$2,314,871	

EXHIBIT A

2025-2026 Biennial Budget Amendment

Expenditures

FUND #	BARS#	2025-2026	Description
		TOTAL	
301	301.000.10.594.18.62.001	\$15,522	City Hall Improvements
	301.000.10.594.75.62.003	\$95,818	Community Center HVAC Replacement
	301.000.10.594.76.63.217	\$165,003	Refurbish Angle Lake Fishing Pier
	301.000.10.594.76.63.218	\$282,936	Des Moines Creek Park Trailhead
	301.000.10.594.76.63.219	\$176,223	Riverton Heights Spray Park
	Total Municipal CIP Fund (301)	\$735,502	
306	306.000.10.594.44.62.001	\$102,042	Maintenance Facility Renovations
	306.000.10.594.44.62.001	\$96,000	Maintenance Facility Renovations
	306.000.03.515.41.41.000	\$125,000	Professional Services (Civic Campus - Bond Counsel)
	306.000.03.594.18.41.000	\$637,471	Professional Services (Civic Campus Consultants)
	Total Facility Constr. CIP (306)	\$960,513	
307	307.000.11.599.99.65.601	\$460,000	34TH AVE S/S 160TH-S 166TH ST-BUDGET
	307.000.11.599.99.65.602	\$322,928	Airport Station Area Improvements
	307.000.11.599.99.65.605	\$581,461	34TH AVE S/S 166TH-S 176TH
	307.000.11.599.99.65.606	\$1,030,485	S 204th Street Improvements
	Total Transportation CIP (307)	\$2,394,874	
403	403.000.11.531.31.41.000	\$293,541	Professional Services (SWM Comp Plan)
	403.000.11.595.40.63.224	\$70,696	2024 Overlay
	Total SWM (403)	\$364,237	
501	501.000.11.594.48.64.095	\$865,315	Vehicles/Heavy Equipment
	501.000.11.594.48.64.097	\$7,908	Tools & Equipment
	Total Equip Rental Fund (501)	\$873,223	
	Grand Total - ALL FUNDS	\$8,138,249	

CITY OF SEATAC, WASHINGTON
2025-2026 BIENNIAL BUDGET: EXHIBIT A

4/22/2025

2025-2026 BIENNIAL BUDGET (EXPENDITURES + ENDING BALANCES) = \$ 384,010,642					
FUND		BEGINNING BALANCE	REVENUES & OTHER SOURCES	EXPENDITURE APPROPRIATION	ENDING BALANCE
001	General Fund	\$ 49,139,709	\$ 116,947,236	\$ 124,511,605	\$ 41,575,339
102	Street Fund	23,069,827	28,904,833	15,012,722	\$ 36,961,938
105	Port ILA	13,346,271	3,454,600	3,691,412	\$ 13,109,459
106	Transit Planning	1,025,803	91,070	30,179	\$ 1,086,694
107	Hotel/Motel Tax	14,398,448	5,402,000	8,876,230	\$ 10,924,218
108	Building Management	3,964,732	927,600	612,574	\$ 4,279,758
111	Des Moines Creek Basin ILA	5,207,979	855,600	238,259	\$ 5,825,320
112	Affordable Housing Sales Tax	169,728	314,890	334,890	\$ 149,728
113	ARPA Grant	668,307	5,837,260	6,175,756	\$ 329,811
114	Restricted Public Safety Fund	467,478	194,000	112,400	\$ 549,078
207	SCORE Bond Servicing	427,462	316,138	283,138	\$ 460,462
301	Municipal Capital Improvements	26,106,814	7,814,299	19,300,116	\$ 14,620,997
306	Facility Construction CIP	2,879,421	243,350	960,513	\$ 2,162,258
307	Transportation CIP	15,193,065	25,701,236	33,868,646	\$ 7,025,655
308	Light Rail Station Areas CIP	3,237,663	240,000	1,006,225	\$ 2,471,438
403	SWM Utility	9,226,707	9,009,220	11,252,728	\$ 6,983,199
404	Solid Waste & Environmental	2,340,054	1,419,000	776,050	\$ 2,983,004
501	Equipment Replacement	2,869,378	2,599,465	4,234,825	\$ 1,234,018
TOTAL BIENNIAL BUDGET		\$ 173,738,845	\$ 210,271,797	\$ 231,278,268	\$ 152,732,374

ORDINANCE NO. 25-1006

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to enter into a contract with African Community & Housing Development (ACHD) to operate the 2025 SeaTac Farmers Market Pilot program and amending the City's 2025-2026 Biennial Budget.

WHEREAS, the City of SeaTac funded the 2024 SeaTac Farmers Market program using American Rescue Plan Act (ARPA) funds and African Community Housing and Development (ACHD) successfully completed the initial pilot project; and,

WHEREAS, the Planning and Economic Development Committee, on February 20, 2025, reviewed the 2024 SeaTac Farmers Market pilot program report presentation and directed staff to prepare a proposed decision card, budget amendment, and draft contract with a scope of work for the 2025 pilot program; and,

WHEREAS, the Planning and Economic Development Committee, on March 20, 2025, reviewed the proposed 2025 SeaTac Farmers Market Pilot program presentation and guided staff to prepare a proposed budget amendment, draft contract and scope of work for the 2025 pilot program; and,

WHEREAS, the City Council desires to continue and expand the pilot program in 2025; and,

WHEREAS, it is necessary for the City Council to amend the 2025-2026 Biennial Budget to provide additional appropriation authority to contract with the farmer's market operator;

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

Section 1. The City Manager is authorized to enter into a contract with African Community & Housing Development to operate the 2025 SeaTac Farmers Market Pilot.

Section 2. The City's 2025-2026 Biennial Budget is amended by increasing expenditures in the General Fund (001) by \$120,000 in order to fund the market operator contract.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 22nd day of April, 2025, and signed in authentication thereof on this 22nd day of April, 2025.

CITY OF SEATAC



Iris Guzmán, Deputy Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to form:



Cindy Corsilles, Interim City Attorney

[Effective Date: May 3, 2025]

[Title of Agenda Bill ACHD Contract & Budget Amendment]

ORDINANCE NO. 25-1007

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to sign a contract amendment with the State of Washington for additional funding for the Washington Migrant and Asylum-Seeker Support (WA MASS) program and amending the City's 2025-2026 Biennial Budget.

WHEREAS, the City of SeaTac has been actively engaged in providing emergency housing support for asylum seekers through the Washington Migrant and Asylum-Seeker Support (WA MASS) program since late 2024; and

WHEREAS, the initial WA MASS contract awarded \$750,000 to support emergency housing for 65 asylum seeker households relocated from Tukwila to a SeaTac hotel through King County's partnership with Thrive International; and

WHEREAS, the State of Washington has approved an additional \$330,000 in supplemental funding to the City of SeaTac to support ongoing emergency housing needs through June 2025, increasing the total program funding to \$1.08 million; and

WHEREAS, the City has received the amendment from the State and it has been reviewed internally by Legal and CMO, and is now being presented before the Regular Council for consideration; and

WHEREAS, the additional funds are necessary to avoid program disruption and ensure continuity of care for over 142 asylum seekers currently being sheltered, and to sustain program operations; and

WHEREAS, it is necessary for the City Council to amend the 2025-2026 Biennial Budget to carry forward unspent funds from 2024 and provide additional appropriation authority for Washington Migrant and Asylum-Seeker Support Grant program;

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

Section 1. The City Manager is authorized to execute a contract amendment with the State of Washington in the amount of \$330,000 to provide additional emergency housing support for asylum seekers through the WA MASS program.

Section 2. The City's 2025-2026 Biennial Budget is amended to increase revenue and expenditures in the General Fund (001) by \$330,000 in order to recognize the new grant revenue and fund additional emergency housing for asylum seekers; additionally expenditures are increased \$504,133 to account for unspent grant funds from 2024.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 13th day of May, 2025 and signed in authentication thereof on this 13th day of May, 2025.

CITY OF SEATAC



Mohamed Egal, Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to form:



Cindy C. Corsilles, Interim City Attorney

[Effective Date: May 24, 2025]

[WA Migrant & Asylum Seeker Support Grant]

ORDINANCE NO. 25-1008

An ORDINANCE of the City Council of the City of SeaTac, Washington, amending development regulations in the SeaTac Municipal Code related to middle housing and accessory dwelling units (ADUs); establishing severability; and establishing an effective date.

WHEREAS, the State legislature found that in order to meet the goal of 1,000,000 new homes statewide by 2044, and enhanced quality of life and environmental protection, innovative housing policies will need to be adopted and that increasing housing options that are more affordable to various income levels is critical to achieving the state's housing goals; and

WHEREAS, in 2023 the Washington State legislature passed House Bill 1337 (codified as RCW 36.70A.680, 681 and 696), which requires fully planning cities and counties to allow two accessory dwelling units (ADUs) on all residential lots that allow single-family homes within an urban growth area; and

WHEREAS, in 2023 the Washington State legislature passed Engrossed Substitute House Bill (E2SHB) 1110 (chapter 332, Laws of 2023) related to middle housing; and

WHEREAS, E2SHB 1110 is primarily codified in the Revised Code of Washington (RCW) section 36.70A.635; and

WHEREAS, in passing E2SHB 1110 the State legislature found that Washington is facing an unprecedented housing crisis for its current population and a lack of housing choices, and is not likely to meet affordability goals for future populations; and

WHEREAS, the SeaTac City Council adopted Ordinance No. 24-1022, an Ordinance adopting the citywide 2024-2044 Comprehensive Plan Periodic Update for the City of SeaTac pursuant to the Growth Management Act, Chapter 36.70A RCW (GMA), and Chapter 35A.63 RCW, and consistent with the King County Countywide Planning Policies; and

WHEREAS, the City of SeaTac 2024-2044 Comprehensive Plan Periodic Update focused on planning for accommodating housing needs and addressing racially disparate impacts, as instructed by HB 1220, and partially addressed planning for middle housing and ADUs, as instructed by Engrossed Substitute House Bill (E2SHB) 1110 and House Bill 1337, respectively; and

WHEREAS, policies 5.2C and 5.4D of the City of SeaTac 2024-2044 Comprehensive Plan Periodic Update address middle housing and ADUs; and

WHEREAS, these code amendments fulfill the implementation strategies for Comprehensive Plan policies 5.2C and 5.4D; and

WHEREAS, the City wishes to update its Zoning Code to ensure compliance with HB 1337 and E2SHB 1110 and facilitate the development of ADUs and middle housing; and

WHEREAS, the City has identified a number of additional provisions that would benefit from updating in order to improve clarity and simplify administration; and

WHEREAS, copies of these proposed amendments were filed with the Washington Department of Commerce on April 3, 2025, not less than sixty days prior to final action, pursuant to RCW 36.70A.106 and WAC 365-196-630; and

WHEREAS, on April 18, 2025 a SEPA threshold Determination of Non-significance and Adoption of Existing Document was issued for the proposed amendments and no comments were received nor was an appeal filed; and

WHEREAS, the Planning Commission held numerous meetings in 2025 and an open public hearing on the amendments on April 29, 2025 and recommended approval of the proposed code amendments to Council; and

WHEREAS, on May 15, 2025 the Planning and Economic Development Committee of the Council recommended approval of the proposed code amendments to Council; and **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:**

Section 1. The SeaTac Municipal Code is hereby amended as set forth in Exhibit A.

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 365-196-630. The Clerk is further directed to transmit a copy of this Ordinance together with copies of other Ordinances amending development regulations adopted within the preceding twelve months to the King County Assessor pursuant to RCW 35A.63.260.

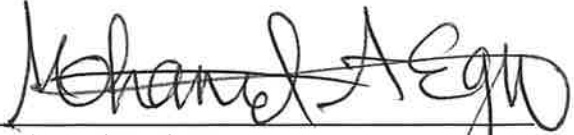
Section 3. Corrections. Upon approval of the City Attorney's Office, the City Clerk and the Code Reviser are authorized to make necessary corrections without altering intent, including the correction of clerical errors, references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such invalidity shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

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

ADOPTED this 10th day of June, 2025, and signed in authentication thereof on this 10th day of June, 2025.

CITY OF SEATAC


Mohamed Egal, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Cindy Corsilles, Interim City Attorney

[Effective date: 06/21/2025]

[Middle Housing and ADU Code Amendments]

Chapter 15.105**DEFINITIONS**

Sections:

- 15.105.010 “A” Definitions.
- 15.105.020 “B” Definitions.
- 15.105.040 “D” Definitions.
- 15.105.120 “L” Definitions.
- 15.105.130 “M” Definitions.
- 15.105.160 “P” Definitions.
- 15.105.190 “S” Definitions.
- 15.105.200 “T” Definitions.
- 15.105.210 “U” Definitions.
- 15.105.230 “W” Definitions.

15.105.010 “A” Definitions.

Abut

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

Accessory Dwelling Unit (ADU)

A dwelling unit located on the same lot as a detached dwelling unit, duplex, triplex, townhome, or other housing unit.

Accessory Dwelling Unit (ADU), Attached

An ADU located within or attached to a detached dwelling unit, duplex, triplex, townhome, or other housing unit.

Accessory Dwelling Unit (ADU), Detached

An ADU that consists partly of or entirely of a building that is separate and detached from a detached dwelling unit, duplex, triplex, townhome or other housing unit and is on the same property.

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.

Administrative Design Review

A development review process whereby an application is reviewed, approved, or denied by the Director based solely on objective design and development standards without a public predecision hearing, unless such review is otherwise required by state or federal law, or the structure is a designated landmark or historic district established under a local preservation ordinance. The city may utilize public meetings, hearings, or voluntary review boards to consider, recommend, or approve requests for variances from locally established design review standards.

Affordable Housing

Unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty percent (30%) of the monthly income of a household whose income is:

A. For rental housing, sixty percent (60%) of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development.

B. For owner-occupied housing, eighty percent (80%) of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development.

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.

Amusement Park

A facility, primarily outdoors, that may include structures and buildings, where there are various devices for entertainment, including rides, booths for the conduct of games or sale of items, buildings for shows and entertainment, and restaurants and souvenir sales.

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.

Assembly and Packaging Operations

A facility where premanufactured components are assembled to construct a product. Products may be packaged and moved off site for wholesale or retail sale. This use includes but is not limited to assembly and packaging of computer, electronics, office equipment, chemicals and allied products, fabricated metal products, and other products.

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 (2) 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.

15.105.020 “B” Definitions.

Base Area

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

Basement

That portion of a story partly or totally underground and having at least one-half of its height more than five (5) feet below the adjoining finished grade.

Batch Plant

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

Bay Windows

The combination of three (3) 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 (1) story in height.

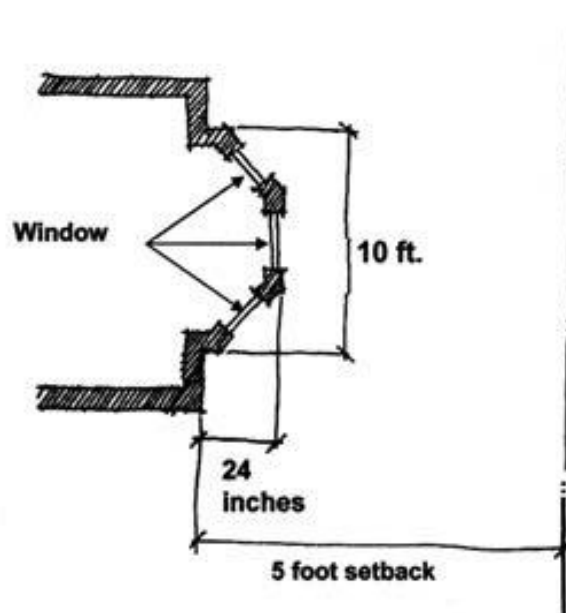


Figure: BAY WINDOWS

Beauty Salon/Personal Grooming Services

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

Bed and Breakfast

An owner-occupied dwelling which rents no more than three (3) bedrooms to no more than six (6) guests at a time for a period less than thirty (30) consecutive days and serves a prepared breakfast. A bed and breakfast is not a short-term rental as defined in SMC 15.105.190.

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.

Buffer Strip

A linear land area designed and established to minimize the visual, noise and other environmental impacts a given land use may have on others. A buffer strip may include, but is not limited to, preserved natural vegetation, native and drought tolerant vegetation, evergreen trees, shrubs and tree plantings, vegetated LID BMPs, or landscape berms.

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 Chapter 13.110 SMC, 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.

15.105.040 “D” Definitions.**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 twenty-four (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:

- A. Nursery schools for children under minimum age for education in public schools;
- B. 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 Regulations

The controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto. A development regulation does not include a decision to approve a project permit application, as defined in RCW 36.70B.020, even though the decision may be expressed in a resolution or ordinance of the legislative body of the county or city.

Director

Means the Director of Community and Economic Development or designee.

Disability

As used in SMC 15.465.400, Community Residential Facilities Standards, and 15.465.200, Accommodation 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 –

- A. A physical or mental impairment which substantially limits one (1) or more of such a person’s major life activities;
- B. A record of having such an impairment; or
- C. 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.

Distribution Center/Warehouse

A building, often with refrigeration or air conditioning, which is stocked with products (goods) to be redistributed to retailers, wholesalers or directly to consumers. May also be known as: a “DC”, a fulfillment center, a cross-dock facility, a bulk break center, and/or a package handling center. Does not include truck terminals.

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 SMC 15.440.100.

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.

Dry Cleaner

An establishment engaged in the cleaning of clothing or fabrics with chemical solvents that have little or no water.

Duplex

A residential building with two (2) attached dwelling units.

Dwelling Unit

A residential living unit that provides complete independent living facilities for one (1) or more persons and that includes permanent provisions for living, sleeping, eating, cooking and sanitation.

Dwelling Unit, Detached

A dwelling unit that is not attached to any other dwelling unit by any means. Does not include accessory dwelling units (ADUs).

15.105.120 “L” Definitions.

Laboratories, Research, Development and Testing

A facility in which scientific research, investigation, testing, or experimentation occurs, but not including manufacture and sale of products.

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 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.

Library

A publicly owned facility in which literary, musical, artistic, or reference materials (as books, manuscripts, recordings, or films) are kept for use, or loan, but not for sale.

Liquor Store

State licensed establishments primarily engaged in the retail sales of packaged alcoholic beverages, such as ale, beer, wine, and liquor.

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, Parent

A lot which is subdivided into unit lots through the unit lot subdivision process.

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, Unit

A subdivided lot that allows up to one (1) dwelling unit created from a parent lot and approved through the unit lot subdivision process.

Lot Width

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

Low Impact Development (LID)

A stormwater and/or land use management strategy that strives to mimic natural hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design, while also minimizing the potential for off-site flooding and soil instability.

Low Impact Development (LID) Best Management Practice (BMP)

Distributed stormwater management practices, integrated into a project design, that emphasize natural hydrologic processes of infiltration, filtration, storage, evaporation and transpiration, while protecting against off-site flooding and soil instability. LID BMPs include, but are not limited to, bioretention, permeable pavement, cast in place pavers, limited infiltration systems, roof downspout controls, dispersion, soil amendments, and minimal excavation foundations.

15.105.130 “M” Definitions.

Major Communication Facility

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 communication facilities.

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.

Major Transit Stop

- A. A stop on a high capacity transportation system found or expanded under the provisions of Chapter 81.104 RCW;
- B. Commuter rail stops;
- C. Stops on rail or fixed guideway systems; or
- D. Stops on bus rapid transit routes, including those stops that are under construction.

Manufactured Home

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

Manufactured Home Park

Land under single ownership and control designed and used for the temporary or permanent placement of two (2) or more manufactured homes for human occupancy.

Manufacturing and Fabrication, Light

The transformation of materials or substances into new products, including construction and assembling of component parts and the blending of materials such as lubricating oils, plastics, resins or liquors. Light manufacturing and fabrication is characterized by the use being contained within buildings, and materials or equipment used in production not being stored outside. Light manufacturing and fabrication activities do not generate external emissions such as smoke, odor, noise, vibrations or other nuisances outside the building. This definition includes but is not limited to manufacture and fabrication of electronic components, office products, furniture, glass products, and other manufacturing and fabrication uses as determined by the Director.

Manufacturing and Fabrication, Medium

The transformation of materials or substances into new products including construction and assembling of component parts, and the blending of materials such as lubricating oils, plastics, resins or liquors. Medium manufacturing and fabrication is characterized by need for only very limited areas of outdoor storage and may create minor external environmental impacts during the conduct of operations but most impacts are contained on site. This definition includes but is not limited to manufacture and fabrication of alcoholic products, paints, printing ink, leather goods, and other manufacturing and fabrication uses as determined by the Director.

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.

Middle Housing

Buildings that are compatible in scale, form, and character with detached dwelling units and contain two (2) or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

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 Food Vending

Sales of ready-to-eat food to the general public at a temporary stationary location, from a motor vehicle that incorporates a kitchen or food preparation area. Mobile food vendors may also sell pre-packaged food products as a secondary activity.

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 International Building Code (IBC) 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 seven (7) or more attached dwelling units that does not meet the definition of middle housing.

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.

Museum

A nonprofit, noncommercial establishment operated as a repository or a collection of natural, historic, scientific, or literary curiosities, or objects of interest or works of art. Restaurants and gift shops may be included as part of any museum.

15.105.160 “P” Definitions.

Park

Land owned by and open to the public, used for providing public access in a manner consistent with the preservation of its recreational, educational, cultural, historical, or aesthetic qualities.

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.

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.

Permanent Supportive Housing

Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in Chapter 59.18 RCW.

Permanent Supportive Housing, Small-Scale

Has the same meaning as “permanent supportive housing,” but shall meet the CRF I limitations, such as numerical occupancy, as required in SMC 15.465.400(B)(1). Small-scale permanent supportive housing is included in the “community residential facility” definition.

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.

Principal Unit

The detached dwelling unit, duplex, triplex, townhome, or other housing unit located on the same lot as an accessory dwelling unit.

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.

Professional/Business Office

A place of employment providing professional, administrative, business or governmental services other than production, distribution, sale or repair of goods or commodities.

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. (Ord. 21-1031 § 4; Ord. 17-1008 § 1 (Exh. A); Ord. 16-1009 § 8; Ord. 15-1018 § 1)

15.105.190 “S” Definitions.

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 is not new. Secondhand stores shall not be considered as including antique stores or pawn shops.

Secure Community Transition Facility (SCTF)

An inpatient 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.

Shed

A single-story structure with one (1) or more sides enclosed, built for shelter or storage of materials.

Shoreline Master Program

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

Short-Term Rental

A lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, is offered or provided to a guest by a short-term rental operator for a fee for fewer than thirty (30) consecutive nights.

A short-term rental does not include any of the following:

- A. A dwelling unit that is occupied by the owner for at least six (6) months during the calendar year and in which fewer than three (3) rooms are rented at any time.
- B. A dwelling unit, or portion thereof, that is used by the same person for thirty (30) or more consecutive nights.
- C. A dwelling unit, or portion thereof, that is operated by an organization or government entity that is registered as a charitable organization with the Secretary of State, State of Washington, or is classified by the Federal Internal Revenue Service as a public charity or a private foundation, and provides temporary housing to individuals who are being treated for trauma, injury, or disease, or their family members.

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).

Single-Family Zones

The term shall have the same meaning as in RCW 36.70A.030.

Site

One (1) or more contiguous legal lots used as the basis upon which the provisions and standards of this code are applied.

Sixplex

A residential building with six (6) attached dwelling units.

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 offices/outpatient clinics 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.

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.

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.

Stable

Land on which large domestic animals, such as horses, ponies, donkeys, cows, llamas, goats, pigs, or oxen, are kept for sale or hire to the public. Breeding, boarding, or training of large domestic animals may also be conducted.

Stacked Flat

Dwelling units in a residential building of no more than three (3) stories on a residential zoned lot in which each floor may be separately rented or owned.

Stadium/Arena

A large open or enclosed place used for games and major events and partly or completely surrounded by tiers of seats for spectators. This includes accessory eating and drinking establishments.

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 streets.

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 or 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.

Supportive Housing Facilities

A collective term for the following housing types: emergency housing; emergency shelters; permanent supportive housing; permanent supportive housing, small-scale; transitional housing; and transitional housing, small-scale, as defined in this chapter.

Surface Water Design Manual

The King County Surface Water Design Manual (KCSWDM), as amended by the City of SeaTac Addendum to the KCSWDM adopted in SMC 12.10.010.

15.105.200 “T” Definitions.

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.



Theater/Entertainment Club

Any facility where live entertainment is provided or dancing occurs as a primary form of entertainment. Dining facilities may be provided as an ancillary use. This definition excludes movie theaters, sexually oriented businesses, taverns, fast-food and other restaurants.

Theater, Movie

An indoor facility for showing movies, including accessory retail sales of food and beverages. This definition excludes sexually oriented businesses and theater/entertainment clubs.

~~Tiny Houses~~

~~Including tiny houses on wheels, are dwellings to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking and sanitation built in accordance with the State building code.~~

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) attached dwelling units that extend from foundation to roof and that have a yard or public way on not less than two (2) sides.

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

A project that provides housing and supportive services to homeless persons or families for up to two (2) years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

Transitional Housing, Small-Scale

Has the same meaning as “transitional housing,” but shall meet the CRF I limitations, such as numerical occupancy, as required in SMC 15.465.400(B)(1). Small-scale transitional housing is included in the “community residential facility” definition.

Triplex

A residential building with three (3) attached dwelling units.

Truck Terminal

A building or area in which semitrailers, including tractor and trailer units, and other trucks are parked or stored for seventy-two (72) hours or less before being dispatched. This facility may include incidental servicing and washing facilities.

15.105.210 “U” Definitions.**Unit Lot Subdivision**

The division of a parent lot into two (2) or more unit lots within a development and approved through the unit lot subdivision process.

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 RBX 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 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.

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.

15.105.230 “W” Definitions.

[Walking Distance](#)

[An area without physical space impediments for a walkable pathway without ADA obstruction.](#)

Winery/Brewery/Distillery

An establishment which includes the brewing of beer, ale or malt beverage, the process of making wine, or the process of making distilled spirits. Accessory tasting rooms, retail sales and eating facilities may also be included.

Winery/Brewery/Distillery, Micro

A small-scale winery/brewery/distillery that meets the licensing requirements for microbreweries, craft distilleries and wineries of the Washington State Liquor and Cannabis Board.

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	Detached Dwelling Unit (Except for small lot detached dwelling unit, duplex, townhouse or lots created through long-subdivision.)	Other (Includes small lot detached dwelling unit, duplex, townhouse, multi-family, lots created through long-subdivision and other non-detached dwelling unit-uses.)
Interior Lot	The boundary that abuts the public street. In cases where the boundary abuts a private street, the property owner shall pick the front lot line.	The boundary that abuts the public or private street.
Corner Lot	Those boundaries that abut a public street. 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. 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.	Those boundaries that abut a public or private street. 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. 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.
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.

15.205.040 Use Chart

ZONES:

RL – Residential Low**NVM – Neighborhood Village Medium****RM – Residential Medium****NVH – Neighborhood Village High****URM – Urban Residential Medium****CB – Community Business****MHP – Manufactured Home Park****CB-C – Community Business in the Urban Center****RH – Residential High****RBX – Regional Business Mix****URH – Urban Residential High****I – Industrial****URH-MU – Urban Residential High – Mixed Use****P – Park****CL – Commercial Low**

P – Permitted Use; C – Conditional Use Permit required

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
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(2)	P(1)	P(1)	P	P	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	P(3)	P	P	P(1,2)	See Chapter 15.410 SMC, Cargo Containers. (1) Permitted as accessory to 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			P	P	P	P		
Conference/Convention Center											P	P	P	P		
Construction/Trade											C	C	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
Distribution Center/Warehouse											C		P	P		
Equipment Rental, Large													C	P		
Equipment Rental, Small								P	P(1)	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(1)	P	P	P(2)	P		(1) Permitted only as part of a mixed used development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted only as accessory to primary use not to exceed 20% of total square footage of building(s).
Helipad/Heliport and Facilities														P		
Landscaping Business											P	P	P	P		
Professional Office					P(1)	P(1)	P(1)	P	P(1)	P(1)	P	P	P	P		(1) Permitted only as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Storage, Self-Service											P	P	C	P		
Truck Terminal											C		P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
CIVIC AND INSTITUTIONAL																
Cemetery		C	C								P	P	P		C	
City Hall			C		C	C	C		P	P	P	P	P			

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
Court			C		C	C	C		P	P	P	P	P	P		
Fire Facility	C	P	P		P	P	P	P	P	P	P	P	P	P	P	
Funeral Home/Crematory											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	P	
Public Agency Office					P(1)	P(1)	P(1)	P	P	P(1)	P	P	P	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Public Agency Yard									C	C	P	P	C	P		
Public Archives								C	P	P	P	P	P	P	C(1)	(1) Limited to existing structures.
Social Service Office					P(1)	P(1)	P(1)	P	P(1)	P(1)	P	P	P	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
EDUCATIONAL																
College/University					C(1)	C(1)	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.
Elementary/Middle School	C	C	C		C	C	C	C			C	C	C			
High School	C	C	C		C	C	C	C			C	C	C			

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
Specialized Instruction School					P(2, 4)/C(3)	P(2,4)/C(3)	P(2,4)/C(3)	P(2)/C(3)	P(1)	P(4)	P	P	P	P		(1) Limited to 3 students per day. (2) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (3) Permitted as a conditional use, subject to criteria in SMC 15.115.020(C), Conditional Use Permit (CUP). (4) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Vocational/Technical School								C	P	P(1)	P	P	C	C		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
HEALTH AND 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(1,3)	P(1,2)	P(1,2)	P(1)	P(1)	P(1,2)			P(1,3)			See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200, Family Day Care Facilities apply. (2) Permitted as part of a mixed use development, as described in SMC

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
																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).
Day Care II	C(1)	P	P		P	P(2)	P(2)	P	P	P(2)	P	P	P			See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a conditional use, subject to criteria in SMC 15.115.020(C), Conditional Use Permit (CUP). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Emergency Housing (+)	P(+)	P(+)	P(+)	P(+)	P(+)	P(+)	P(+)	P(+)	P(+)	P(+)	P(+)	P(+)	P(+)			(+) See SMC 15.465.350, Supportive Housing Facilities Standards.
Emergency Shelters (+)	P	P	P	P	P	P	P	P	P	P	P	P	P			(+) See SMC 15.465.350, Supportive Housing Facilities Standards.
Hospital								P			P	P	P			
Medical Office/Outpatient Clinic					P	P	P	P	P	P	P	P	P	P		
Opiate Substitution Treatment Facility											C	C	C	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Permanent Supportive Housing (1)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P	P(2)	P(2)	P(2)	P(2)	P(2)			(1) Small-scale permanent supportive housing facilities are defined as a CRF I. See Residential, Retirement and Assisted Living section of this use chart.

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
																(2) See SMC 15.465.350, Supportive Housing Facilities Standards.
Reentry Center											C	C	C	C		Permitted as a conditional use, subject to the criteria in SMC 15.115.020(C), Conditional Use Permit (CUP).
Secure Community Transition Facility											C	C	C	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Transitional Housing (1)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)			(1) Small-scale transitional housing facilities are defined as a CRF I. See Residential, Retirement and Assisted Living section of this use chart. (2) See SMC 15.465.350, Supportive Housing Facilities Standards.
MANUFACTURING																
Aerospace Equipment														C		
Apparel/Textile Products											C	C		P		
Batch Plants														C		
Biomedical Product Facility													P	P		
Chemical/Petroleum Products														P		
Commercial/Industrial Machinery														P		
Computer/Office Equipment													C	P		
Electronic Assembly													C	P		

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
Fabricated Metal Products														P		
Food Processing											P	P		P		
Furniture/Fixtures														P		
Laboratories, Research, Development and Testing											C	C	P	P		
Manufacturing, Light Misc.														P		
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	P		
Recycling Processing														C		
Rubber/Plastic/Leather/Mineral Products														P		
Textile Mill											C			P		
Winery/Brewery/Distillery									C(1)	P(1)	P	P	P(1)	P		(1) Micro winery/brewery/distillery shall have a retail section.
Wood Products														P		(1) Minimum lot size of 5- acres.
MOTOR VEHICLES																
Auto/Boat Dealer											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

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
																20% of total square footage of building(s).
Auto Supply Store								P	P(1)	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.
Auto Wrecking														C		
Commercial Marine Supply											P	P		P		
Electric Vehicle Infrastructure	P(1)	P(1)	P(1)	P(1)	P(2)	P(2)	P(2)	P	P(3)	P(3)	P	P	P	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(1)	P	P	P	P	P(1)	See Chapter 15.450 SMC, Mobile Refueling Operations. (1) Permitted only to refuel heavy equipment at a construction site.
Public/Private Parking											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											P	P	P(1)	P		(1) Permitted as accessory to primary use not to exceed

[illegible]

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
Recreational Center	P(1)	P(1)	P(1)		P(1)	P(1)	P(1)	P	P(1)	P(1)	P	P	P(2)	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 lighting that cannot be screened that would cast glare on adjacent residents. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Religious Use Facility	C	C	C		P	P	P	P	P	P	P	P	P		P(1)/C(2)	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a conditional use, subject to criteria in SMC 15.115.020(C), Conditional Use Permit (CUP).
Religious Use Facility Accessory	C(1)	C(1)	C(1)		C	C	C	P	P	P	P	P	P		P(2)/C(3)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (3) Permitted as a conditional use, subject to criteria in SMC 15.115.020(C), Conditional Use Permit (CUP).
Sports Club	C(2)	C(2)	C(2)		P(1)	P(1)	P(1)	P	P	P(1)	P	P	P	P		(1) Permitted as a subsidiary use, subject to criteria in

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
																Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a conditional use, subject to criteria in SMC 15.115.020(C), Conditional Use Permit (CUP).
Stadium/Arena											C	C		C	C	
RESIDENTIAL																
<u>Accessory Dwelling Unit</u>	<u>P</u>	<u>P</u>	<u>P</u>						<u>P</u>							See SMC 15.465.100, <u>Accessory Dwelling Units (ADUs) for standards.</u> <u>ADUs are allowed on nonconforming detached dwelling unit properties. See SMC 15.120.070. Nonconformance – Uses of Structures.</u>
College Dormitory						P	P(1)		P(1)	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.
Dwelling Unit, Detached	P(+)	P(+, 2)	P(+, 2)						P							(1) Efficiency unit permitted within primary dwelling, not to exceed 25% of gross square feet of dwelling. (2) Small lot detached dwelling unit allowed subject to design standards in Chapter 15.500 SMC, Small Lot Detached Dwelling Unit Design Standards.
Manufactured/Modular Home	P	P	P	P												See SMC 15.465.600, Manufactured Home Park.
Manufactured Home Park	C(1)	C(1)	C(1)	P												See SMC 15.465.600, Manufactured Home Park.

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
																(1) A park outside established or proposed manufactured home park zone is permitted after approval through the CUP process.
<u>Middle Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>		<u>P</u>	<u>P(1)</u>						<u>See Maximum Number of Units Per Lot in SMC 15.400.100, Residential Standards Chart.</u> <u>(1) Only allowed if multi- family development is infeasible due to lot size or critical area constraints.</u>
Multi-Family					P	P	P	C	P(1)	P(1)	P(1)	P(1)	C(1)			(1) For projects fronting International Blvd or S 188th St, at least 50% of the building's ground floor shall be a retail, service, or commercial use as described in SMC 15.520.300, Mixed Use in Residential Projects.
<u>Townhouse</u>					<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>						<u>See Chapter 15.505 SMC, Townhouse Development Design Standards.</u>
RESIDENTIAL MIDDLE HOUSING																
<u>Cottage Housing</u>																
<u>Courtyard Apartments</u>																
<u>Duplex</u>	<u>P</u>															<u>See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.</u>
<u>Fiveplex</u>		<u>P</u>	<u>P</u>						<u>P</u>							
<u>Fourplex</u>	<u>P</u>	<u>P</u>	<u>P</u>						<u>P</u>							

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
Sixplex		P	P						P							
Stacked Flat																
Triplex	P	P	P						P							
Townhouse		P	P						P							See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING																
Assisted Living Facility					P	P	P		P	P	P	P				
Community Residential Facility I	P	P	P	P	P	P	P	P	P	P	P	P	P			See SMC 15.465.400, Community Residential Facilities Standards.
Community Residential Facility II					P	P	P	C	P(1)	P(1)	P	P	P			See SMC 15.465.400, Community Residential 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	P	C	P	P	P	P				
Convalescent Center/Nursing Home					P	P	P	P	P	P	P	P	P			
Retirement Apartments					P	P	P	C	P	P	P	P				
RESIDENTIAL, ACCESSORY																
Accessory Dwelling Unit	P	P	P						P							See SMC 15.465.100, Accessory Dwelling Units (ADUs).
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P		See SMC 15.465.500, Home Occupations.

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
Shed/Garage	P	P	P			P	P									See Chapter 15.405 SMC, Accessory and Tent Structures.
Tent Structure	P	P														See Chapter 15.405 SMC, Accessory and Tent Structures.
Tent Structure, Canopy	P	P														See Chapter 15.405 SMC, Accessory and Tent Structures.
RETAIL AND COMMERCIAL																
Agricultural Crop Sales (Farm Only)	P(1)										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.
Arcade (Games/Food)					P(1)	P(1)	P(1)	P	P	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)	C(1)	P(1)	P	P(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(1)	P	P(2)	P(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.

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
Concession Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Dry Cleaner					P(1,2)	P(1,2)	P(1,2)	P	P	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).
Espresso Stand					P(1)	P(1)	P(2)	P(1)	P	P(2)	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.
Financial Institution					P	P	P(1)	P	P(1)	P(1)	P	P	P	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Forest Products					P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	(P1)	P(1)		C(2)		(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations. (2) 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 landscaping).
Laundromat		P(1)	P(1)		P	P	P	P	P	P(1)	P	P		P		(1) Small resident-oriented use only, not to exceed 2,000

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
																square footage of building(s), as part of a residential mixed use project.
Mobile Food Vending					P	P	P	P	P	P	P	P	P	P	P	See SMC 15.415.300, Mobile Food Vending
Produce Stand					P	P	P	P	P	P	P	P	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.
Restaurant					C(1,2)	C(1,2)	P(1,2)	P(1,2)	P(2)	P(2,3)	P	P	P	P		(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 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		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Retail, Big Box							P(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, General					P(1)	P(1)	P(2)	P(1)	P(2)	P(2)	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.

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
																(3) 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 Business.
Tavern					P(1)	P(1)	P(1)	P(1)	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.
Theater/Entertainment Club																
Theater, Movie							P(1)				P	P	P(1)	P	P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
RETAIL AND COMMERCIAL, LODGING																
Bed and Breakfast	P	P	P		P	P	P	P	P	P						See SMC 15.465.300, Bed and Breakfast Standards.
Hostel			C		C	C	P	P	C	C	P	P	P			
Hotel/Motel and Associated Uses								P			P	P	P			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Short-Term Rental	P	P	P	P	P	P	P	P	P	P	P	P	P			See SMC 15.465.320, Short- Term Rentals.
UTILITIES																
Utility Substation	C	C	C		C	C	C	C	C	P	P	P	P	P		
Utility Use	C	C	C		C	C	C	C		C	C	C	P	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 Chapter 15.480 SMC, Wireless Communication

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB- C	RBX	I	P	ADDITIONAL STANDARDS (1) See Chapter 15.520 SMC for ground floor active use requirements in NVM and NVH zones.
																Facilities, for specific use and development standards.

Chapter 15.215**PLANNED UNIT DEVELOPMENT (PUD)**

Sections:

15.215.060 Building Permits – Certificates of Occupancy

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 detached dwelling units~~, 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. (Ord. 15-1018 § 1)

15.300.055 City Center Overlay District Use Chart

ZONES:

URM – Urban Residential Medium

UVH – Urban Village High

MHP – Manufactured Home Park

UVM – Urban Village Medium

URH – Urban Residential High

URH-MU – Urban Residential High – Mixed Use

CB-C – Community Business in the Urban Center

P – Permitted Use; C – Conditional Use Permit required

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH	UVM	Additional Regulations See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
ANIMALS								
Kennel/Cattery					P(1)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Stables								
Veterinary Clinic			P(1)	P(1)	P	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.
BUSINESS SERVICES								
Airport Support Facility								
Commercial/Industrial Accessory Uses					C	C		
Conference/Convention Center					P			
Construction/Trade					C	C		
Distribution Center/Warehouse								(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Rental, Large								
Equipment Rental, Small					C	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(1)	P(2)		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Helipad/Heliport and Facilities								
Professional Office			P(1)	P(1)	P	P	P	(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Storage, Self-Service								
Truck Terminal								
CIVIC AND INSTITUTIONAL								
Cemetery		C	C		C			
City Hall				P(1)	P			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Court		C	C		P	P		
Fire Facility		P	P	P	P	P	P	
Funeral Home/Crematory					P(1)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH	UVM	Additional Regulations See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
								(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	
Public Agency Office			P	P	P	P	P	
Public Agency Yard					C	C	C	
Public Archives					P	P	P	
Social Service Office			C	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	C			
Specialized Instruction School		P(1)	P(1)	P	P	P(2)	P(2)	(1) Limited to 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					P	P(1)	P(1)	(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
HEALTH AND HUMAN SERVICES								
Day Care I		P(1)	P(1)	P(1)		P(1,2)	P(1,2)	See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200, Family Day Care Facilities apply. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Day Care II		P	P(1)	P	P	P(1)	P(1)	See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Emergency Housing	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	(1) See SMC 15.465.350, Supportive Housing Facilities Standards.
Emergency Shelters	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	(1) See SMC 15.465.350, Supportive Housing Facilities Standards.
Hospital					P	C		
Medical Office/Outpatient Clinic			P	P	P	P	P	
Opiate Substitution Treatment Facility					C			Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).
Permanent Supportive Housing (1)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	(1) Small-scale permanent supportive housing facilities are defined as a community residential facility I. See

[illegible]

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH	UVM	Additional Regulations See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
Auto/Boat Dealer					P(1)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Auto Service Center					P			
Auto Supply Store					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					P			
Electric Vehicle Infrastructure		P(1)	P(2)	P(2)	P	P	P	(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station					P			
Mobile Refueling Operation		P(1)	P(1)	P(1)	P	P	P(1)	See Chapter 15.450 SMC, Mobile Refueling Operations. (1) Permitted only to refuel heavy equipment at a construction site.
Public/Private Parking					P(1,2)			(1) Public/private parking lots (including park-and-fly and other commercial parking) are only permitted within a structure. See SMC 15.300.450(A) for provisions regarding public/private surface parking lot as an interim use. See SMC 15.300.460 for parking structure design and development standards. (2) Public/private parking lot structures are permitted up to one thousand two hundred (1,200) spaces. (See SMC 15.300.460(A), Parking Structures with Public/Private Parking Uses.) Additional spaces may be added only via the incentive method defined in SMC 15.300.460(A)(2).
Tire Retreading								
Towing Operation								
Vehicle Rental/Sales					P(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					P			
RECREATIONAL AND CULTURAL								
Amusement Park					C			
Community Center		C	P	P	P	P	P	(1) Permitted as part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Drive-In Theater								

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH	UVM	Additional Regulations See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
Golf Course								
Health Club			C(1)	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	
Museum		C	C	P	P	P		
Nonprofit Organization		P(1)/C(2)	P	P	P	P	P	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a conditional use, subject to criteria under SMC 15.115.020(C), Conditional Use Permit (CUP).
Park	P	P	P	P	P	P	P	
Recreational Center		P	P	P	P	P	P	
Religious Use Facility		P(1)/C(2)	P	P	P	P	P	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a conditional use, subject to criteria under SMC 15.115.020(C), Conditional Use Permit (CUP).
Religious Use Facility Accessory		C(1)	C(1)	P(1)	P	P	P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (3) Permitted as a conditional use, subject to criteria under SMC 15.115.020(C), Conditional Use Permit (CUP).
Stadium/Arena					C			
RESIDENTIAL								
<u>Accessory Dwelling Unit</u>		<u>P</u>						<u>See SMC 15.465.100, Accessory Dwelling Units (ADUs) for standards.</u> <u>ADUs are allowed on nonconforming detached dwelling unit properties. See SMC 15.120.070, Nonconformance – Uses of Structures.</u>
College Dormitory					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.
Dwelling Unit, Detached		P(1,2)						(1) Accessory dwelling units permitted. See SMC 15.465.100, Accessory Dwelling Units (ADUs) for standards. (2) Small lot single family development allowed subject to design standards specified in Chapter 15.500 SMC, Small Lot Single Family Design Standards.

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH	UVM	Additional Regulations See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
Manufactured Home	P	P						See SMC 15.465.600, Manufactured Home Park, for additional development standards.
Manufactured Home Park	P	C(1)	C(1)	C(1)				(1) A park outside established or proposed manufactured home park zone is permitted after approval through the CUP process.
<u>Middle Housing</u>		<u>P</u>	<u>P(1)</u>	<u>P(1)</u>		<u>P(1)</u>	<u>P</u>	<u>See Maximum Number of Units Per Lot in SMC 15.400.100, Residential Standards Chart.</u> <u>(1) Only allowed if multi-family development is infeasible due to lot size or critical area constraints.</u>
Multi-Family			P	P	P(1)	P	P	(1) For designated parcels fronting International Blvd., S. 176th St., or S. 188th St. (see Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730.
<u>Townhouse</u>			<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>See Chapter 15.505 SMC, Townhouse Development Design Standards.</u>
RESIDENTIAL MIDDLE HOUSING								
<u>Cottage Housing</u>		<u>P</u>						
<u>Courtyard Apartments</u>		<u>P</u>						
<u>Duplex</u>		<u>P</u>						<u>See Chapter 15.505 SMC, Townhouse- and Duplex Development Design Standards.</u>
<u>Fiveplex</u>		<u>P</u>						
<u>Fourplex</u>		<u>P</u>						
<u>Sixplex</u>		<u>P</u>						
<u>Stacked Flat</u>		<u>P</u>						
<u>Triplex</u>		<u>P</u>						
<u>Townhouse</u>		<u>P</u>						<u>See Chapter 15.505 SMC, Townhouse- and Duplex Development Design Standards.</u>
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING								
Community Residential Facility I	P	P	P	P	P	P	P	See SMC 15.465.400, Community Residential Facilities Standards.
Community Residential Facility II			P	P	P	P	P(1)	See SMC 15.465.400, Community Residential Facilities Standards. (1) Permitted only as part of a mixed use development, as described in SMC 15.300.730, Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC 15.300.720, Definition of Mixed Use.
Convalescent Center/Nursing Home			P	P		P		

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH	UVM	Additional Regulations See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
Retirement Apartments			P	P	P(1)	P	P	(1) For designated parcels fronting International Blvd., S. 176th St., or S. 188th St. (see Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730.
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)				(1) Limited to 1,000 gross square feet and a 20 foot height limit (highest point).
RETAIL AND COMMERCIAL								
Agricultural Crop Sales (Farm Only)					P			
Arcade (Games/Food)			P(1)	P(1)	P	P(1)	P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Beauty Salon/Personal Grooming Service			P(1)	P(2)	P	C(2)	P(2)	(1) Small, resident-oriented uses only. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Coffee Shop/Retail Food Shop			P(1)	P(2)	P	P(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.
Concession Sales	P	P	P	P	P	P	P	
Dry Cleaner			P(1,2)	P(2)	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(2)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Financial Institution				P(1)	P	P	P	(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Forest Products					P(1)	P(1)		(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations.
Laundromat			P(1)	P	P	P	P(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.
Mobile Food Vending					P	P	P	See SMC 15.415.300, Mobile Food Vending.

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH	UVM	Additional Regulations See ground floor active use standards in SMC 15.520.200, Ground Floor Uses in Mixed Use Projects.
Restaurant			C(1,2)	P(2,3)	P	P(2,3)	P(2,3)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) No drive-through facilities allowed. (3) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Retail, Big Box				P(1)	C(1)	C(1)	P(1)	(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Retail, General			P(1)	P(2)	P	P(2)		(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Restaurant, Fast Food					P			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Sexually Oriented Business					C			See SMC 15.415.200, Sexually Oriented Business.
Tavern				P(1)	P	P(2)	C	(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use. (2) Small, resident-oriented uses only.
Theater, Movie					P	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Theater/Entertainment Club								
RETAIL AND COMMERCIAL, LODGING								
Bed and Breakfast		P	P	P		P	P	See SMC 15.465.300, Bed and Breakfast Standards.
Hotel/Motel and Associated Uses			C(1)		P			(1) Only allowed on URH zoned properties south of S. 184th Street.
Short-Term Rental		P	P	P	P	P	P	See SMC 15.465.320, Short-Term Rentals.
UTILITIES								
Utility Substation			C	C	C	C	C	
Utility Use		C	C	C	C	C	C	
Wireless Communications Facility		C/P	C/P	C/P	C/P	C/P	C/P	See Chapter 15.480 SMC, Wireless Communication Facilities, for specific use and development standards.

Chapter 15.305**SOUTH 154TH STREET STATION AREA OVERLAY DISTRICT**

Sections:

15.305.055 South 154th Street Station Area Overlay District Use Chart

15.305.720 Multi-Family Development Standards

15.305.055 South 154th Street Station Area Overlay District Use Chart**ZONES:****URM – Urban Residential Medium****CB-C – Community Business in the Urban Center****URH – Urban Residential High****UHR-MU – Urban Residential High – Mixed Use**

P – Permitted Use; C – Conditional Use Permit required

LAND USE	URM	URH	URH-MU	CB-C	Additional Standards See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
ANIMALS					
Kennel/Cattery				P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Stables					
Veterinary Clinic		P(1)	P(1)	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
BUSINESS SERVICES					
Airport Support Facility					
Cargo Containers					
Commercial/Industrial Accessory Uses					
Conference/Convention Center				P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Construction/Landscaping Yard					
Distribution Center/Warehouse					
Equipment Rental, Large					
Equipment Rental, Small				C	
Equipment Repair, Large					
Equipment Repair, Small				P	
Helipad/Heliport and Facilities					

LAND USE	URM	URH	URH-MU	CB-C	Additional Standards See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
Professional Office		P(1)	P(1)	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Storage, Self-Service					
Truck Terminal					
CIVIC AND INDUSTRIAL					
Cemetery					
Fire Facility	P	P	P	P	
Funeral Home/Crematory					
Police Facility	P	P	P	P	
Public Agency Office		P	P	P	
Public Agency Yard					
Social Service Office				P	
EDUCATIONAL					
College/University	C	C	P(1)	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Elementary/Middle School	C	C	C		
High School	C	C	C	C	
Specialized Instruction School		P(1)	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Vocational/Technical School			P(1)	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
HEALTH AND HUMAN SERVICES					
Crisis Diversion Facility (CDF)					
Crisis Diversion Interim Facility (CDIF)					
Day Care I	P(1)	P(1)	P(1)		See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Day Care II	P(1)	P(1)	P(1)	P	See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Emergency Housing	P(1)	P(1)	P(1)	P(1)	(1) See SMC 15.465.350, Supportive Housing Facilities Standards.
Emergency Shelters	P(1)	P(1)	P(1)	P(1)	(1) See SMC 15.465.350, Supportive Housing Facilities Standards.
Hospital				P	

LAND USE	URM	URH	URH-MU	CB-C	Additional Standards See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
Medical Office/Outpatient Clinic			P(1)	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Opiate Substitution Treatment Facility				C	Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).
Permanent Supportive Housing (1)	P(2)	P(2)	P(2)	P(2)	(1) Small-scale permanent supportive housing facilities are defined as a CRF I. See Residential, Retirement and Assisted Living section of this use chart. (2) See SMC 15.465.350, Supportive Housing Facilities Standards.
Reentry Center					
Transitional Housing (1)	P(2)	P(2)	P(2)	P(2)	(1) Small-scale transitional housing facilities are defined as a CRF I. See Residential, Retirement and Assisted Living section of this use chart. (2) See SMC 15.465.350, Supportive Housing Facilities Standards.
MANUFACTURING					
Assembly and Packaging					
Food Processing					
Laboratories, Research, Development and Testing				C	
Manufacturing and Fabrication, Light					
Manufacturing and Fabrication, Medium					
Micro-Winery/Brewery/Distillery				P(1)	(1) Permitted in conjunction with the following retail uses: restaurant, tavern, retail sales or tasting room. Retail uses to be oriented to the public street and located at the ground floor.
Recycling Processing					
MOTOR VEHICLES					
Auto Service Center					
Auto Supply Store					
Electric Vehicle Infrastructure	P(1)	P(1)	P(2)	P	(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station					
Public/Private Parking					
Tire Retreading					
Towing Operation					
Vehicle Rental/Sales					
Vehicle Rental/Sales, Large					
Vehicle Repair, Large					

LAND USE	URM	URH	URH-MU	CB-C	Additional Standards See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
Vehicle Repair, Small					
RECREATIONAL AND CULTURE					
Amusement Park					
Community Center	C	P	P(1)	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Drive-In Theater					
Golf Course					
Health Club		C	P(1)	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Library	P	P(1)	P(1)	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Museum	C	C	P(1)	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Park	P	P	P	P	
Religious Use Facility	C/P(1,2)	P	P(3)	P	(1) Allowed as a CUP subject to criteria under SMC 15.115.020(C). (2) Allowed as a permitted use subject to the criteria in Chapter 15.470 SMC. (3) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Religious Use Facility Accessory	C/P(1,2,3)	C(1)	P(1)	P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Allowed as a CUP subject to criteria under SMC 15.115.020(C). (3) Allowed as a permitted use subject to the criteria in Chapter 15.470 SMC.
Stadium/Arena					
RESIDENTIAL					
College Dormitory				P	
<u>Accessory Dwelling Unit</u>	<u>P</u>				<u>See SMC 15.465.100, Accessory Dwelling Units (ADUs) for standards.</u> <u>ADUs are allowed on nonconforming detached dwelling unit properties. See SMC 15.120.070, Nonconformance – Uses of Structures.</u>
Dwelling Unit, Detached	P				
<u>Middle Housing</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>		<u>See Maximum Number of Units Per Lot in SMC 15.400.100, Residential Standards Chart.</u> <u>(1) Only allowed if multi-family development is infeasible due to lot size or critical area constraints.</u>
Multi-Family	P	P	P	P(1)	(1) Multi-family projects within the CB-C zone shall comply with the pedestrian-oriented use requirements in SMC 15.305.057.

LAND USE	URM	URH	URH-MU	CB-C	Additional Standards See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
<u>Townhouse</u>		<u>P</u>	<u>P</u>		<u>See Chapter 15.505 SMC, Townhouse Development Design Standards.</u>
RESIDENTIAL, MIDDLE HOUSING					
Cottage Housing					
Courtyard Apartments					
Duplex					
Fiveplex	P				
Fourplex	P				
Sixplex	P				
Stacked Flat	P				
Triplex	P				
Townhouse	P				
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING					
Assisted Living		P	P		
Community Residential Facility I	P(1)	P(1)	P(1)	P(1)	(1) See SMC 15.465.400 for community residential facilities standards.
Community Residential Facility II			P	P	
Convalescent Center/Nursing Home	P	P	P		
Retirement Apartments		P	P	P	
RESIDENTIAL, ACCESSORY					
Home Occupation	P	P	P	P	See SMC 15.465.500, Home Occupations.
Shed/Garage	P	P	P	P	See Chapter 15.405 SMC, Accessory and Tent Structures.
RETAIL AND COMMERCIAL					
Agricultural Crop Sales (Farm Only)					
Arcade (Games/Food)		P(1)	P(1)	P	(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Beauty Salon/Personal Grooming Service		P(1)	C(1)	P	(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Coffee Shop/Retail Food Shop		P(1,2)	P(1,2)	P	(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Concession Sales	P	P	P	P	
Dry Cleaner		P(1)	P(1)	P	(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Espresso Stand		P(1,2)	P(1,2)	P	(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.

LAND USE	URM	URH	URH-MU	CB-C	Additional Standards See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
Financial Institution		P(1,2)	P(1,2)	P	(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Laundromat	P	P(1)	P(1)	P	(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Mobile Food Vending		P	P	P	See SMC 15.415.300, Mobile Food Vending.
Produce Stand					
Restaurant		C(1,2)	P(1,2)	P	(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Restaurant, Fast Food		P(1,2)	P(1,2)	P	(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Retail, Big Box			P(1)		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Retail, General		P(1)	P(1)	P	(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Sexually Oriented Business				C	
Tavern		P(1)	P(1)	P	(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Theater/Entertainment Club					
Theater, Movie			P(1)	P	(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
RETAIL AND COMMERCIAL, LODGING					
Bed and Breakfast	P(1)	P(1)	P(1)	P(1,2)	(1) See SMC 15.465.300, Bed and Breakfast Standards. (2) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Hotel/Motel and Associated Uses			P(1)	P	(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Short-Term Rental	P	P	P	P	See SMC 15.465.320, Short-Term Rentals.
UTILITIES					
Utility Substation	C	C	C	C	
Utility Use	C	C	C	C	
Wireless Communications Facility	C/P	C/P	C/P	P	See Chapter 15.480 SMC, Wireless Communication Facilities, for specific use and development standards.

15.305.720 Multi-Family Development Standards

Purpose: Design multi-family projects that are of high quality, good architectural design, are compatible with adjacent development, especially ~~single-family~~ residential low- and medium-density neighborhoods, and that provide linked open space.

A. Multi-family development within the South 154th Street Station Area Overlay District shall meet the requirements of Chapter 15.510 SMC, Multi-Family Housing Design Standards. (Ord. 18-1029 § 1; Ord. 17-1015 § 1)

Chapter 15.310

ANGLE LAKE STATION AREA OVERLAY DISTRICT

Sections:

- 15.310.050 Use Chart
- 15.310.055 Angle Lake Station Area Overlay District Use Chart
- 15.310.740 Multi-Family Development Standards

15.310.050 Use Chart

A. Use Chart Guide.

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

P: The use is permitted.

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

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

- B. **Additional Standards According to Use.** Additional standards that apply to a particular use and zone are noted by number and described in the column on the far right of the chart. If the standard is not preceded by a number, the standard applies to all zones. (Ord. 24-1022 § 5 (Exh. C); Ord. 16-1009 § 1)

15.310.055 Angle Lake Station Area Overlay District Use Chart

ZONES:

URM – Urban Residential Medium

UVH – Urban Village High

URH – Urban Residential High

CB-C – Community Business in the Urban Center

URH-MU – Urban Residential High Mixed Use

I – Industrial

P – Park

P – Permitted Use; C – Conditional Use Permit required

[illegible]

LAND USE	URM	URH	URH-MU	UVH	RBX	CB-C	I	P	Additional Regulations See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
Public Agency Office		P	P	P	P	P	P		
Public Agency Yard									
EDUCATIONAL									
College/University	C	C	P	P	P	P	P		
Elementary/Middle School	C	C	C						
High School	C	C	C			C(1)	C		(1) Not permitted within the District Center. See map in SMC 15.310.010.
Specialized Instruction School		P(1)	P(1)	P(1)	P	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Vocational/Technical School				P	P	P	P		
HEALTH AND HUMAN SERVICES									
Crisis Diversion Facility (CDF)									
Crisis Diversion Interim Facility (CDIF)									
Day Care I	P(1)	P(1)	P(1)	P(1)	P	P	P		See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200, Family Day Care Facilities, apply.
Day Care II	P	P	P	P	P	P	P		See Chapter 15.420 SMC, Day Care Facilities.
Emergency Housing	P	P(1)	P(1)	P(1)	P(1)	P(1)			(1) See SMC 15.465.350, Supportive Housing Facilities Standards.
Emergency Shelters	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)			(1) See SMC 15.465.350, Supportive Housing Facilities Standards.
Hospital									
Medical Office/Outpatient Clinic		P	P	P	P	P	P		
Opiate Substitution Treatment Facility						C(1)	C		Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities). (1) Not permitted within the District Center. See map in SMC 15.310.010.
Permanent Supportive Housing (1)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)			(1) Small-scale permanent supportive housing facilities are defined as a community residential facility I. See Residential, Retirement and Assisted Living section of this use chart. (2) See SMC 15.465.350, Supportive Housing Facilities Standards.
Reentry Center									
Secure Community Transition Facility						C(1)	C		Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).

[illegible]

LAND USE	URM	URH	URH-MU	UVH	RBX	CB-C	I	P	Additional Regulations See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
Vehicle Repair, Small					P				
RECREATIONAL AND CULTURAL									
Amusement Park									
Community Center	C	P	P	P	P	P	P		
Drive-In Theater									
Golf Course									
Health Club		P	P	P	P	P	P		
Library	P	P	P	P	P	P	P		
Museum	C	C	P	P	P	P	P		
Park	P	P	P	P	P	P	P		
Recreational Center	P	P	P	P	P	P	P		
Religious Use Facility	P(1)/C(2)	P	P	P/C(3)	P/C(3)	P/C(3)	P		(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470, Subsidiary Uses. (2) Permitted as a conditional use, subject to criteria under SMC 15.115.020(C), Conditional Use Permit (CUP). (3) Conditional use within the District Center. See map in SMC 15.310.010.
Religious Use Facility Accessory	C(1)	C(1)	P(1)	P/C(2)	P/C(2)	P/C(2)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Conditional use within the District Center. See map in SMC 15.310.010.
Stadium/Arena									
RESIDENTIAL									
<u>Accessory Dwelling Unit</u>	<u>P</u>								<u>See SMC 15.465.100, Accessory Dwelling Units (ADUs).</u> <u>ADUs are allowed on nonconforming detached dwelling unit properties. See SMC 15.120.070, Nonconformance – Uses of Structures.</u>
College Dormitory		P	P(1)	P	P	P	P		(1) Permitted as a part of a mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Dwelling Unit, Detached	P								
Manufactured/Modular Home									
Manufactured Home Park									
<u>Middle Housing</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>					<u>See Maximum Number of Units Per Lot in SMC 15.400.100, Residential Standards Chart.</u>

LAND USE	URM	URH	URH-MU	UVH	RBX	CB-C	I	P	Additional Regulations See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
									<u>(1) Only allowed if multi-family development is infeasible due to lot size or critical area constraints.</u>
Multi-Family	P	P	P	P(1)	P(1)	P(1)	P		(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.
<u>Townhouse</u>		<u>P</u>	<u>P</u>	<u>P</u>					<u>See Chapter 15.505 SMC, Townhouse Development Design Standards.</u>
RESIDENTIAL, MIDDLE HOUSING									
<u>Cottage Housing</u>	<u>P</u>			<u>P</u>					
<u>Courtyard Apartments</u>	<u>P</u>			<u>P</u>					
<u>Duplex</u>	<u>P(1)</u>								<u>See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards. (1) Duplexes are only permitted as part of a townhouse development.</u>
<u>Fiveplex</u>	<u>P</u>								
<u>Fourplex</u>	<u>P</u>								
<u>Sixplex</u>	<u>P</u>								
<u>Stacked Flat</u>	<u>P</u>								
<u>Triplex</u>	<u>P</u>								
<u>Townhouse</u>	<u>P</u>								<u>See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards</u>
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING									
Assisted Living		P	P	P	P	P			
Community Residential Facility I	P	P	P	P		P(1)			See SMC 15.465.400, Community Residential Facilities Standards. (1) Not permitted within the District Center. See map in SMC 15.310.010.
Community Residential Facility II		P	P	P	P	P	P		See SMC 15.465.400, Community Residential Facilities Standards.
Continuing Care Retirement Community		P	P	P	P	P	P		
Convalescent Center/Nursing Home	P	P	P	P(1)	P(1)	P(1)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010.
Retirement Apartments	P	P	P	P(1)	P(1)	P(1)	P		(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.
RESIDENTIAL, ACCESSORY									
Home Occupation	P	P	P	P		P	P		See SMC 15.465.500, Home Occupations.

LAND USE	URM	URH	URH-MU	UVH	RBX	CB-C	I	P	Additional Regulations See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
Shed/Garage	P(1)	P(1)	P(1)						(1) Limited to 1,000 gross square feet and a 20-foot height limit (highest point).
RETAIL AND COMMERCIAL									
Agricultural Crop Sales (Farm Only)									
Arcade (Games/Food)		P(1)	P(1)	P(1)	P	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Beauty Salon/Personal Grooming Service		P(1)	P(1)	P(1)	P	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Coffee Shop/Retail Food Shop		P(1,2)	P(1,2)	P(2)	P(2)	P(2)			(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Concession Sales				P	P	P	P		
Dry Cleaner		P(1)	P(1)	P	P	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Entertainment Club				P	P	P	P		
Espresso Stand		P(1,2)	P(1,2)	P(2)	P(2)	P(2)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Financial Institution		P(1)	P(1)	P(2)	P(2)	P(2)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Laundromat		P(1)	P(1)	P	P	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Mobile Food Vending				P	P	P	P		See SMC 15.415.300, Mobile Food Vending.
Produce Stand									
Restaurant		P(1,2)	P(1,2)	P(2,3)	P(3)	P(3)	P		(1) No drive-through facilities allowed. (2) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.

LAND USE	URM	URH	URH-MU	UVH	RBX	CB-C	I	P	Additional Regulations See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
									(3) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Restaurant, Fast Food				P(1)	P(1)	P(1)	P		(1) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Retail, Big Box			C(2)		P(1)				(1) Not permitted within the District Center. (2) Permitted as part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Retail, General		P(1)	P(1)	P(1)	P	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Sexually Oriented Business						C(1)	C		See SMC 15.415.200, Sexually Oriented Business. (1) Not permitted within the District Center. See map in SMC 15.310.010.
Tavern			P(1)	P(2)	P	P	P		(1) Permitted as part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) Small, resident-oriented uses only.
Theater/Entertainment Club					P	P	P		
Theater, Movie				P	P	P(1)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010.
RETAIL AND COMMERCIAL, LODGING									
Bed and Breakfast	P	P	P						See SMC 15.465.300, Bed and Breakfast Standards.
Hotel/Motel and Associated Uses					P	P	P		Hotel/motel lobby and restaurant to be located at, and oriented to, the public street and located at the ground floor.
Short-Term Rental	P	P	P	P	P	P			See SMC 15.465.320, Short-Term Rentals.
UTILITIES									
Utility Substation	C	C	C	C	C	C	C		
Utility Use	C	C	C	C		C	C		
Wireless Communications Facility	C/P	C/P	C/P	C/P	C/P	C/P	C/P		See Chapter 15.480 SMC, Wireless Communication Facilities, for specific use and development standards.

15.310.740 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 residential low~~ neighborhoods, and that provide linked open space.

A. Multi-family and residential mixed use development within the Angle Lake Station Area Overlay District shall meet the requirements of Chapter 15.510 SMC, Multi-Family Housing Design Standards. (Ord. 18-1029 § 1; Ord. 16-1009 § 1)

Chapter 15.400

DIMENSIONAL STANDARDS AND REGULATIONS

Sections:

15.400.100 Residential Standards Chart

~~15.400.300 Lot Use Dwelling Units Allowed Per Lot~~

15.400.3100 Lot Size – Preexisting Lots and Prohibited Reduction

15.400.3210 Setbacks – Adjoining Half-Street (Right-of-Way) or Designated Arterial

15.400.3320 Setbacks – Allowed Encroachments

15.400.3430 Height Limits – Additional Standards and Exceptions

15.400.3540 Sight Distance Requirements

15.400.100 Residential Standards Chart

DEVELOPMENT STANDARDS	ZONES						ADDITIONAL REGULATIONS
	RL	RM, URM	<u>URM</u>	RH, URH	URH-MU (1)	MHP	(1) See Ch.15.515 SMC for additional development standards for the URH-MU zone.
MINIMUM LOT AREA <u>Lots may be less than the required minimum lot size, subject to the criteria in SMC 15.110.050, Lot Area.</u>	7,200 SF (4)	2,400 <u>7,200</u> SF of lot area per unit (2)(3)(6)	<u>7,200 SF</u>	900 SF of lot area per unit (1)(2)(3)(5)(6)	7,200 SF (3)	N/A	(1) Lots may be less than the required minimum lot size, subject to the criteria in SMC 15.110.050, Lot Area. (2) Minimum lot size 7,200 square feet. (3) Small lot detached dwelling unit minimum lot size is 3,000 square feet. (4) Ten to eighteen units/acre outside of overlay districts. Within the City Center, S. 154th Street Station Area, and Angle Lake Station Area overlay districts, 10 – 24 units/acre applies. (5) 1 Assisted living facilities and continuing care retirement communities are permitted at twice (2X) the density of the zone, measured per room. (6) 2 Retirement apartments are permitted at one and one-half (1.5X) the density of the zone, measured per unit.
<u>MAXIMUM NUMBER OF UNITS PER LOT</u>	<u>4 (1)(2)</u>	<u>6(1)(2)</u>	<u>8(1)</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(1) Accessory Dwelling Units (ADUs) are included in maximum allowed number of units per lot. (2) May increase maximum number of units per lot by two (2) if within one-quarter mile walking distance of a major transit stop.
MINIMUM AREA – DEVELOPMENT SITE	N/A	N/A	<u>N/A</u>	N/A	N/A	3 acres	
MINIMUM LOT WIDTH	50'	N/A	<u>N/A</u>	N/A	N/A	N/A	(1) One hundred eighty feet of frontage required along primary street.
MINIMUM FRONT YARD SETBACK	20' <u>15'</u> (1)	15'	<u>15'</u>	10'	0'	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 detached dwelling units, minimum setback is 20 feet for the garage and 15 feet for all other portions of the structure. This does not apply to additions to existing detached dwelling units. (2) Within the City Center, S.154th St. Station Area, and Angle Lake Station Area overlay districts, may be zero lot line with approved design and not adjacent to a Residential Low-Comprehensive Plan designation.
MAXIMUM FRONT YARD SETBACK	N/A	N/A	<u>N/A</u>	N/A	20' (1)(2)(3)(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) Within the City Center Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC 15.300.210 for additional standards. (2) Within the S. 154th Street Station Area Overlay District, see SMC 15.305.210 for additional setback standards. (3) Within the Angle Lake Station Area Overlay District, see SMC 15.310.210 for additional setback standards. (4) See SMC 15.515.200 for additional standards and maximum setback waiver requirements for the URH-MU zone outside of the overlay districts.
MINIMUM SIDE YARD SETBACK	5'	5' (1)	<u>5' (1)</u>	5'	5'	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 an RL zone.

DEVELOPMENT STANDARDS	ZONES						ADDITIONAL REGULATIONS
	RL	RM, URM	<u>URM</u>	RH, URH	URH-MU (1)	MHP	(1) See Ch.15.515 SMC for additional development standards for the URH-MU zone.
							(2) May be zero lot line with approved design and not adjacent to an RL Comprehensive Plan designation. If adjacent to RL Comprehensive Plan designation, minimum is 10 feet.
MINIMUM REAR YARD SETBACK	15'	10' (1)	<u>10' (1)</u>	5'	5'	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 an RL zone. (2) May be zero lot line with approved design and not adjacent to an RL Comprehensive Plan designation. If adjacent to RL Comprehensive Plan designation, minimum is 10 feet.
MAXIMUM BUILDING LOT COVERAGE	35% <u>50%</u>	55%	<u>55%</u>	75%	90%	N/A	(1) Lot coverage applies to total development site.
MAXIMUM IMPERVIOUS SURFACE	N/A	N/A	<u>N/A</u>	N/A	N/A	N/A	
MAXIMUM STRUCTURE HEIGHT	30' (2)	40' (2)	<u>40' (2)</u>	55'	(1)	N/A	(1) Limited by FAA and Fire Department regulations. (2) Conditionally permitted uses shall have their height limit established as a condition of CUP approval.

~~15.400.300 Lot Use – Dwelling Units Allowed Per Lot~~

~~Two (2) residential dwelling units are allowed per legal lot within the RL zone classification, or four (4) if within one quarter (1/4) mile walking distance of a major transit stop. (Ord. 24-1022 § 5 (Exh. C); Ord. 15-1018 § 1)~~

15.400.340 Lot Size – Preexisting Lots and Prohibited Reduction

A. **Preexisting 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, Park Standards Chart. (Ord. 15-1018 § 1)

15.400.3210 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. (Ord. 15-1018 § 1)

15.400.3320 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 facade;
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 facade.

Rain gutters included in measurements of bay windows. A bay window may project a maximum of 24" into the side yard setback.

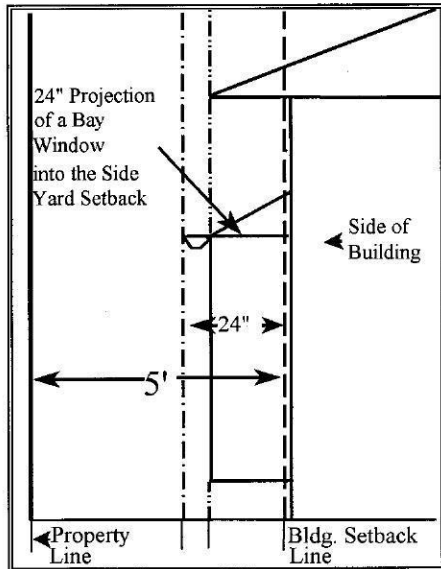


Figure: BAY WINDOW MEASUREMENT

Vent housing included in the measurement of fireplaces. A fireplace may project a maximum of 24" into the side yard setback.

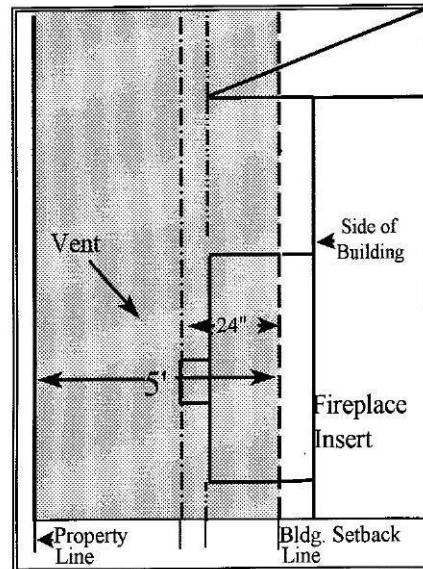


Figure: FIREPLACE MEASUREMENT

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: RAIN GUTTERS ALLOWED FOR LEGAL NONCONFORMING STRUCTURES); provided, that under no circumstances will the edge of the existing roofline be extended further into any yard setback;

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.

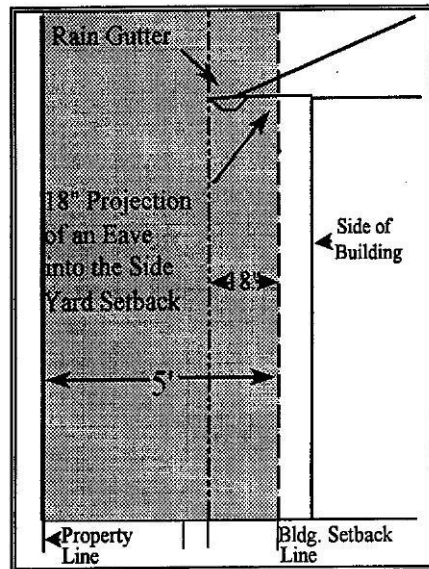


Figure: RAIN GUTTERS COUNTED IN MEASUREMENT

Rain gutters allowed for existing legal nonconforming structures in regards to yard setbacks.

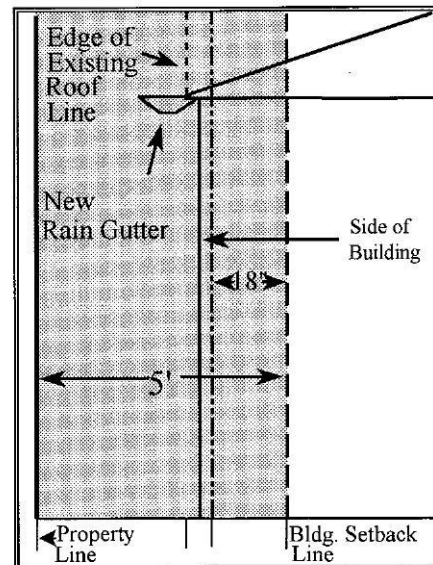


Figure: RAIN GUTTERS ALLOWED FOR LEGAL NONCONFORMING STRUCTURES

E. **WCF Antennas.** Wireless telecommunications antennas mounted on the sides of existing buildings, up to a maximum of twenty-four (24) inches. (Ord. 15-1018 § 1)

15.400.3430 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. (Ord. 15-1018 § 1)

15.400.3540 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 subsection (B) of this section 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;

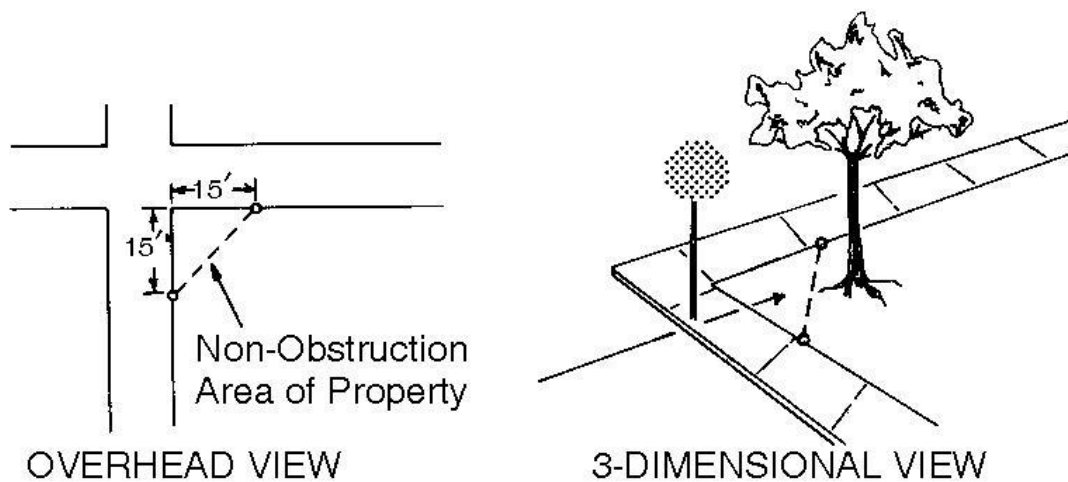


Figure: REQUIRED SIGHT CLEARANCE

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. (Ord. 15-1018 § 1)

Chapter 15.405

ACCESSORY AND TENT STRUCTURES

Sections:

- 15.405.200 Accessory Structures
- 15.405.300 Tent Structures/Canopies

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 (excluding ADUs) shall maintain the same residential character of the ~~primary-structure~~ principal unit.

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 principal structure unit~~ (single-family residence detached dwelling unit) 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 detached dwelling unit~~ off-street vehicle parking shall conform with the maximum ~~single-family detached dwelling unit~~ 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(B).
- 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. (Ord. 15-1018 § 1)

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 principal unit~~ (~~single-family residence detached dwelling unit~~) shall also be located on a parcel of property where tent structure(s) are located.
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 - 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.
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5. **Vehicle Parking.** Tent structures, including canopies, used for ~~single-family detached dwelling unit~~ off-street vehicle parking shall conform with the maximum ~~single-family detached dwelling unit~~ 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(B).

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. (Ord. 15-1018 § 1)

Chapter 15.425**DEVELOPMENT INCENTIVES**

Sections:

15.425.500 Tree Retention, Landscaping, and Other Development Standards

15.425.500 Tree Retention, Landscaping, and Other Development Standards

A. Any RDI development in the ~~UM~~, ~~RH~~, ~~URH~~, ~~CB~~ ~~URH-MU~~, ~~NVM~~ and ~~RBX~~ ~~NVH~~ zones which is made up of seventy-five percent (75%) or more townhouse and ~~apartment multi-family~~ dwellings ~~units~~ shall provide perimeter landscaping and tree retention in accordance with the standards of Chapter 15.505 SMC, Townhouse ~~and-Duplex~~ Development Design Standards, and Chapter 15.445 SMC, Landscaping and Tree Retention, for townhouse and ~~apartment multi-family~~ projects.

B. Landscaping standards for ~~apartment multi-family~~ dwellings ~~units~~ in RDI developments in the ~~URL~~, ~~RM~~ or ~~URM~~ zones which contain less than seventy-five percent (75%) townhouse and ~~apartment multi-family~~ dwellings ~~units~~ shall have the standards in Chapter 15.445 SMC, Landscaping and Tree Retention, modified as follows:

1. The perimeter and parking area landscaping requirements for townhouses and ~~apartments multi-family dwelling units~~ shall apply only to the portion or portions of the project containing ~~apartment multi-family dwellings units~~;
2. Tree retention requirements of Chapter 15.445 SMC, Landscaping and Tree Retention, for townhouses and ~~apartments multi-family dwelling units~~ shall apply only to lots containing ~~apartments multi-family dwelling units~~; and
3. The width of the landscaping required around each townhouse or ~~apartment multi-family~~ 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. (Ord. 17-1023 § 1; Ord. 15-1018 § 1)

Chapter 15.445

LANDSCAPING AND TREE RETENTION

Sections:

- 15.445.010 Authority and Application
- 15.445.015 Departures and Alternatives
- 15.445.210 Landscaping Standards Chart
- ~~15.445.280 Alternative Landscape Options~~
- 15.445.~~300~~280 Service Areas Screening and Placement: Garbage Dumpsters/Recycling Bins
- 15.445.~~400~~300 Tree Retention and Protection
- 15.445.400 Open Space
- ~~15.445.410 Retention of Significant Trees within New Short Plats and Long Subdivisions in the Residential Low-Density 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~~410 Minimum Number of Trees per Residential Lot – New Short Plats and Long Subdivisions
- ~~15.445.450 Protection of Significant Trees~~

15.445.010 Authority and Application

A. The provisions of this chapter shall apply to:

- 1. The addition of any new middle housing or detached dwelling units on a lot; or
- ~~2.~~ All new developments on vacant land requiring building permits; or
- ~~23.~~ 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 commercial low (CL) zone, the provisions of this chapter shall apply when the complex expands beyond forty percent (40%) of the total existing gfa; or
- ~~34.~~ Upon the change in use of any property to public/private parking; or
- ~~45.~~ Upon the conversion of any outdoor space of two hundred (200) square feet or greater to a business use or parking, the current landscape standards shall be integrated into that portion of the site to the greatest extent feasible.

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

- ~~1. Detached dwelling units;~~
- ~~21.~~ Residential accessory uses; and
- ~~32.~~ 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. **URH-MU, CB-C and NV Zones Outside of Overlay Districts.** The street frontage landscape strip requirement shall not apply to uses in the urban residential high-mixed use (URH-MU) zoning category, community business in the urban center (CB-C) zoning category, or neighborhood village (NV) zoning

category outside of the overlay districts. Alternative street frontage landscaping requirements are located in SMC 15.515.200(C)(1).

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

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

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

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

15.445.015 Departures and Alternatives

A. 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 Chapter 17.56 SMC, Landscaping flexibility and creativity of project designs.~~ At a minimum, the following criteria shall be used to determine if a departure is warranted.

~~A.1. Physical site conditions dictate a project layout that, with landscaping installed pursuant to this chapter, would provide potential areas of concealment for criminal elements. If the strict interpretation or application of these landscape 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; and,~~

~~B.2. Required landscaping will provide potential concealment areas for criminal activities. If it can be shown that the overall project design and feasibility can be improved; or,~~

~~C.3. 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. (Ord. 45-1018 § 1) To implement the Crime Prevention Through Environmental Design (CPTED) standards under SMC 17.56, Landscaping.~~

B. Alternative Landscape Options. Separate from a departure, the following alternative landscape options are permitted only as approved by the Director:

1. Incorporation of existing vegetation to augment new plantings in the landscape design.

2. 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.

3. Incorporation in the design of berms of at least three (3) feet in height for width reduction.

4. The street frontage landscaping can be located between the road and sidewalk or alternate based on a comprehensive design layout.

15.445.210 Landscaping Standards Chart

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

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

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

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Medical Office/Outpatient Clinic	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM, or URM) 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 residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Permanent Supportive Housing	II/20 ft.	V/5 ft.	III/5 ft.	I/15 ft.	Yes	
Reentry Center	II/20 ft.	V/5 ft.	II/10 ft.	I/20 ft.	Yes	
Secure Community Transition Facility	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	Requirements listed here are the minimum standards. Final landscape requirements shall be determined upon review of a site plan, based on CPTED and public safety principles, by the Director in consultation with the Police Chief. (1) Adjacent to residential low density (RL), medium density (RM, URM) or multi-family zones (RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Transitional Housing	II/20 ft.	V/5 ft.	III/5 ft.	I/15 ft.	Yes	
MANUFACTURING						
Aerospace Equipment	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, 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 residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Assembly and Packaging	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Batch Plant	I/20 ft.	V/5 ft.	I/20 ft.	I/35 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Biomedical Products Facility	III/15 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Chemical/Petroleum Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Commercial/Industrial Machinery	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Computer/Office Equipment	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Electronic Assembly	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Fabricated Metal Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Food Processing	III/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Furniture/Fixtures	III/15 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Laboratories, Research, Development and Testing	III/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Manufacturing and Fabrication, Light	III/10 ft.	V/5 ft.	II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Manufacturing and Fabrication, Medium	III/10 ft.	V/5 ft.	II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Manufacturing, Light Misc.	III/10 ft.	V/5 ft.	II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.

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

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

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

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LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
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 residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Arcade (Games/Food)	IV/10 ft.	N/A	IV/5 ft.	II/10 ft.	Yes	
Beauty Salon/Personal Grooming Service	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Coffee Shop/Retail Food Shop	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Dry Cleaner	IV/10 ft.	V/5 ft.	III/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Entertainment Club	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Financial Institution	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Florist Shop	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Forest Products	II/10 ft.	V/5 ft.	I/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Laundromat	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Mobile Vending	N/A	N/A	N/A	N/A	N/A	
Produce Stand	IV/5 ft.	N/A	IV/5 ft.	N/A	N/A	

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

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Utility Use	III/10 ft.	V/5 ft.	IV/10 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Wireless Communications Facilities	II/10 ft. I/10 ft. (1)	N/A	II/5 ft. I/10 ft. (1)	II/10 ft. (2)	N/A	(1) Type II landscaping applies in high intensity zones. Type I landscaping applies in low intensity zones. See SMC 15.480.090(G). (2) Adjacent to residential or park zones for buffering purposes.

~~15.445.280 – 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. (Ord. 15-1018 § 1)~~

15.445.300280 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.

15.445.400300 Tree Retention and Protection

Tree retention and protection standards shall be implemented ~~per SMC 15.455.410 through 15.455.450~~ as follows.

A. Retention of Significant Trees within New Short Plats and Long Subdivisions.

1. Significant trees within new short plats and long subdivisions shall be retained as follows, unless an alternative allowed by subsection (A) of this section is used:
 - a. Residential low density zones: Two (2) significant trees.
 - b. All other zones: Three (3) significant trees, or twelve percent (12%) of the significant trees on site, whichever number is greater.
 - i. 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.
 - ii. Significant trees within required landscape areas shall be given preference to be retained.
2. Significant trees located in the following areas are not required to be retained:
 - a. Trees within the building footprint of a proposed residence and accessory structure (detached carport or garage).
 - b. Trees within any private access easement.
 - c. Trees within any proposed utility easement.
3. 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 process of a residence on each lot as provided under subsection (D) of this section, Protection of Significant Trees.
4. 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:
 - a. Residential low density zones

- i. 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
 - ii. Two (2) evergreen trees with a minimum height of eight (8) feet, not including growth leaders; or
 - iii. Any combination of the above, with a minimum of two (2) trees.
 - iv. All trees required to be replanted shall be replanted prior to the final inspection of the residence.
 - v. No mitigation for the removal of significant trees shall be required once the builder of a detached dwelling unit on any lot containing significant trees transfers ownership of the lot and residence to another party, or when a certificate of occupancy is issued to the same party.
- a. All other zones
- i. 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
 - ii. Three (3) evergreen trees with a minimum height of eight (8) feet, not including growth leaders; or
 - iii. Any combination of the above, with a minimum of three (3) trees.
 - iv. All trees required to be replanted as mitigation shall be replanted prior to occupancy.

B. Tree Retention – Clearing of Multi-Family, Commercial, and Industrial Zoned Lots.

1. 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 structure on the property and to any structures on adjacent properties as determined by the City; or
 - b. A tree is dead; or
 - c. The tree is significantly diseased and will die as determined by the City; or
 - d. The property owner has an approved building permit for a new development on the property.

C. Protection of Significant Trees. To provide the best protection for significant trees, applicants:

- 1. Shall provide during the construction stage either:
 - a. A temporary five (5) foot high fence; or
 - b. A line of five (5) foot high, orange-colored, two-by-four (2x4) stakes placed no more than ten (10) feet apart.
- 2. Shall place the fence or stakes in a line generally corresponding to the drip line of any significant tree(s) to be retained.
- 3. 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.
- 4. Shall not install impervious surfaces, excavate, store, or drive equipment within the area defined by such fencing or stakes.

5. Shall not lower the grade level within the larger of the two (2) areas defined as follows:

- a. The drip line of the tree(s); or
- b. 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.

6. May use alternative protection methods if determined by the Director to provide equal or greater tree protection.

15.445.400 Open Space

All detached dwelling units and middle housing shall include usable open space as follows:

A. Open space shall be provided equal to a minimum 20 percent (20%) of the lot size. This may include common open space, private open space, setbacks, critical areas, and other open space.

- 1. Open space may be a single large space or combined for common open space.
- 2. Unenclosed porches, patios, and entries may count towards open space if contiguous with a space that meets the standards of this section.
- 3. Driveways and parking areas may not count towards open space.

B. Cottage Housing. At least one outdoor common open space is required.

C. Courtyard Apartments. At least one yard or court is required.

- 1. The yard or court shall be bordered by attached dwelling units on two (2) or three (3) sides.

15.445.410 Retention of Significant Trees within New Short Plats and Long Subdivisions in the Residential Low Density Zones

Significant trees within new short plats and long subdivisions shall be retained as follows:

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

- 1. Trees within the building footprint of a proposed residence and accessory structure (detached carport, garage, or accessory dwelling unit);
- 2. Trees within any private access easement;
- 3. Trees within any proposed utility easement;

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

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

- 1. For each significant tree removed, two (2) deciduous trees, a minimum of two (2) inches in caliper measured at four (4) feet from its base at the time of planting; or
- 2. Two (2) evergreen trees with a minimum height of eight (8) feet, not including growth leaders; or

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

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

~~a. Vine Maple (*Acer circinatum*).~~

~~b. Serviceberry (*Amelanchier*).~~

~~c. Arborvitae (not including Western Red Cedar (*Thuja plicata*)).~~

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

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

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

~~15.445.420 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. (Ord. 15-1018 § 1)~~

~~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. (Ord. 15-1018 § 4)~~

15.445.4410 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 detached dwelling unit on any lot containing trees transfers ownership of the lot and residence to another party, or when a certificate of occupancy is issued to the same party.

~~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.~~

15.455.120 Parking Chart for Required Off-Street Spaces

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
ANIMALS		
Butterfly/Moth Breeding	1 per 250 sf of office/retail area	
Kennel/Cattery	1 space per 12 animal enclosures 1 space per 250 sf of retail sales area 2 spaces for a dwelling unit	
Stables	1 per 2 stalls	
Veterinary Clinic	1 per 300 sf of building area	
BUSINESS SERVICES		
Airport Support Facility	1 per 250 sf	
Commercial/Industrial Accessory Uses	1 per 300 sf	
Conference/Convention Center	1 per 3 fixed seats, plus 1 per 40 sf for assembly areas without fixed seats	
Construction/Trade	1 per 250 sf of office	
Construction/Landscaping Yard	1 per 250 sf of office	
Distribution Center/Warehouse	1 per 250 sf of office, plus 1 per 3,500 sf of storage areas	
Equipment Rental, Large	1 per 250 sf of building	
Equipment Rental, Small	1 per 250 sf of building	
Equipment Repair, Large	1 per 300 sf of office, plus 1 per 1,000 sf of indoor repair areas	
Equipment Repair, Small	1 per 250 sf of building	
Helipad/Heliport and Facilities	Helipad: 4 per pad Heliport: 1 per 500 sf of building	
Landscaping Business	1 per 250 sf of office/storage area	
Professional Office	1 per 300 sf of office building	
Storage, Self Service	1 per employee (designated), plus 3 for customers	
Truck Terminal	1 per 250 sf of office or 1 per employee, whichever is greater	
CIVIC AND INSTITUTIONAL		
Cemetery	1 per 40 sf of chapel area, plus 1 per employee	
City Hall	1 space per 250 sf of office area plus 1 per 40 sf of fixed seats or assembly area if a municipal court use is located in City Hall	
Court	1 per employee, plus 1 per 40 sf of fixed seats or assembly areas	
Fire Facility	1 per employee, plus 1 per 100 sf of public office areas	
Funeral Home/Crematory	1 per 40 sf of chapel area, plus 1 per employee	
Police Facility	1 per employee, plus 1 per 100 sf of public office areas	
Public Agency Office	1 per 250 sf	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Public Agency Yard	1 per 200 sf, plus 1 per 1,000 sf of indoor storage or repair areas	
Public Archives	1 per employee, plus 1 per 400 sf of waiting/review areas	
Social Service Office	1 per 250 sf	
EDUCATIONAL		
College/University	1 per employee, 0.7 per student	
Elementary-Middle School	1 per 50 students, 1 per faculty member	
High School	1 per 35 students, 1 per faculty member	
Specialized Instruction School	1 per employee, 1 per 2 students	
Vocational/Technical School	1 per employee, 1 per 10 students	
HEALTH AND HUMAN SERVICES		
Day Care I	2 per facility, plus 1 per employee	
Day Care II	2 per facility (minimum), plus 1 per employee, and 1 load/unload space per every 10 children	
Emergency Housing	Parking study from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
Emergency Shelter	Parking study from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
Hospital	1 per bed plus 5 per each 2 employees	
Medical/Dental Lab	1 per 300 sf of building	
Medical Lab	1 per 300 sf of building	
Medical Office/Outpatient Clinic	1 per 275 sf of building	
Miscellaneous Health	1 per 300 sf of building	
Opiate Substitution Treatment Facility	1 per 275 sf of building, unless modified by a parking plan as part of the CUP-EPF process	
Permanent Supportive Housing	Parking study from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
Reentry Center	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
Secure Community Transition Facility	1 per employee, plus 0.5 per resident for visitor parking	
Transitional Housing	Parking study from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
MANUFACTURING		
Aerospace Equipment	1 per employee, plus 1 per 500 sf of building	

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

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Electric Vehicle Infrastructure – Battery Exchange Station and Rapid Charging Station Only	1 per employee 0.65 spaces per rapid charging station space for customers waiting to use rapid charging station (Required only if the use is the primary use on the property)	
Fueling/Service Station	Without grocery store attached: 1 per employee, plus 1 per service bay With grocery store attached: 1 per employee, plus 1 per 200 sf of store area	
Public/Private Parking	1 per employee (designated)	
Tire Retreading	1 per employee, plus 1 per 500 sf of building	
Towing Operation	1 per employee (designated)	
Vehicle Rental/Sales	1 per 300 sf of building, plus 1 per employee plus a minimum of 3,000 sf of display area	
Vehicle Rental/Sales, Large	1 per 300 sf of building, plus 1 per employee plus a minimum of 3,000 sf of display area	
Vehicle Repair, Large	1 per 300 sf of office, plus 1 per 1,000 sf of indoor repair areas	
Vehicle Repair, Small	2 spaces per service bay	
RECREATIONAL AND CULTURAL		
Amusement Park	1 per 200 sf of area within enclosed buildings, plus 1 for every 3 persons that the outdoor facilities are designed to accommodate at maximum capacity	
Community Center	1 per 400 sf of building, plus 1 per employee	
Drive-In Theater	---	
Golf Course	3 per hole, plus 1 per employee	
Health Club	1 per 150 sf of leasable space	
Library	1 per 200 sf of building	
Museum	1 per 200 sf of building	
Park	1 space for each 3 users at maximum utilization	
Recreational Center	1 per 400 sf of building	
Religious Use Facility	1 per 4 fixed seats, or 1 per 40 sf of gfa used for assembly purposes without fixed seats	
Religious Use Facility Accessory	1 per 500 gsf	
Sports Club	1 per 100 sf of building plus 1 per 4 fixed seats if tournaments or competitions are held at the sports club. If tournaments or competitions are proposed, a traffic control plan, approved by the City, shall be submitted.	If bench or pew seating is used, each twenty-four (24) lineal inches of bench or pew seating shall be considered as a separate seat
Stadium/Arena	1 per 3 fixed seats, plus 1 per employee	
EXCEPTIONS		
Bowling Center	5 per lane, plus 1 per employee	
Golf Driving Range	1 per tee, plus 1 per employee	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
RESIDENTIAL		
<u>Accessory Dwelling Unit (ADU)</u>	<u>Within one-mile radius of SeaTac International Airport:</u> <ul style="list-style-type: none"> • 1 per accessory dwelling unit • 2 per accessory dwelling unit greater than 600 square feet in area <u>Within one-half-mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport:</u> <ul style="list-style-type: none"> • No off-street parking is required <u>Beyond one-half-mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport:</u> <ul style="list-style-type: none"> • 1 per accessory dwelling unit • 2 per accessory dwelling unit greater than 600 square feet in area, located on lots larger than 6,000 square feet 	<u>Minimum spaces required in addition to spaces required for principal unit.</u> <u>Standards apply before any zero lot line subdivisions or lot splits.</u>
College Dormitory	1.5 per bedroom	
Middle Housing (duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing)	Within one-mile radius of SeaTac International Airport: <ul style="list-style-type: none"> • 1.25 per dwelling unit Within one-half-mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport: <ul style="list-style-type: none"> • No off-street parking is required Beyond one-half-mile radius of the major transit stops <u>and beyond one-mile radius of SeaTac International Airport:</u> <ul style="list-style-type: none"> • 1 per dwelling unit for lot no greater than 6,000 square feet • 1.25 per dwelling unit for lot greater than 6,000 square feet 	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%). Standards apply before any zero lot line subdivisions or lot splits.
Dwelling Unit, Detached	2 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
Manufactured/Modular Home	2 per dwelling unit	
Manufactured 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%).
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING		
Assisted Living Facility	0.25 per unit/room	
Community Residential Facility I	Parking study from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker.	
Community Residential Facility II	Parking plan based on population served and projected needs should be submitted and approved by the City Manager, or designee.	
Continuing Care Retirement Community	0.25 per assisted living unit/room 0.75 per retirement apartment dwelling unit 1 per 5 beds for convalescent/nursing care	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Convalescent Center/Nursing Home	1 per 5 beds	
Retirement Apartments	0.75 per dwelling unit	
RESIDENTIAL, ACCESSORY		
Accessory Dwelling Unit (ADU)	Within one-mile radius of SeaTac International Airport: • 1 per accessory dwelling unit • 2 per accessory dwelling unit greater than 600 square feet in area Within one-half mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport: • No off-street parking is required Beyond one-half mile radius of the major transit stops: • 1 per accessory dwelling unit • 2 per accessory dwelling unit greater than 600 square feet in area, located on lots larger than 6,000 square feet	Minimum spaces required in addition to spaces required for primary unit. Standards apply before any zero-lot-line subdivisions or lot splits.
Home Occupation	---	
Shed/Garage	---	
RETAIL AND COMMERCIAL		
Agricultural Crop Sales (Farm Only)	1 per 250 sf of leasable space	
Arcade (Games/Food)	1 per 250 sf of building	
Beauty Salon/Personal Grooming Service	1 per 200 sf of gross floor area	
Coffee Shop/Retail Food Shop	1 per 250 sf of leasable space	
Concession Sales	To be assessed at time of application and subject to evaluation of onsite circulation	
Dry Cleaner	1 per 250 sf of building	
Espresso Stand	1 per 150 sf of gross floor area plus 3 stacking spaces with drive-through	
Financial Institution	1 per 250 sf, plus 5 stacking spaces	
Forest Products	1 per employee	
Laundromat	1 per 250 sf of leasable space	
Mobile Vending	To be assessed at time of application and subject to evaluation of onsite circulation	
Produce Stand	1 per 250 sf of gross floor area, plus 1 per employee	
Restaurant	1 per 150 sf of leasable space	
Restaurant, Fast Food	1 per 150 sf of leasable space (plus 5 stacking spaces with drive-through)	
Retail, Big Box	1 per 250 sf of leasable space	
Retail, General	1 per 250 sf of leasable space	
Sexually Oriented Business	---	
Tavern	1 per 250 sf of leasable space	

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

(Ord. 24-1022 § 5 (Exh. C); Ord. 23-1003 § 3; Ord. 22-1002 § 11 (Exh. E); Ord. 21-1031 § 18 (Exh. F); Ord. 21-1008 § 17; Ord. 16-1009 § 5; Ord. 15-1018 § 1)

Chapter 15.465

RESIDENTIAL STANDARDS AND REGULATIONS

Sections:

15.465.100	Accessory Dwelling Units (ADUs)
15.465.200	Accommodation of Persons with Disabilities
15.465.320	Short-Term Rentals
15.465.400	Community Residential Facilities Standards
15.465.500	Home Occupations

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 detached dwelling units on all lots in zoning districts that allow for detached dwelling units while preserving the character and property values of residential low density neighborhoods. The purposes of accessory dwelling unit provisions are to:

1. Fully utilize residential housing supply in existing neighborhoods while preserving neighborhood character.
2. Improve cost efficiency of existing infrastructure.
3. Provide additional options for rental housing within a wide range of prices.
4. Increase opportunities for home ownership and allow older homeowners to remain in their homes and obtain extra income, companionship, and security.

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

~~C.~~ **General Regulations.**

~~1. **Review and Approval.** To gain approval for an ADU, a property owner shall submit a registration form 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~~ 1. **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 and bring the unit up to minimum standards set forth in the City's building code no later than twelve (12) months after the effective date of this code. Except for the conversion of ADUs from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage, all other projects must comply with current zoning regulations.**~~

~~c.~~ Owners of legal ADUs, created prior to the adoption of this chapter under the requirements set forth in SMC 15.205.040, shall register their unit.

~~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: (i) unpermitted alteration of the ADU; or (ii) failure to maintain required off-street parking spaces the municipal code.

~~D.~~ **General Standards and Criteria.**

1. General.

a. **ADUs Per Lot.** Within urban growth area, a maximum of two (2) ADUs are allowed on all lots in zoning districts that allow for detached dwelling units. Any ADUs count towards the maximum number of residential units allowed on a lot per SMC 15.400.100. The ADUs may be:

- i. Two (2) attached ADUs such as unit in a basement, attic, or garage;
- ii. One (1) attached ADU and one (1) detached ADU; or
- iii. Two (2) detached ADUs, which may be comprised of either one (1) or two (2) detached structures.
- iv. A conversion of an existing structure, such as a detached garage.

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

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

~~db. **Subdivision.** Detached and attached ADUs may be segregated in ownership from the primary dwelling principal unit by utilizing unit lot subdivision or by conveying a condominium unit independently of a principal unit.~~

c. **Conversion.** ADUs may be converted from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage. All other projects must comply with current zoning regulations.

2. An existing ADU that was created without required permits will require applications for construction permits for any altered building elements. Such applications will be reviewed for conformance to codes in effect at the time of application.

~~ED. **Building Setbacks.** ADUs shall conform to the setback requirements for a main structure. Except for the conversion of ADUs from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage, all other projects must comply with current zoning regulations. ADUs shall conform to the setback requirements for the principal unit, except if the rear lot line is adjacent to an alley, in which case the detached ADU may be located at that lot line.~~

~~FE.~~ Size.

1. Detached ADU.

- a. Minimum: two hundred twenty (220) square feet (not including bathrooms and closets).
- b. Maximum: one thousand (1,000) square feet (including bathrooms and closets).

2. Attached ADU.

- a. Minimum: two hundred twenty (220) square feet (not including bathrooms and closets).
- b. Maximum: one thousand (1,000) square feet (including bathrooms and closets).

i. The maximum floor area does not apply when the basement of a principal unit is converted to an attached ADU, and the principal unit has been on the site for at least five (5) years.

3. When Combined with Accessory Structure.

- a. Size for ADU: maximum of one thousand (1000) square feet.

i. If attached to a garage, the garage would not count toward the size limit for the ADU. Accessory structures are regulated under SMC 15.405.

b. Size for Accessory Structure: maximum of one thousand (1000) square feet.

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

~~1. **Height.** Thirty (30) feet in height.~~

~~a. Twenty-four (24) feet in height (to the highest point of the structure).~~

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

~~3 2. **Size for When Combined with Accessory Structure.** One thousand (1,000) square feet for the accessory structure. Thirty (30) feet in height (to the highest point of the structure that contains the ADU).~~

HG. Design.

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

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

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

IH. Parking.

1. **Minimum.** The parking requirements are based on the location of lots as follows:

a. Within one (1) mile radius of SeaTac International Airport:

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

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

b. Within one-half (1/2) mile radius of the major transit stops and beyond one (1) mile radius of SeaTac International Airport:

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

c. Beyond one-half (1/2) mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport:

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

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

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

2. Major Transit Stop. For the purposes of this section, “major transit stop” shall be defined as follows:

- a. A stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
- b. Commuter rail stops;
- c. Stops on rail or fixed guideway systems, including transitways;
- d. Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or
- e. Stops for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen (15) minutes for at least five (5) hours during the peak hours of operation on weekdays.

~~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 curbs-outs, when possible.

~~J.~~ **Home Occupations.** Home occupations may be allowed in either the ~~primary residence~~ principal unit 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. (Ord. 24-1022 § 5 (Exh. C); Ord. 15-1018 § 1)

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~~ 1. Reducing setback requirements to retrofit a house with handicap accessible facilities;
- ~~3~~ 2. 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. 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. 3602(h). See Chapter 15.105 SMC, 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 Reestablished 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). (Ord. 15-1018 § 1)

15.465.320 Short-Term Rentals

A. Purpose and Applicability.

- 1. This section is intended to establish standards for the operation of dwelling units used as short-term rentals for the purposes of ensuring neighborhood compatibility, and safety for short-term rental guests and the broader community.
- 2. This section applies to uses meeting the definition of “short-term rental” found in SMC 15.105.190.
- 3. Provisions of this section apply to short-term rentals in which the entire dwelling unit is rented, as well as individual room rentals meeting the definition of a short-term rental.

B. Definitions. In addition to the definitions in Chapter 15.105 SMC, the following definitions apply to this section; for any term defined in this section that is also defined in this title, the definitions in this section shall take precedence. Definitions in this section do not apply to other sections or chapters of the SeaTac Municipal Code. Any terms listed in RCW 64.37.010 not listed below are incorporated herein.

1. “Contact” means the operator or the operator’s representative who is the point of contact for any short-term rental guest for the duration of the guest’s stay in the short-term rental.
2. “Dwelling unit” means a residential dwelling of any type, including a ~~single-family residence~~ detached dwelling unit, apartment, condominium, cooperative unit, or room, in which a person may obtain living accommodations for less than thirty (30) days, but not including duly licensed bed and breakfast, inn, hotel, motel, or timeshare property.
3. “Guest” means any person or persons renting a short-term rental unit.
4. “Operator” means any person who receives payment for owning or operating a dwelling unit, or portion thereof, as a short-term rental unit.
5. “Owner” means any person who, alone or with others, has title or interest in any building, property, dwelling unit, or portion thereof, with or without accompanying actual possession thereof, and including any person who as agent, executor, administrator, trustee, or guardian of an estate has charge, care, or control of any building, dwelling unit, or portion thereof. A person whose sole interest in any building, dwelling unit, or portion thereof is solely that of a lessee under a lease agreement is not considered an owner.
6. “Short-term rental advertisement” means any method of soliciting use of a dwelling unit for short-term rental purposes.

C. Short-Term Rental Requirements.

1. General.

- a. All short-term rentals shall comply with all sections of Chapter 64.37 RCW.
- b. Violation of requirements in this section may result in the suspension or revocation of the short-term rental permit and/or business license endorsement.
- c. No short-term rental is allowed in any dwelling unit to which any income restrictions are in effect under any local, state, or federal authority.
- d. Any property receiving a multi-family tax exemption is not eligible for any of its units to be used as short-term rentals.
- e. The City of SeaTac is not responsible for compliance with any home owner’s association (HOA), condo ownership group, or rental agreement restrictions that may exist regarding short-term rentals. It is the responsibility of the applicant to review for compliance with any superseding regulations, and receive approvals from any bodies as needed prior to submitting materials to the City of SeaTac for review.
- f. Short-term rental operators must remit all applicable local, state, and federal taxes unless completed through the hosting platform, RCW 64.37.020.
- g. A short-term rental operator must maintain primary liability insurance meeting the requirements of RCW 64.37.050.

2. Occupancy and Licensing.

- a. No more than two (2) persons per bedroom over the age of two (2) years old per bedroom rented, or ten (10) persons per rental, whichever is less, are permitted. Studio apartments are considered a single bedroom for the purposes of this section.
- b. All short-term rentals are required to maintain an active Washington State business license with City of SeaTac endorsement.

- c. All short-term rentals are required to maintain an active City of SeaTac permit for operating a short-term rental.
- d. All short-term rental advertisements shall represent the property in a manner which complies with all City of SeaTac and state regulations.

3. **Operation.**

- a. The following information shall be posted in a conspicuous place within each dwelling unit, or bedroom, used as a short-term rental:
 - i. The short-term rental street address;
 - ii. The emergency contact information for summoning police, fire, and emergency medical services;
 - iii. The floor plan indicating fire exits and escape routes;
 - iv. The maximum occupancy limits;
 - v. The contact information for the operator or designated contact;
 - vi. A copy of the City of SeaTac Good Neighbor Guidelines; and
 - vii. A copy of an active business license for the short-term rental, with City of SeaTac endorsement.
- b. The contact for the site shall reside within thirty (30) miles of the site address, and shall generally be able to reach the address of the short-term rental within one (1) hour of departure from their residence. It is the responsibility of the operator to update any changes to the site contact in materials provided to the guests, and to the City of SeaTac, prior to any subsequent rentals.
- c. All short-term rentals must be in compliance with RCW 19.27.530, Carbon monoxide alarms – Requirements – Exemptions – Adoption of rules.

4. **Ownership Limitations.**

- a. The percentage of total short-term rentals not occupied by the owner or a long-term tenant for at least six (6) months out of a year shall not exceed three percent (3%) of total dwelling units within the City of SeaTac. Once this limit has been reached, no new non-owner/long-term tenant occupied short-term rental permits will be accepted until such time that total Citywide dwelling units increase, or other non-owner/long-term tenant occupied short term rental units cease operation.
- b. No short-term rental operator is permitted to own, operate, or have any interest in more than two (2) short-term rental units they are not occupying.
- c. Short-term rental owners and operators shown to own or operate more than one (1) non-owner occupied dwelling unit prior to the adoption of the ordinance codified in this section are eligible to continue use of these short-term rentals, provided they are legally permitted and remain in good standing. Expiration, or revocation of the associated business license or permit will result in the loss of vesting for this use. (Ord. 22-1002 § 6)

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 Chapter 15.105 SMC, Definitions, including housing for persons with disabilities, children and domestic abuse shelters.

2. CRFs do not include the following uses as defined by Chapter 15.105 SMC, Definitions, including emergency housing, emergency shelters, reentry centers, 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, for the disabled, or is a small-scale transitional housing facility. Permanent supportive housing is also classified as a separate use, unless such facility is a small-scale permanent supportive housing facility. Secure community transition facilities are neither group homes nor transitional housing.

B. CRF Requirements. CRFs are divided into two (2) 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 residential low and medium density~~ zones, CRF I are required to be a ~~single-family structure~~ detached dwelling unit compatible with the surrounding area. In the ~~low-density~~ multi-family zones, CRF I are required to maintain residential character.
- d. **Parking.** Any parking spaces in excess of two (2) shall be screened from public streets.
- e. **Small-Scale Permanent Supportive Housing and Small-Scale Transitional Housing.** An approved operations plan consistent with SMC 15.465.350(B)(1)(c)(i).

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. (Ord. 23-1003 § 3; Ord. 21-1031 § 11; Ord. 15-1018 § 1)

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 ~~URL~~, RM or URM 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 Chapter 5.05 SMC, 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; for the purposes of this paragraph, living area does not 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 (2) visitors at any given time and no more than eight (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 subsection (C) of this section, Regulation 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 section.

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 subsection (C) of this section shall be met, except that compliance with subsection (C)(8) of this section 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 Chapter 15.125 SMC, 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 the ordinance codified in this chapter which has not been issued a City business license shall not be issued a license unless in conformance with the provisions herein. (Ord. 21-1008 § 19; Ord. 15-1018 § 1)

Chapter 15.480**WIRELESS COMMUNICATION FACILITIES**

Sections:

Article II. Macro Wireless Facilities

15.480.080 New Concealed Freestanding Macro Facilities – Specific Development Standards

15.480.080 New Concealed Freestanding Macro Facilities – 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 macro facility must be a concealed freestanding macro facility 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 are 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.** Feed lines shall be installed inside the concealed structure and shall not be visible.

E. **Intensity.** The number of antennas on a new concealed freestanding macro facility shall not be limited; provided, that the following criteria are 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. Concealed, freestanding macro facilities are permitted in rights-of-way only if technically infeasible outside of the right-of-way. No utility wires may be attached to the outside of the structure.
2. **Height.** The maximum height of concealed, freestanding macro facilities in rights-of-way is the minimum necessary for technical feasibility, provided the height does not interfere with the use of the right-of-way for utility and transportation purposes.
3. **Dimensions.** Concealed freestanding macro facilities 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 in diameter at the top of the pole.
4. **Intensity and Location.**
 - a. The number of antennas located on a freestanding macro facility in the right-of-way shall be limited to two (2), unless it can be shown that the criteria in subsection (E) of this section are met.
 - b. Where feasible, freestanding macro facilities 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 macro facilities 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~~ residential low density property.
 - d. Freestanding macro facilities 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 macro facility 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 macro facilities that incorporate a pedestrian amenity appropriate to the area, such as a bus shelter, street furniture, pedestrian street lighting, clock tower, fountain or water feature, are encouraged. Design for such macro facility in a right-of-way must meet the approval of the Director and the Director of Public Works. Such macro facilities with pedestrian amenities shall be subject to the following benefits:

1. Expedited review; and
2. Refund of planning and building permit fees upon design approval, except for independent review fees, if applicable. (Ord. 20-1026 § 3; Ord. 15-1018 § 1)

Ord. 20-1026 § 4)

~~Chapter 15.500~~**~~SMALL LOT DETACHED DWELLING UNIT DESIGN STANDARDS~~****Sections:****~~15.500.005 — Purpose~~****~~15.500.010 — Authority and Application~~****~~15.500.100 — Small Lot Detached Dwelling Unit Standards~~****~~15.500.200 — Departures from the Small Lot Detached Dwelling Unit Standards~~****~~15.500.005 — Purpose~~**

~~To allow for small lot detached dwelling unit development within the RM, URM, RH, and URH zones, as an alternative to multi-family housing. (Ord. 24-1022 § 5 (Exh. C); Ord. 15-1018 § 1)~~

~~15.500.010 — Authority and Application~~

~~Small lot detached dwelling unit development is only allowed within the RM, URM, RH, and URH zones. The provisions of this chapter shall apply to all small lot detached dwelling unit development. These standards shall supersede existing regulations elsewhere in this title when in conflict with this chapter. (Ord. 24-1022 § 5 (Exh. C); Ord. 15-1018 § 1)~~

~~15.500.100 — Small Lot Detached Dwelling Unit Standards~~

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

~~A. — Dimensional Standards.~~

~~1. — **Minimum Lot Size.** The minimum lot size within the RM, URM, RH, and URH zones for small lot detached dwelling unit development shall be three thousand (3,000) square feet.~~

~~2. — **Setbacks.** Small lot 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 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 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 detached dwelling unit development shall include private yards of at least two hundred (200) square feet.~~

~~b. — **Common Recreation Space.** A small lot 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), 15.510.430, Indoor Recreation Space, and the following recreation space standards: SMC-15.510.420(C), Play Areas, 15.510.450, Maintenance of Recreation Space, and 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. (Ord. 24-1022 § 5 (Exh. C); Ord. 16-1022 § 1 (Exh. C); Ord. 15-1018 § 1)~~

~~**15.500.200—Departures from the Small Lot Detached Dwelling Unit Standards**~~

~~Departures from the small lot 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 detached dwelling unit standards.~~

~~B. No more than one (1) departure is granted per development site.~~

~~C. The small lot detached dwelling unit development meets the intent of the small lot detached dwelling unit standards and provides a development that is equal to or better in design to a small lot detached dwelling unit development that complies with all of the standards under SMC 15.500.100. (Ord. 24-1022 § 5 (Exh. C); Ord. 15-1018 § 1)~~

Chapter 15.505

TOWNHOUSE ~~AND DUPLEX~~ DEVELOPMENT DESIGN STANDARDS

Sections:

15.505.005	Purpose
15.505.010	Authority and Application
15.505.200	Site Design
15.505.210	Site Configuration
15.505.240	Vehicular Access, Circulation and Auto Courts
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
15.505.510	Landscaping
15.505.600	On-Site Parking
15.505.620	Location and Design of Parking

15.505.005 Purpose

Townhouses ~~and duplexes~~ offer several advantages over detached dwelling 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.



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.

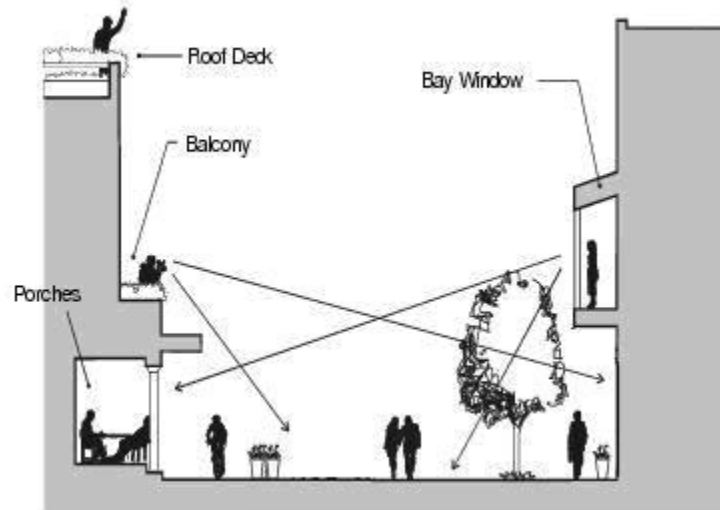


Figure: NATURAL SURVEILLANCE. *Windows and balconies overlooking a street contribute to an active and safe streetscape.*

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.

15.505.200 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.

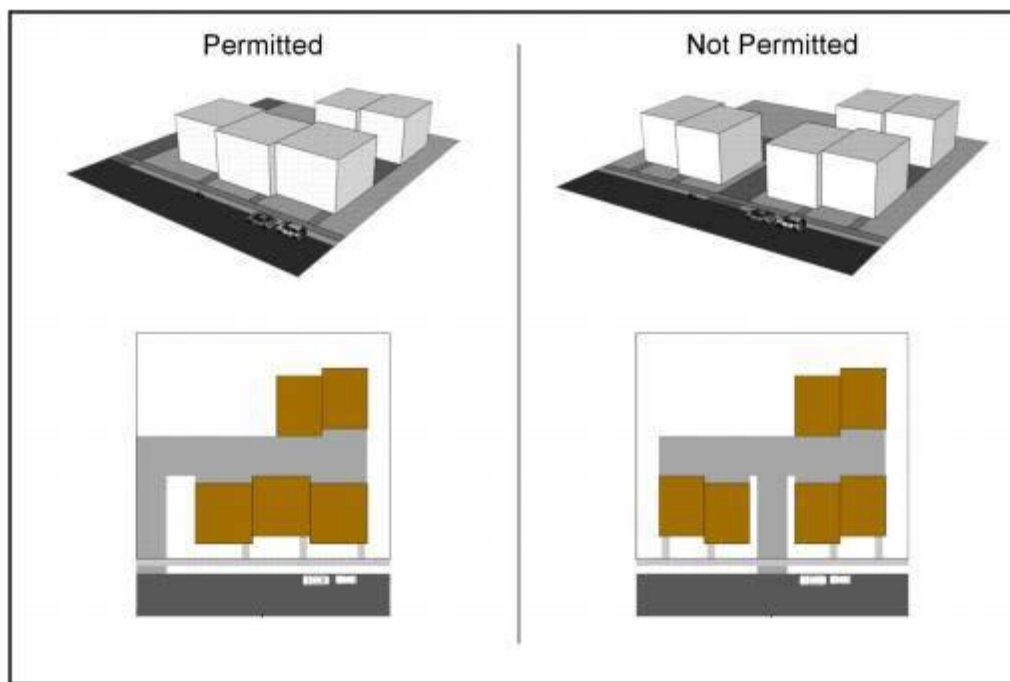


Figure: SITE CONFIGURATION *Isometric and plan views illustrating the required number of units fronting on a street.*

B. Developments shall use one (1) 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 (2) rows of dwellings grouped around an auto court. One (1) row fronts on the street, the other on the auto court. See Figure: ALLEY-LOADED AND AUTO COURTS.

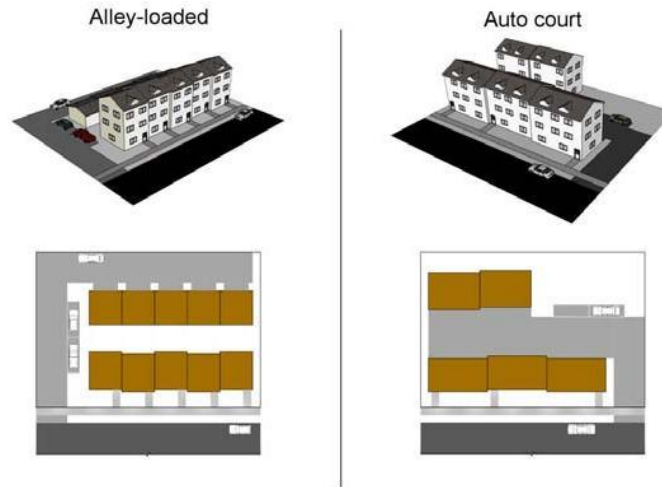


Figure: ALLEY-LOADED AND AUTO COURTS *Isometric and plan views of alley-loaded and auto court configurations.*

15.505.240 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 SMC Title 11.
- 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 (1) 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
 - v. Another element that the director determines accomplishes the intent.
- b. Traffic calming elements shall be located on both sides 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.

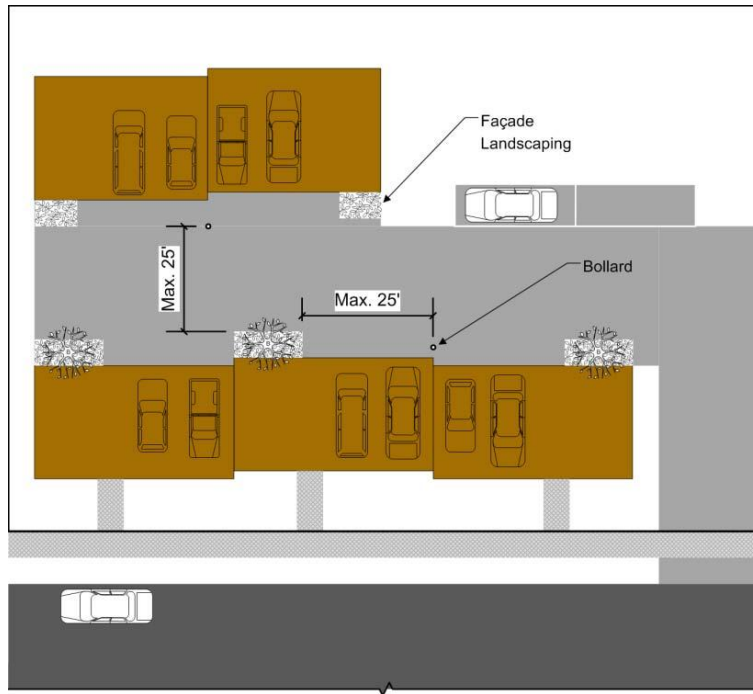


Figure: AUTO COURT TRAFFIC CALMING ELEMENTS *Location of traffic calming elements in an auto court.*

3. **Materials.** Auto courts shall be constructed with decorative concrete, paving blocks, bricks, permeable pavement, 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.



15.505.320 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.

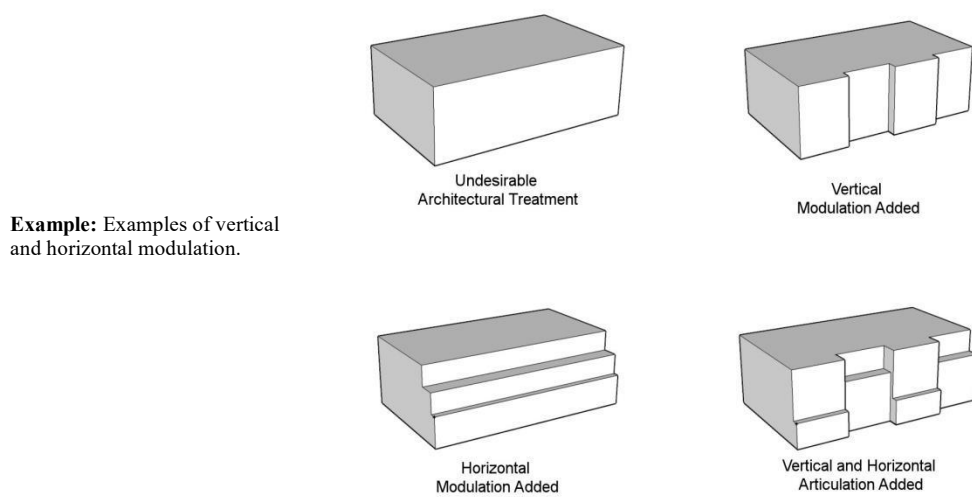
A. Architectural elements and variations shall not be restricted to a single facade. All sides of a building shall display a similar level of quality and architectural interest.

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.

Building Modulation



2. Facades for each dwelling unit shall incorporate at least two (2) 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 (1) 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 facades 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 facade 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.

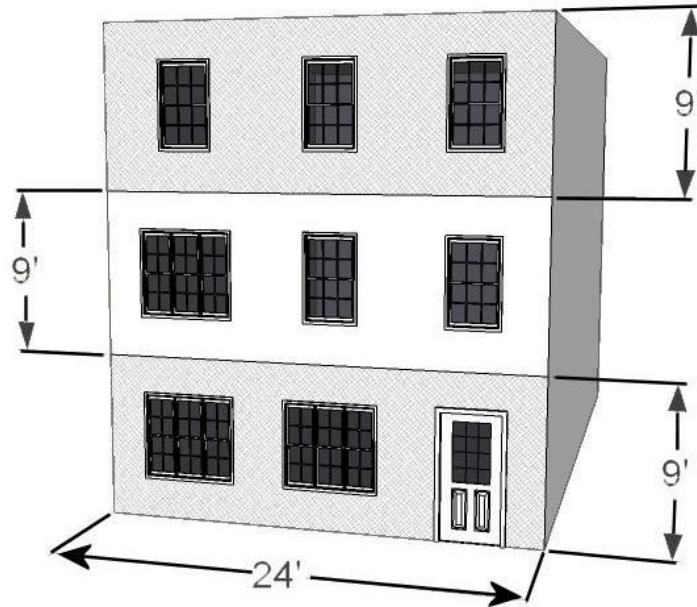


Figure: ILLUSTRATION OF WINDOW REQUIREMENT. *Each floor has a facade area of 216 square feet and requires 43.2 square feet of windows. The first floor has 66 square feet of windows, meeting the minimum requirement. The second floor has 46.5 square feet of windows, meeting the requirement. The third floor 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.

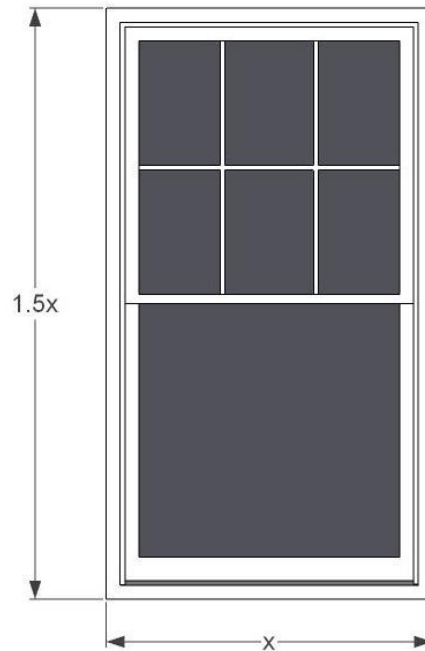


Figure: WINDOWS *Minimum vertical orientation for windows.*

- e. At least two (2) 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: WINDOWSILL AND TRIM for details;

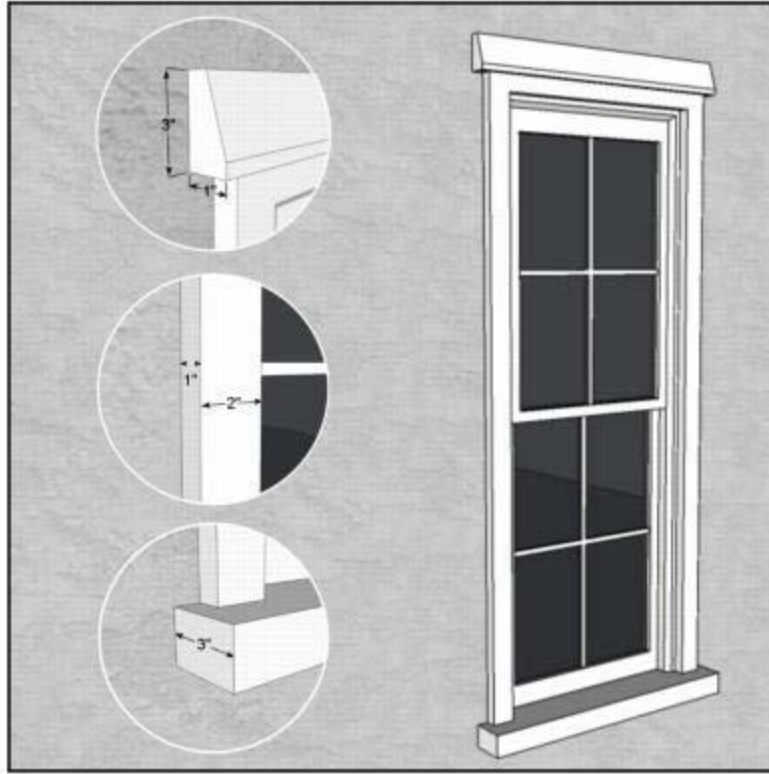


Figure: WINDOWSILL AND TRIM *Drip cap, sill, and trim details.*

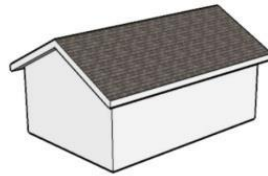
- ii. Windows shall be accented through use of multiple panes;
 - iii. Windows shall be accented through the use of contrasting trim color and other detailing.
5. **Blank Walls.** “Blank walls” (building facade sections without windows or doors) greater than twenty (20) feet in length shall not be allowed along facades facing streets or common areas.

C. Roofs.

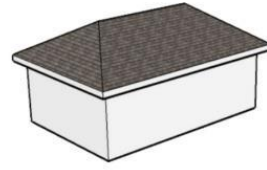
- 1. The following roof forms shall be used in townhouse ~~and duplex~~ developments:
 - a. Hip.
 - b. Gable.
 - c. Shed.
 - d. Mansard.

Example: Examples of permitted roof forms.

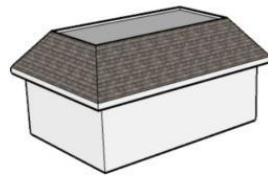
Roof Forms



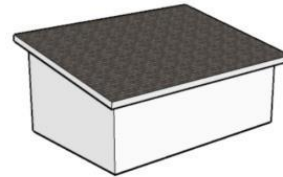
Gable



Hip



Mansard



Shed

2. Townhouse ~~and duplex~~ roofs shall incorporate at least one (1) of the architectural elements in Group 1 and at least two (2) 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.

3. 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 roofline;
- b. A terraced facade;
- c. A screening wall or grillwork directly surrounding the equipment;
- d. Sufficient setback from the facade edge to be concealed from ground-level view; or
- e. Vegetated roof designed in accordance with the Surface Water Design Manual and applicable building codes.

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.

15.505.400 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.

15.505.510 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, 15.445.300 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 (1) 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.

15.505.600 On-Site Parking

Purpose: These standards are intended to provide adequate parking and aesthetic considerations for townhouse ~~and duplex~~ developments.

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.

Chapter 15.510

MULTI-FAMILY HOUSING DESIGN STANDARDS

Sections:

- 15.510.010 Authority and Application
- 15.510.130 Neighborhood Compatibility
- 15.510.150 Exterior Lighting
- 15.510.700 Multi-Family and Mixed Use Projects in the Overlay Districts and CB-C, URH-MU and NV Zones

15.510.010 Authority and Application

A. The provisions of this chapter shall apply to all multi-family development of ~~three (3)~~ seven (7) 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, URH-MU, and NV 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. 24-1022 § 5 (Exh. C); Ord. 18-1029 § 1; Ord. 15-1018 § 1)

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.

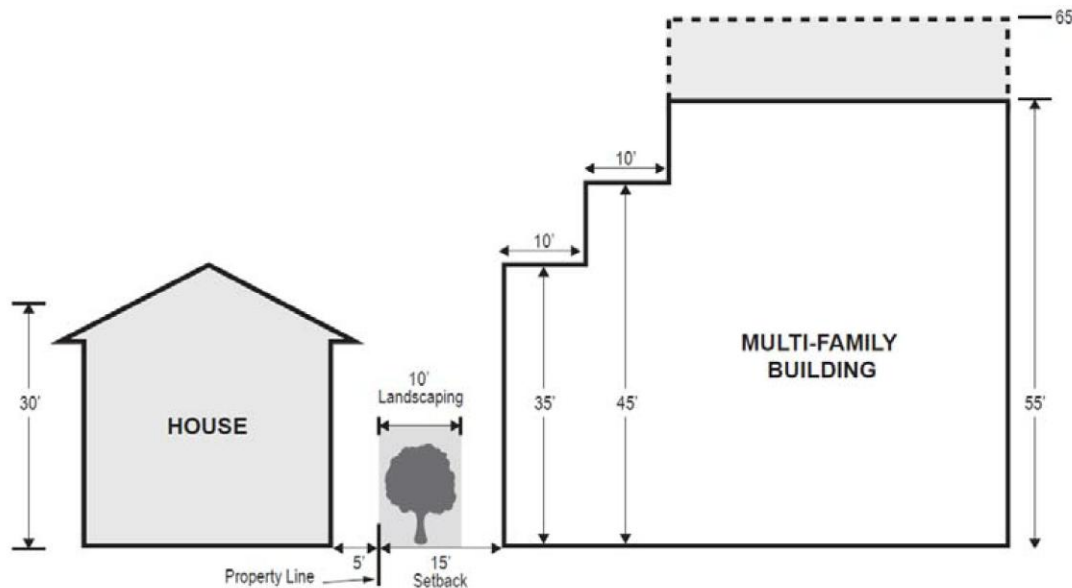


Figure: Abutting Residential Low. Building height adjacent to a Residential Low Comprehensive Plan designation is limited to thirty-five (35) feet within ten (10) feet of the required side or rear setback, then may increase at no more than ten (10) vertical feet for each ten (10) horizontal feet up to 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 Residential Medium Designation.** Multi-family projects abutting a Residential Medium Comprehensive Plan land use designation shall incorporate the following neighborhood compatibility standards ~~in subsections (B)(1) through (B)(3) of this section.~~

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 Residential Medium 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.

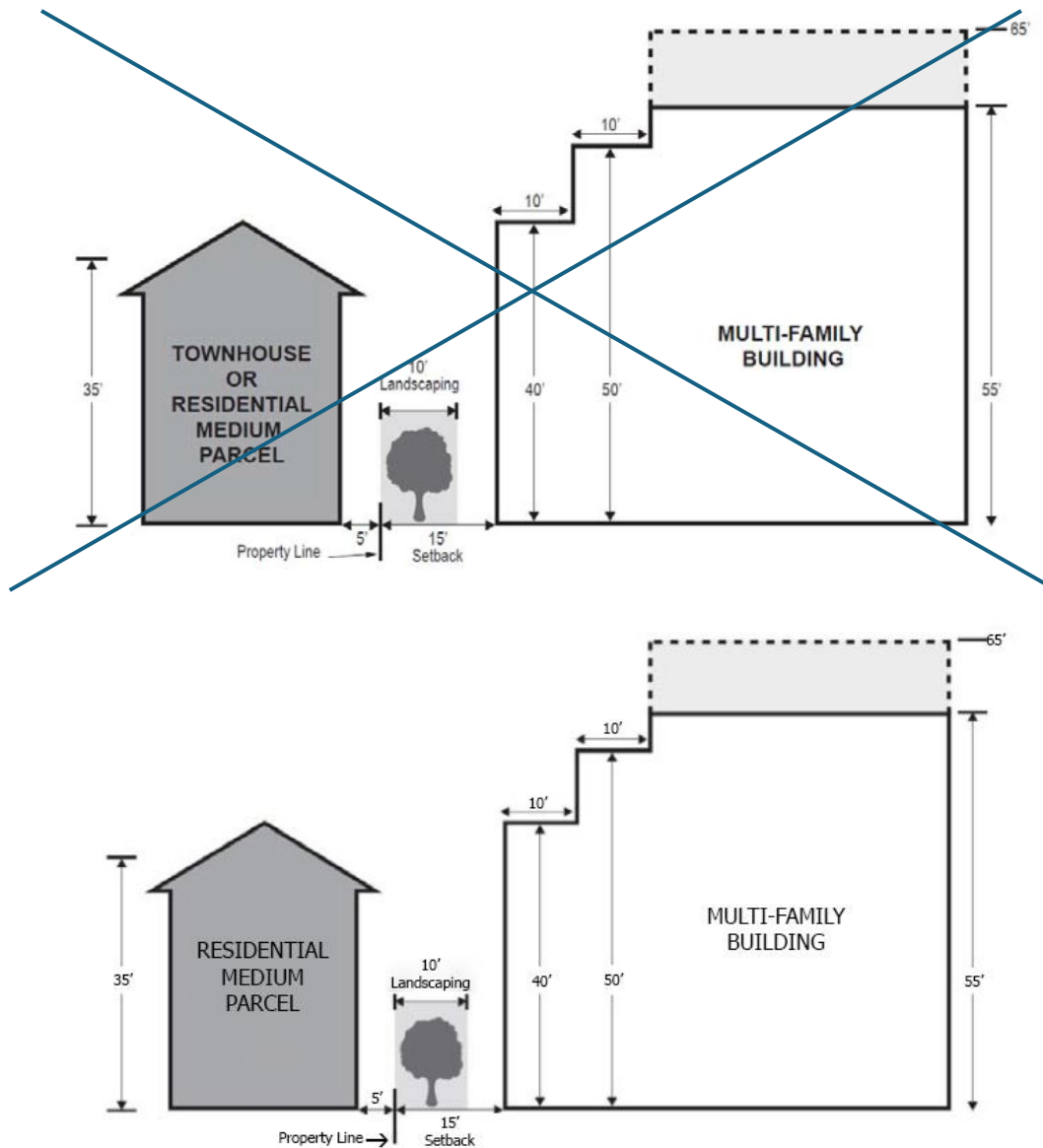


Figure: Abutting Residential Medium Designation. Diagram illustrating height requirements and allowances for multi-family and residential mixed use projects abutting parcels with Residential Medium Comprehensive Plan land use designations.

C. **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. (Ord. 24-1022 § 5 (Exh. C); Ord. 18-1029 § 1; Ord. 15-1018 § 1. Formerly 15.510.230)

15.510.150 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. Lighting levels of adjacent uses should be considered to avoid competing light levels. Maximum light levels should be considered adjacent to ~~single-family~~ residential low density areas. Lighting directed to accent landscaping or architectural features is appropriate, especially at entries.

A. **Location of Lighting.** Lighting standards shall be used to illuminate surfaces intended for pedestrians and vehicles, including building entries, pedestrian walkways, recreation space, common areas, access drives and parking lots.

1. **Pedestrian Walkways.** Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from automobile circulation.

- a. Along pedestrian circulation corridors, lighting standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas.
- b. Effective lighting for pedestrian areas and pathways shall be directed toward the ground.

2. **Building Entrances, Common Areas and Recreation Space.** Lighting shall be sited to provide visibility in common areas and building entrances, including mail kiosks, stairwells, parking garages, laundry rooms, exercise rooms, and outdoor common areas and recreation space.

B. **Lighting Height.**

1. **Vehicle Circulation and Parking.** Lighting standards used to illuminate surfaces intended for vehicles shall be no greater than sixteen (16) feet in height.

2. **Pedestrian Walkways, Building Entrances and Recreation and Common Areas.** Lighting standards used to illuminate surfaces intended for pedestrians shall include pedestrian scale elements a maximum of twelve (12) feet in height.

C. **Glare.** Light fixtures shall be sited and directed to minimize glare around residences and shall conform to the general performance standards in SMC 15.460.030. (Ord. 18-1029 § 1; Ord. 15-1018 § 1. Formerly 15.510.160)

15.510.410 Minimum Recreation Space Requirements

Intent: Provide opportunities for both passive and active recreation space in new residential development. Recreation space shall include amenities appropriate for the ages of people likely to live in the residences and be located with regard to climate conditions, particularly solar access, and safety.

A. **Application.** Each multi-family building or complex of ~~five (5)~~ seven (7) or more units shall provide a minimum area of recreation space, as designated in this chapter.

B. **Minimum Area Required.**

Unit Size	Minimum Required Recreation Space
2-bedroom or larger	200 square feet
1-bedroom	160 square feet
Studio	120 square feet
Overlay Districts (City Center, S. 154th Street and Angle Lake Station Areas)	
Per unit	60 square feet

1. **Cap on Minimum Area Required for Projects Outside of Overlay Districts.** See SMC 15.510.460(B), Recreation Space Reductions Table.

C. **Type of Recreation Space Required.** The minimum amount of required recreation space by type is as follows:

	General Requirements	Overlay Districts (City Center, South 154th Street and Angle Lake Station Areas)
<i>OUTDOOR RECREATION SPACE</i>		
Outdoor Common Space	Minimum 50%	Minimum 75%
Play Areas	Amount equivalent to 50% of minimum required recreation space for 2-bedroom+ units *Not required for retirement apartments or assisted living facilities	Optional
Outdoor Single-Purpose Space	Up to 50%	Not counted
<i>INDOOR RECREATION SPACE</i>		
Indoor Common Space	Up to 50%	Up to 25%
<i>PRIVATE RECREATION SPACE</i>		
Private Balconies/Patios	Up to 50%	Up to 25%

D. **Required Recreation Space in Phased Developments.** Multiple-family dwelling developments which are built in phases shall provide on-site recreation space for each phase or shall provide the total amount of recreation space required for the complete development in the first phase of construction. (Ord. 18-1029 § 1; Ord. 16-1022 § 1 (Exh. C); Ord. 16-1009 § 15; Ord. 15-1018 § 1. Formerly 15.510.510)

15.510.700 Multi-Family and Mixed Use Projects in the Overlay Districts and CB-C, URH-MU and 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, URH-MU and 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, URH-MU, and NV ~~and UV~~ 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
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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, URH-MU and NV Zones Outside of Overlay Districts.** The following standards from Chapter 15.515 SMC, Special Design Standards for the RBX, CB-C, URH-MU, and NV Zones, shall apply to all multi-family and residential mixed use projects in the CB-C, URH-MU and NV Zones outside of overlay districts:

APPLICABLE STANDARDS		
Projects in the CB-C, URH-MU and NV 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 URH-MU Zone	SMC 15.515.200(D)	Minimum parking standards for URH-MU zone
Additional Requirements for Residential Mixed Use Projects in the CB-C, URH-MU and NV Zones		
Landscaping	SMC 15.515.200(C)	Street frontage landscaping modifications

(Ord. 24-1022 § 5 (Exh. C); Ord. 18-1029 § 1; Ord. 16-1009 §§ 6, 16; Ord. 15-1018 § 1. Formerly 15.510.800, 15.510.810)

Chapter 15.600**SIGN CODE**

Sections:

- 15.600.020 General Sign Provisions
- 15.600.030 Commercial/~~Office~~/Industrial Zone Classification Signs
- 15.600.040 Multi-Family Residential Zone Classification Signs
- 15.600.050 Residential Low and Medium Zone Classification Signs
- 15.600.080 Electronic Message Signs

15.600.020 General Sign Provisions**A. Requirements Applicable to All Signs.**

1. **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 15.600.110, Permits and Fees.
2. **Electrical Requirements.** Electrical requirements for signs within the City shall be governed by Chapter 13.180 SMC, 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 15.600.110, Permits and Fees.
3. **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 15.600.080, Electronic Message Signs.
4. **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.
5. **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. All signs shall comply with SMC 15.400.350, Sight Distance Requirements.
6. **Landscaping for Monument Signs.** All permanent 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.
7. **Sign Inspection.** All sign users shall permit the periodic inspection of their signs by the City upon City staff request.
8. **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.

B. Number of Permanent Signs.

1. Permanent signage, consisting of monument/freestanding signage and facade/building-mounted signage, is allowed within the commercial/industrial/office zones, multi-family zones, and for noncommercial uses in the residential low density 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, Residential Low and Medium Zone Classification Signs. Within these zoning classifications, only one (1) freestanding sign is allowed per site. See subsection (E) of this section for a definition of “site.” 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) freestanding sign shall be allowed on each street frontage, providing that there shall be a minimum of one hundred fifty (150) feet between each freestanding sign, drawn in a straight line between the closest edges of the signs.

3. In a residential site of one hundred (100) dwelling units or greater, where the dwelling units are clustered into defined neighborhoods, only one (1) freestanding sign shall be allowed to identify each neighborhood containing at least thirty-five (35) residential dwelling units.

C. **Monument Sign Design.** Any monument sign must be “integrated” (that is, all elements of the sign must be incorporated in a single design).

1. Monument signs shall include design elements that effectively frame the sign on both faces. Alternatively, signs that have a substantial framing element on one (1) side may meet this provision.

2. Monument signs shall integrate a top, middle, and bottom element. The top could include a distinctive sign cap and/or include the name of a multi-tenant center. The middle can include a consistent framing technique for an individual sign or multiple signs in a multi-tenant center. The bottom could include a distinctive base design with special materials and/or design.

Signs less than six (6) feet tall are exempt from this provision.

3. Monument signs shall include durable high-quality materials such as stone, brick, concrete, or steel and a design that relates to and/or complements the design of on-site buildings and/or is coordinated with other site design elements (such as distinctive lighting, monuments, wayfinding signs).

4. All permanent 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.

5. Posts or other supports must be architecturally covered, painted, or otherwise treated to prevent weathering, and to coordinate with the design of the sign.

D. **Setbacks.**

1. Interior lots (as per SMC 15.110.040): five (5) feet from the front property line; ten (10) feet from the side property lines.

2. Corner lots: five (5) feet from all property lines.

3. A sign may be set back between zero (0) feet and five (5) feet from the front property line, provided the applicant provides justification and documented proof that the sign’s placement will not hinder vision clearance (as per SMC 15.400.350) for existing and future development on the site.

E. **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.

F. **Directional Signs.** Directional signs are not included in the number of permanent signs so long as the following conditions are met:

1. The sign shall not exceed nine (9) square feet in surface area.
 - a. Business identification shall comprise no more than twenty-five percent (25%) of the sign.
2. The number of directional signs shall not exceed one (1) per entrance to a site, except that two (2) 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, see SMC 15.600.070, Temporary Sign Standards, for requirements regarding temporary signs.
4. Where a property lacks direct street frontage, an off-premises directional sign may be approved through a variance process described in SMC 15.600.130, Variance From Sign Code.

G. **Street Identification.** Each enterprise, including each building in a multiple building complex, shall display and maintain on-premises street address number identification.

H. **Each Sign Complete.** In no case shall any sign contain a letter, word, or phrase that is continued onto another sign. (Ord. 24-1022 § 5 (Exh. C); Ord. 24-1008 § 4; Ord. 15-1018 § 1)

15.600.030 Commercial/~~Office~~/Industrial Zone Classification Signs

A. General.

1. This section regulates signs in the following zones: CL, CB, CB-C, RBX, ~~I,~~ and ~~UVH.~~
2. **Illumination.** 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 residential low density 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.

B. Standards.

1. **Monument and Freestanding Signs.**
 - a. Maximum height: fifteen (15) feet.
 - b. Maximum surface area:
 - i. Eighty-five (85) square feet;
 - ii. The size of electronic monument or freestanding signs is limited by SMC 15.600.080, Electronic Message 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 message signs for building-mounted signs is limited by SMC 15.600.080, Electronic Message Signs.

Surface Area of Facade	Maximum Sign Surface Area
Less than 100 sf	30 sf
100 – 199 sf	35 sf + 11% of facade area over 100 sf
200 – 499 sf	40 sf + 12% of facade area over 200 sf
500 – 999 sf	80 sf + 11% of facade area over 500 sf
1,000 sf or greater	10% of facade

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 the display of the 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.** The height of any building-mounted sign shall not extend above the highest exterior wall of the building.
- 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 seventy percent (70%) of the width or height of the fascia the sign is mounted to so as to leave reveal on all sides of the sign and to maintain an appropriate balance between the sign and structure.



Figure: CANOPY SIGN

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 majority of 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.

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 ~~RM, RH, URH, URH-MU, CB, RBX, RL, CL, I~~ NVM, NVH, UVM and UVH 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 15.600.080, Electronic Message 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. Maximum sign height: fifteen (15) feet – permanent sign.
 - b. 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 15.600.080, Electronic Message Signs, for size limitations on electronic signs.
 - c. **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 multi-family development exceeding thirty (30) dwelling units; and
 - ii. Auxiliary projections or attachments provide a single architectural feature unique to the multi-family development; and
 - iii. The monument sign and auxiliary projections and attachments are on a scale commensurate with the size of the development.
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 15.600.080, Electronic Message Signs.

Surface Area of Facade	Maximum Sign Surface Area
Less than 100 sf	21 sf
100 – 199 sf	21 sf + 9% of facade area over 100 sf
200 – 499 sf	30 sf + 10% of facade area over 200 sf
500 – 999 sf	60 sf + 9% of facade area over 500 sf
1,000 sf or greater	10% of facade

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 the display of the 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.** The height of any building-mounted sign shall not extend above the highest exterior wall of the building.
- d. No sign shall be mounted on top of a marquee, porte-cochere, canopy, roof, or other similar structure.
- e. Any building-mounted sign 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 majority of 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. 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.

15.600.050 Residential Low and Medium Zone Classification Signs

- A. In individual dwelling units within the residential RL, ~~and~~ RM and URM 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. Any home occupation shall be allowed the signage described and regulated in SMC 15.465.500(C), Home Occupations.
- D. Any daycare facility, bed and breakfast, short-term rental, or specialized instruction school (other than a specialized instruction school located at a former school district facility) within the RL, ~~or~~ RM or URM zones shall be allowed a nine (9) square foot sign.
- E. Electronic message signs are not allowed, except as permitted by SMC 15.600.080, Electronic Message Signs.
- F. 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, and community uses.

15.600.080 Electronic Message Signs

Electronic message 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, UVH, I, RBX	55 sf	85 sf
CL	25 sf	85 sf
Noncommercial Uses in RL, RM, URM, URH, UVM, P	Not allowed	35 sf not on an arterial
	Not allowed	60 sf on a minor/collector arterial
	25 sf	85 sf on a principal arterial
Commercial Uses in UVM, RM, URM, URH	Not allowed	35 sf
	Not allowed	60 sf on a minor/collector arterial
	25 sf	85 sf on a principal arterial
Multi-Family Uses in UVH, URM, URH	Not allowed	35 sf

2. Building-Mounted Signs.

- a. Building-mounted electronic message signs are not allowed in the following zones: ~~URL~~, RM, UVM, UVH, URM, RH, URH, URH-MU, P, ~~CL~~.

- 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.

C. Light Levels.

1. All signs shall incorporate photocell/light sensors, with automatic dimming technology that appropriately adjusts to ambient light conditions and the means to immediately turn off the display if it malfunctions or if for some reason it is not complying with the regulations in this section.
2. Maximum brightness levels for electronic message signs in all zones shall not exceed three-tenths (0.3) foot candles above ambient light as measured using a foot candle meter at a preset distance depending on sign size. Measurement distance shall be determined using the following calculation: the square root of the product of the sign area times one hundred (100). Example using a twelve (12) square foot sign: $(12 \times 100) = 34.6$ feet measuring distance.
3. At no time shall the sign be operated at a brightness level greater than the manufacturer's recommended levels.
4. All electronic message signs shall be designed to prevent light trespass into the sky.

D. Residential Zones.

1. Electronic message signs shall not be allowed within any dwelling or home occupation in any residential zone.
2. Businesses, churches or schools are allowed electronic message signs providing that:
 - a. They comply with subsections (A) through (C)(1) and (C)(3) of this section;
 - b. Electronic displays in residential zones shall be turned off between the hours of 10:00 p.m. and 7:00 a.m. (Ord. 24-1022 § 5 (Exh. C); Ord. 24-1008 § 13)

Chapter 15.700

CRITICAL AREAS

Sections:

- 15.700.050 Partial Exemptions
- 15.700.270 Steep Slope Hazard Areas – Development Standards and Permitted Alterations
- 15.700.285 Wetlands – Development Standards

15.700.050 Partial Exemptions

The following are exempt from the provisions of this chapter and any administrative rules promulgated thereunder, except for the notice on title provisions, SMC 15.700.160, Notice on Title:

- A. Structural modification of, addition to, or replacement of structures, except ~~single-family~~ detached ~~residences~~ dwelling units, 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, critical area or buffer;
- B. Structural modification of, addition to, or replacement of ~~single-family~~ detached ~~residences~~ dwelling units 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 critical area or, if the existing residence is in the critical area, extends further in the critical 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. (Ord. 21-1015 § 8; Ord. 16-1016 § 1 (Exh. B); Ord. 15-1018 § 1)

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 critical area report, the City determines that the reduction will adequately protect the proposed development and the critical area. For ~~single-family residential detached dwelling unit~~ 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 critical 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 runoff, 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. (Ord. 16-1016 § 1 (Exh. B); Ord. 15-1018 § 1)

15.700.285 Wetlands – Development Standards

A development proposal on a site containing a wetland shall meet the following requirements:

A. **Buffers Required.** A buffer shall be established adjacent to designated wetland areas. The purpose of the buffer area shall be to protect the integrity, functions and values of the wetland area. Buffer widths shall be appropriate for the sensitivity of the wetland and for the risks associated with land use development.

B. **Standard Buffers Comply with BAS.** The following standard buffers have been established in accordance with the best available science (codified at WAC 365-195-900 through 365-195-925). They are based on the category of wetland and the habitat score as determined by a qualified wetland professional.

Standard Wetland Buffers

The following table specifies standard buffers, which may be modified pursuant to subsections (E) through (I) of this section:

Wetland Category	Habitat Score			
	3 – 4	5	6 – 7	8 – 9
	Buffer Width in Feet			
Category I	75	105	165	225
Category II	75	105	165	225
Category III	60	105	165	225
Category IV	40			

C. Impact Minimization Measures Required. The use of the standard buffer widths requires the implementation of the measures in the following table, where applicable, to minimize the impacts of the adjacent land uses. Activities listed under “Examples of Activities That Cause Disturbances” include but are not limited to those listed. If an applicant chooses not to apply those measures, then a thirty-three percent (33%) increase in the width of all buffers is required. For example, a seventy-five (75) foot buffer with the measures implemented would increase to a one hundred (100) foot buffer without them.

Wetland Impact Minimization Measures

Disturbance	Examples of Activities and Uses That Cause Disturbances	Required Measures to Minimize Impacts
Lights	<ul style="list-style-type: none"> • Parking lots • Warehouses • Industrial • Multi-family residential 	<ul style="list-style-type: none"> • Direct lights away from wetland
Noise in excess of limitations as set forth in SMC 15.460.020	<ul style="list-style-type: none"> • Industrial • Parking lots • Multi-family residential 	<ul style="list-style-type: none"> • Locate activity that generates noise away from wetland
Toxic runoff	<ul style="list-style-type: none"> • Parking lots • Roads • Industrial • Residential • Pesticide application • Landscaping 	<ul style="list-style-type: none"> • Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered • Establish covenants limiting use of pesticides within 150 ft of wetland • Apply integrated pest management*
Stormwater runoff	<ul style="list-style-type: none"> • Roads • Driveways • Parking lots 	<ul style="list-style-type: none"> • Retrofit stormwater detention and treatment for roads and existing adjacent development • Prevent channelized flow from lawns that directly enters the buffer • Use LID BMPs
Changes in water regime	<ul style="list-style-type: none"> • Impervious surfaces • Lawns • Tilling 	<ul style="list-style-type: none"> • Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns
Pets and human disturbance	<ul style="list-style-type: none"> • Single-family residential <u>Detached dwelling units</u> • <u>Middle housing</u> • Multi-family residential • Leash free dog park 	<ul style="list-style-type: none"> • Use privacy fencing OR plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the regional ecology • Place wetland and its buffer in a separate tract or protect with a conservation easement
Dust	<ul style="list-style-type: none"> • Excavation • Construction 	<ul style="list-style-type: none"> • Use best management practices to control dust

* “Integrated pest management” is defined as the careful consideration of all available pest control techniques and subsequent integration of appropriate measures that discourage the development of pest populations and keep pesticides and other interventions to levels that reduce or minimize risks to human health and the environment.

D. Vegetated Buffer Assumption. The buffer widths assume that the buffer is vegetated with a native plant community appropriate for the regional ecology. If the existing buffer is sparsely vegetated, or vegetated with invasive species that do not perform needed functions, the buffer shall either be planted to create the appropriate plant community or widened to ensure that functions and values of the buffer are adequately provided.

E. Increased Buffers. Increased buffer widths may be required on a case-by-case basis when necessary to protect wetland functions and values. This determination shall be supported by a critical area report or other appropriate documentation showing that it is reasonably related to protection of the functions and values of the wetland, or when:

1. The buffer is within twenty-five (25) feet of the top or toe of a slope that is greater than thirty percent (30%); or

2. The slope is susceptible to erosion and standard best management practices (BMPs) and erosion-control measures will not prevent adverse impacts to the wetland.

F. **Buffer Width Averaging.** Buffer width averaging may be allowed in accordance with an approved critical area report; provided, that all of the following criteria are met:

1. It will not reduce protection to wetlands or their functions;
2. The total area contained in the buffer after averaging does not decrease;
3. The buffer at its narrowest point is not less than seventy-five percent (75%) of the standard width; and
4. The critical area report shall describe the current functions and values of the wetland and its buffer, and the measures that will be taken to ensure that there is no loss of wetland function due to averaging.

G. **Reduced Buffer Allowance.** Reduced buffers may be allowed, with enhancements, in accordance with an approved critical area report, provided:

1. The existing condition of the buffer is degraded, and
2. Additional protection to the wetland is provided through the implementation of a buffer enhancement plan.
3. Buffer enhancement may include, but is not limited to:
 - a. Planting native vegetation that would increase value for fish and wildlife habitat, improve water quality, or provide aesthetic or recreational value;
 - b. Enhancement of wildlife habitat by incorporating structures that are likely to be used by wildlife, including wood duck boxes, bat boxes, nesting platforms, snags, rootwads, stumps, birdhouses, and nesting areas;
 - c. Removing non-native plant species and noxious weeds from the buffer area and replanting the area subject to subsection (G)(3)(a) of this section.

H. **Buffer Reductions Limited.** Buffer reductions under this section shall be limited to twenty-five percent (25%) of the standard buffer width.

I. **Buffer Exemption.** When a property redevelops, if portions of a buffer width required by this chapter are already developed with legally established physical improvements (e.g., buildings, pavement), those portions of the proposed redevelopment area within the required buffer width are exempt from the buffer requirements of this chapter.

J. **Buffers on Mitigation Sites.** All mitigation sites shall have buffers consistent with the buffer requirements of this chapter. Buffers shall be based on the target or expected category of the wetland.

K. **Determination by Wetland Professional.** Alterations to buffer width requirements pursuant to this section shall be determined by a qualified wetland professional using established methodologies and approved Federal and State manuals.

L. **Hazardous Substances Prohibited.** The use of hazardous substances, pesticides, herbicides and fertilizers in a wetland or its buffer is prohibited except as provided in SMC 15.700.290(D). (Ord. 16-1016 § 1 (Exh. B); Ord. 15-1018 § 1. Formerly 15.700.280)

ORDINANCE NO. 25-1009

AN ORDINANCE of the City Council of the City of SeaTac, Washington extending the Franchise Agreement with Level 3 Communications, LLC ("LEVEL 3") which was established via Ordinance No. 14-1011 and Ordinance 16-1001.

WHEREAS, there exists a nonexclusive franchise agreement ("the Franchise Agreement") established through Ordinance 14-1011 and Ordinance No. 16-1001 for LEVEL 3 to enter, occupy, and use public rights-of-way and nonexclusive easements to construct, operate and maintain a Fiber Optic Cable Network to offer and provide telecommunications services within the City; and

WHEREAS, the term of the Franchise Agreement as established expires on June 30, 2025; and

WHEREAS, the City wishes to extend the Franchise Agreement for one ten-year period according to Section 2.2 of the Agreement; and

WHEREAS, LEVEL 3 has met all conditions required for the extension according to the Franchise Agreement.

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

Section 1. The Franchise Agreement as between LEVEL 3 and the City of SeaTac shall be extended until June 30, 2035, with all other terms remaining unchanged.

Section 2. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such determination shall not affect the validity of the remaining parts of this Ordinance.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication, as required by law.

ADOPTED this 10th day of June, 2025, and signed in authentication thereof on this 10th day of June, 2025.

CITY OF SEATAC


Mohamed Egal, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Cindy Corsilles, Interim City Attorney

[Effective Date: 6/21/2025]

[LEVEL 3 Franchise Extension]

ORDINANCE NO. 25-1010

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Chapter 11.30 of the SeaTac Municipal Code related to Commute Trip Reduction, and adopting the City of SeaTac Commute Trip Reduction Plan Update.

WHEREAS, under State law as set forth in RCW 70.94.521 through 70.94.551, the City is required to develop and implement a program and plan to reduce single occupant vehicle commute trips by the employees of affected employers; and

WHEREAS, the Commute Trip Reduction (CTR) Efficiency Act was passed in 2006 so as to remain consistent with the CTR Board Guidelines; and

WHEREAS, WAC 468-63-040 establishes new statewide minimum program goals and targets for local jurisdictions; and

WHEREAS, RCW 70A.15.4020 establishes that the local CTR plan shall be updated at least once every four years, in order to establish new program strategies and update other elements as needed.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC DO
ORDAIN AS FOLLOWS:**

Section 1. The purpose of this Ordinance is to improve air quality, reduce traffic congestion and minimize energy consumption. These regulations are prepared to comply with RCW 70.94.521. This Ordinance does this by requiring employer-based programs that encourage employees to find alternatives to drive alone commuting with collaboration between the City of SeaTac and affected employers.

Section 2. Chapter 11.30 of the SeaTac Municipal Code is hereby amended to read as follows:

11.30.010 Definitions.

The following definitions shall apply to this chapter:

“Affected employee” means a full-time employee who begins his or her regular workday at a single work site covered by the commute trip reduction plan between 6:00 a.m. and 9:00 a.m. (inclusive) on two (2) or more weekdays for at least twelve (12) continuous months who is not an independent contractor. Seasonal agricultural employees, including seasonal employees of processors of agricultural products, are excluded from the count of affected employees.

“Affected employer” means an employer that employs one hundred (100) or more full-time employees at a single work site covered by the commute trip reduction plan who are scheduled to begin their regular workday between 6:00 a.m. and 9:00 a.m. (inclusive) on two (2) or more weekdays for at least twelve (12) continuous months. Construction work sites, when the expected duration of the construction is less than two (2) years, are excluded from this definition.

“Alternative mode” means any means of commute transportation, other than that in which the single-occupant motor vehicle is the dominant mode, including telecommuting and compressed work week schedules if they result in reducing commute trips.

“Alternative work schedules” means programs such as compressed work week schedules that eliminate work trips for affected employees.

“Base year” means the twelve (12) month period which commences when a major employer is determined by the jurisdiction to be participating within the CTR program. The City of SeaTac uses this twelve (12) month period as the basis upon which it develops commute trip reduction goals.

“Base year survey” or “baseline measurement” means the survey, during the base year, of employees at a major employer work site to determine the ~~non-drive-alone rate and vehicle miles traveled~~ per employee at the work site. The jurisdiction uses this measurement to develop commute trip reduction goals for the major employer. The baseline measurement must be implemented in a manner that meets the requirements specified by the City of SeaTac.

“Carpool” means a motor vehicle, including a motorcycle, occupied by two (2) to six (6) people of at least sixteen (16) years of age traveling together for their commute trip, resulting in the reduction of a minimum of one (1) motor vehicle commute trip.

~~“Commute trip vehicle miles traveled per employee” means the sum of the individual vehicle commute trip lengths in miles over a set period divided by the number of full-time employees during that period.~~

“Commute trips” means trips made from a worker’s home to a work site (inclusive) on weekdays.

“Compressed work week” means an alternative work schedule, in accordance with employer policy, that regularly allows a full-time employee to eliminate at least one (1) workday every two (2) weeks by working longer hours during the remaining days, resulting in fewer commute trips by the employee. This definition is primarily intended to include weekly and biweekly arrangements, the most typical being four (4) ten (10) hour days or eighty (80) hours in nine (9) days, but may also include other arrangements.

“CTR” is the abbreviation of commute trip reduction.

“CTR program” means an employer’s strategies to ~~increase~~ decrease employees’ ~~non-drive-alone commutes and reduce average VMT~~ per employee.

“Custom bus/buspool” means a commuter bus service arranged specifically to transport employees to work.

“Dominant mode” means the mode of travel used for the greatest distance of a commute trip.

“Drive alone” means a single-occupant vehicle.

“Employee transportation coordinator (ETC)” means a person who is designated as responsible for the development, implementation and monitoring of an employer’s CTR program.

“Employer” means a sole proprietorship, partnership, corporation, unincorporated association, cooperative, joint venture, agency, department, district, or other individual or entity, whether public, nonprofit, or private, that employs workers.

“Exemption” means a waiver from any or all CTR program requirements granted to an employer by the City of SeaTac based on unique conditions that apply to the employer or employment site.

“Flex-time” is an employer policy that provides work schedules allowing individual employees flexibility in choosing the start and end time, but not the number of their working hours.

“Full-time employee” means a person, other than an independent contractor, whose position is scheduled on a continuous basis for fifty-two (52) weeks for an average of at least thirty-five (35) hours per week.

“Good faith effort” means that an employer has met the minimum requirements identified in RCW ~~70.94.531~~ [70A.15.404 \(5\)](#) and this chapter, and is working collaboratively with the City of SeaTac to continue its existing CTR program or is developing and implementing program modifications likely to result in improvements to its CTR program over an agreed-upon length of time.

“Implementation” means active pursuit by an employer of the CTR goals of RCW [70.94.521](#) through [70.94.555](#) and this chapter, as evidenced by appointment of an employee transportation coordinator (ETC), distribution of information to employees regarding alternatives to drive-alone commuting, and commencement of other measures according to its approved CTR program and schedule.

A “major employer” means a private or public employer, including State agencies, that employs one hundred (100) or more full-time employees at a single work site who are scheduled to begin their regular workday between 6:00 a.m. and 9:00 a.m. on weekdays for at least twelve (12) continuous months.

“Major employer work site,” “affected employer work site” or “work site” means the physical location occupied by a major employer, as determined by the City of SeaTac.

“Major employment installation” means a military base or federal reservation, excluding tribal reservations, or other locations as designated by the City of SeaTac, at which there are one hundred (100) or more affected employees.

“Mode” means the means of transportation used by employees, such as single-occupant motor vehicle, rideshare vehicle (carpool or vanpool), transit, ferry, bicycle, walking, compressed work week schedule and telecommuting.

~~“Non-drive-alone travel (NDAT)” means travel by a method other than single-occupant vehicle. Travel avoided by telework, alternative work schedules, or condensed work weeks shall also be considered as non-drive-alone travel.~~

“Notice” means written communication delivered via the United States Postal Service, with receipt deemed accepted ~~thirteen~~ (310) days following the day on which the notice was deposited with the Postal Service, unless the third day falls on a weekend or legal holiday, in which case the notice is deemed accepted the day after the weekend or legal holiday.

“Peak period” means the hours from 6:00 a.m. to 9:00 a.m. (inclusive), Monday through Friday, except legal holidays.

“Peak period trip” means any commute trip that delivers the employee to his/her work site to begin his or her regular workday between 6:00 a.m. and 9:00 a.m. (inclusive), Monday through Friday, except legal holidays.

“Ride matching service” means a system which assists in matching commuters for the purpose of commuting together.

“Target” means a quantifiable or measurable value that is expressed as a desired level of performance, against which actual achievement can be compared in order to assess progress.

“Teleworking” or “telecommuting” means the use of telephones, computers, or other similar technology to permit an employee to work from home, eliminating a commute trip, or to work from a work place closer to home, reducing the distance traveled in a commute trip by at least half.

“Transit” means a multiple-occupant vehicle operated on a for-hire, shared-ride basis, including bus, passenger ferry, rail, shared-ride taxi, shuttle bus, or vanpool.

“Transportation demand management (TDM)” means a broad range of strategies that are primarily intended to reduce and reshape demand on the transportation system.

“Transportation management association (TMA)” means a group of employers or an association representing a group of employers in a defined geographic area. A TMA may represent employers within specific City limits or may have a sphere of influence that extends beyond City limits.

“Vanpool” means a vehicle occupied by five (5) to fifteen (15) people traveling together for their commute trip, resulting in the reduction of a minimum of one (1) motor vehicle trip.

“Vehicle miles traveled (VMT) per employee” means the sum of the individual vehicle commute trip lengths, in miles, made by employees over a set period, divided by the number of employees during that period.

“Week” means a seven (7) day calendar period starting on Monday and continuing through Sunday.

“Weekday” means any day of the week except Saturday or Sunday.

11.30.015 City of SeaTac CTR plan.

The goals established for the City and affected employers in the City are set forth in the City of SeaTac’s commute trip reduction plan, as adopted by the SeaTac City Council.

11.30.020 Commute trip reduction goals.

A. The City of SeaTac’s goals and targets for ~~increasing~~ decreasing the proportions of ~~non-drive-alone trips and reducing vehicle miles traveled~~ per employee by affected employers in the City’s jurisdiction are hereby established as referenced in the City of SeaTac’s CTR plan update. ~~These goals~~ The target establishes the desired level of performance for the CTR program in its entirety in City of SeaTac. The City of SeaTac will set the individual work site goals and targets for affected employers based on how the work site can contribute to City of SeaTac’s ~~overall goal~~ target established in the CTR plan.

B. Commute Trip Reduction Goals for Affected Employers.

1. The ~~NDAT and VMT goals~~ drive-alone target for affected employers in the City of SeaTac are hereby established as set forth in the City’s CTR plan update.

2. If the goals and targets for an affected employer or newly affected employer are not listed in the CTR plan update, they shall be established by the City of SeaTac at a level designed to achieve the City of SeaTac’s overall goals and targets for the jurisdiction and other areas as designated by the City of SeaTac. The City of SeaTac shall provide written notification of the goals and targets for each affected employer work site by providing the information when the City of SeaTac reviews the employer’s proposed program and incorporating the goals and targets into the program approval issued by the City of SeaTac.

11.30.030 Implementation responsibility.

The City Manager or designee shall be responsible for implementing this chapter, the CTR plan update, and the City of SeaTac CTR program together with any authority necessary to carry out such responsibilities such as rule-making or certain administrative decisions.

11.30.040 Applicability.

A. The provisions of this chapter shall apply to any affected employer within the geographic limits of the City of SeaTac’s CTR plan.

B. Notification of Applicability. In addition to the City of SeaTac's established public notification for adoption of an ordinance, a notice of availability of a summary of an ordinance, a notice of the requirements and criteria for affected employers to comply with this chapter and subsequent revisions shall be published at least once in the City of SeaTac's official newspaper not more than thirty (30) days after adoption of this chapter.

Affected employers located in the City of SeaTac are to receive written notification that they are subject to this chapter. Such notice shall be addressed to the company's chief executive officer, senior official, CTR program manager, or employee transportation coordinator at the work site. Such notification shall provide ninety (90) days for the affected employer to perform a baseline measurement consistent with the measurement requirements specified by the City of SeaTac.

Affected employers that, for whatever reason, do not receive notice within thirty (30) days of adoption of this chapter and are either notified or identify themselves to the City of SeaTac within ninety (90) days of the adoption of this chapter will be granted an extension to assure up to ninety (90) days within which to perform a baseline measurement consistent with the measurement requirements specified by the City of SeaTac.

Affected employers that have not been identified or do not identify themselves within ninety (90) days of the adoption of this chapter and do not perform a baseline measurement consistent with the measurement requirements specified by the City of SeaTac within ninety (90) days from the passage of this chapter are in violation of this chapter.

If an affected employer has already performed a baseline measurement, or an alternative acceptable to the City of SeaTac, under previous iterations of this chapter, the employer is not required to perform another baseline measurement.

C. Newly Affected Employers. Employers meeting the definition of "affected employer" in this chapter must identify themselves to the City of SeaTac within ninety (90) days of either moving into the boundaries of the City of SeaTac or increasing in employees at a work site. Employers who do not identify themselves within ninety (90) days are in violation of this chapter.

Newly affected employers identified as such shall be given ninety (90) days to perform a baseline measurement consistent with the measurement requirements specified by the City of SeaTac. Employers who do not perform a baseline measurement within ninety (90) days of receiving written notification that they are subject to this chapter are in violation of this chapter.

Not more than ninety (90) days after receiving written notification of the results of the baseline measurement, the newly affected employer shall develop and submit a CTR program to the City of SeaTac. The program will be developed in consultation with City of SeaTac staff to be consistent with the goals of the CTR plan update adopted. The program shall be implemented not more than ninety (90) days after approval by the City of SeaTac. Employers who do not implement an approved CTR program according to this schedule are in violation of this chapter.

Newly affected employers will be given ninety (90) days to designate an employee transportation coordinator (ETC) to work closely with City of SeaTac staff to develop, implement, and monitor

strategies and processes to meet defined CTR goals for their job site. If for any reason the ETC is displaced from their position, a new ETC must be designated by the employer within ninety (90) days. Employers who fail to designate an ETC within ninety (90) days of being identified as an affected employer are in violation of this chapter.

D. Change in Status as an Affected Employer. Any of the following changes in an employer's status will change the employer's CTR program requirements:

1. If an employer initially designated as an affected employer no longer employs one hundred (100) or more affected employees and expects not to employ one hundred (100) or more affected employees for the next twelve (12) months, that employer is no longer an affected employer. It is the responsibility of the employer to notify the City of SeaTac that it is no longer an affected employer. The burden of proof lies with the employer.
2. If the same employer returns to the level of one hundred (100) or more affected employees within the same twelve (12) months, that employer will be considered an affected employer for the entire twelve (12) months and will be subject to the same program requirements as other affected employers.
3. If the same employer returns to the level of one hundred (100) or more affected employees twelve (12) or more months after its change in status to an "unaffected" employer, that employer shall be treated as a newly affected employer and will be subject to the same program requirements as other newly affected employers.

E. Requirements for Employers – RCW ~~70.94.531~~ 70A.15.4040. An affected employer is required to make a good faith effort, as defined in RCW ~~70.94.534(2)~~ 70A.15.4040 (5) and this chapter, to develop and implement a CTR program that will encourage its employees to reduce ~~VMT per employee and increase non-drive-alone~~ commute trips. The CTR program must include the mandatory elements as outlined in SMC 11.30.050.

11.30.050 Program elements.

A. Mandatory Program Elements. Each employer's CTR program shall include the following mandatory elements:

1. Employee Transportation Coordinator (ETC). The employer shall designate an employee transportation coordinator (ETC) to administer the CTR program. The ETC and/or designee's name, location, and telephone number must be prominently displayed physically or electronically at each affected work site. The ETC shall oversee all elements of the employer's CTR program and act as liaison between the employer and the City of SeaTac. The objective is to have an effective transportation coordinator presence at each work site; an affected employer with multiple sites may have one (1) ETC for all sites. The ETC must complete the basic ETC training provided by ~~King County~~ the City of SeaTac within six (6) months of being designated as ETC.
2. Information Distribution. Information about alternatives to drive-alone commuting as well as a summary of the employer's CTR program shall be provided to employees at least

once a year and to new employees at the time of hire. The summary of the employer's CTR program shall also be submitted to the City of SeaTac with the employer's program description and regular report.

B. Additional Program Elements. In addition to the specific program elements described in subsection (A) of this section, the employer's CTR program shall include additional elements as needed to meet CTR goals. Elements may include, but are not limited to, one (1) or more of the following:

1. Provision of preferential parking for high-occupancy vehicles;
2. Reduced parking charges for high-occupancy vehicles;
3. Instituting or increasing parking charges for drive-alone commuters;
4. Provision of commuter ride matching services to facilitate employee ridesharing for commute trips;
5. Provision of subsidies for rail, transit, or vanpool fares and/or transit passes;
6. Provision of vans or buses for employee ridesharing;
7. Provision of subsidies for carpools, walking, bicycling, teleworking, or compressed schedules;
8. Provision of incentives for employees that do not drive alone to work;
9. Permitting the use of the employer's vehicles for carpooling or vanpooling;
10. Permitting flexible work schedules to facilitate employees' use of transit, carpools, or vanpools;
11. Cooperation with transportation providers to provide additional regular or express service to the work site;
12. Construction of special loading and unloading facilities for transit, carpool, and vanpool users;
13. Provision of bicycle parking facilities, lockers, changing areas, and showers for employees who bicycle or walk to work;
14. Provision of a program of parking incentives such as a rebate for employees who do not use the parking facilities;

15. Establishment of a program to permit employees to work part- or full-time at home or at an alternative work site closer to their homes which reduces commute trips;
16. Establishment of a program of alternative work schedules, such as a compressed work week, which reduces commute trips;
17. Implementation of other measures designed to facilitate the use of high-occupancy vehicles, such as on-site day care facilities, emergency taxi services, or guaranteed ride home programs;
18. Charging employees for parking, and/or the elimination of free parking; and
19. Other measures that the employer believes will reduce the number and length of commute trips made to the site.

C. CTR Program Report ~~and Description~~.

1. Affected employers shall review their program and file a regular progress report with the City of SeaTac in accordance with the format provided by the City.
2. The CTR program report ~~and description~~ outlines the strategies to be undertaken by an employer to achieve the commute trip reduction goals for the reporting period. Employers are encouraged to consider innovative strategies and combine program elements in a manner that will best suit their location, site characteristics, business type, and employees' commuting needs. Employers are further encouraged to cooperate with each other to implement program elements.
3. At a minimum, the employer's CTR program report ~~and description~~ must include:
 - a. A general description of the employment site location, transportation characteristics, employee parking availability, on-site amenities, and surrounding services;
 - b. The number of employees affected by the CTR program and the total number of employees at the site;
 - c. Documentation on compliance with the mandatory CTR program elements;
 - d. Description of any additional elements included in the employer's CTR program; and
 - e. A statement of organizational commitment to provide appropriate resources to the program to meet the employer's established goals.

D. Biennial Measure of Employee Commute Behavior. In addition to the baseline measurement, employers shall conduct a program evaluation as a means of determining work site progress toward meeting CTR goals. As part of the program evaluation, the employer shall distribute and collect commute trip reduction program employee questionnaires (surveys) at least once every two (2) years, ~~and achieve at least a fifty percent (50%) response rate from employees at the work site. Work sites not achieving a minimum survey response rate of fifty percent (50%) will be required to re-survey within the same two (2) year survey cycle period, and achieve a minimum fifty percent (50%) response rate the second time.~~ A worksite's target response rate is determined by policy developed by WSDOT.

11.30.060 Record keeping.

Affected employers shall maintain a copy of their approved CTR program description and report, their CTR program employee questionnaire results, and all supporting documentation for the descriptions and assertions made in any CTR report to the City of SeaTac for a minimum of forty-eight (48) months. The City of SeaTac and the employer shall agree on the record keeping requirements as part of the accepted CTR program.

11.30.070 Schedule and process for CTR program description and report.

A. Document Review. The City of SeaTac shall provide the employer with written notification if a CTR program is deemed unacceptable. The notification must give cause for any rejection. If the employer receives no written notification of extension of the review period of its CTR program or comment on the CTR program or annual report within ninety (90) days of submission, the employer's program or annual report is deemed accepted. The City of SeaTac may extend the review period up to ninety (90) days. The implementation date for the employer's CTR program will be extended an equivalent number of days.

B. Schedule. Upon review of an employer's initial CTR program, the City of SeaTac shall establish the employer's regular reporting date.

C. Modification of CTR Program Elements. Any affected employer may submit a request to the City of SeaTac for modification of CTR requirements. Such request may be granted if one (1) of the following conditions exists:

1. The employer can demonstrate it would be unable to comply with the CTR program elements for reasons beyond the control of the employer; or
2. The employer can demonstrate that compliance with the program elements would constitute an undue hardship.

The City of SeaTac may ask the employer to substitute a program element of similar trip reduction potential rather than grant the employer's request.

D. Extensions. An employer may request additional time to submit a CTR program ~~description and report~~, or to implement or modify a program. Such requests shall be via written notice at least thirty (30) days before the due date for which the extension is being requested. Extensions not to exceed ninety (90) days shall be considered for reasonable causes. The City of SeaTac

shall grant or deny the employer's extension request by written notice within ten (10) working days of its receipt of the extension request. If there is no response issued to the employer, an extension is automatically granted for thirty (30) days. Extensions shall not exempt an employer from any responsibility in meeting program goals. Extensions granted due to delays or difficulties with any program element(s) shall not be cause for discontinuing or failing to implement other program elements. An employer's regular reporting date shall not be adjusted permanently as a result of these extensions. An employer's annual reporting date may be extended at the discretion of the City of SeaTac.

E. Implementation of Employer's CTR Program. Unless extensions are granted, the employer shall implement its approved CTR program, including approved program modifications, not more than ninety (90) days after receiving written notice from the City of SeaTac that the program has been approved or with the expiration of the program review period without receiving notice from the City.

11.30.080 Enforcement.

A. Compliance. For purposes of this section, "compliance" shall mean:

1. Fully implementing in good faith all mandatory program elements as well as provisions in the approved CTR program ~~description and report~~;
2. Providing a complete CTR program ~~description and report~~ on the regular reporting date; and
3. Distributing and collecting the CTR program employee questionnaire during the scheduled survey period, ~~and achieving at least a fifty percent (50%) response rate.~~

B. Program Modification Criteria. The following criteria for achieving CTR goals ~~for VMT per employee and proportion of drive alone trips~~ shall be applied in determining requirements for employer CTR program modifications:

1. If an employer meets ~~its either or both~~ goals, and the employer has satisfied the objectives of the CTR plan, ~~it and~~ will not be required to improve its CTR program;
2. If an employer makes a good faith effort, as defined in RCW 70.94.534(2) and this chapter, but has not met ~~the applicable drive alone or VMT~~ its goals, no additional modifications are required;
3. If an employer fails to make a good faith effort, as defined in RCW 70.94.534(2) and this chapter, and fails to meet the applicable ~~NDAT or VMT~~ goals, the City of SeaTac shall direct the employer to revise its program within thirty (30) days to come into compliance with the measures defined by RCW 70.94.534(2), including specific recommended program modifications. In response to the recommended modifications, the employer shall submit a revised CTR program description and report, including the requested modifications or equivalent measures, within thirty (30) days of receiving written notice to revise its program. The City of SeaTac shall review the revisions and notify the employer

of acceptance or rejection of the revised program. If a revised program is not accepted, the City of SeaTac will send written notice to that effect to the employer within thirty (30) days and, if necessary, require the employer to attend a ~~conference~~ meeting with program review staff for the purpose of reaching a consensus on the required program. A final decision on the required program will be issued in writing by the City of SeaTac within ten (10) working days of the conference.

C. Violations. The following constitute violations if the deadlines established in this chapter are not met:

1. Failure to self-identify as an affected employer;
2. Failure to perform a baseline measurement, including:
 - a. Employers notified or that have identified themselves to the City of SeaTac within ninety (90) days of the adoption of this chapter and that do not perform a baseline measurement consistent with the requirements specified by the City of SeaTac within ninety (90) days from the notification or self-identification;
 - b. Employers not identified or self-identified within ninety (90) days of the adoption of this chapter and that do not perform a baseline measurement consistent with the requirements specified by the City of SeaTac within ninety (90) days from the adoption of this chapter;
3. Failure to develop and/or submit on time a complete CTR program;
4. Failure to designate an ETC within ninety (90) days from notification or self-identification; in addition, failure to send ETC to ETC training within six (6) months of hire or designation as an ETC;
- ~~5. Failure to implement an approved CTR program, unless the program elements that are carried out can be shown through quantifiable evidence to meet or exceed VMT and non-drive alone goals as specified in this chapter the CTR Plan;~~
6. Submission of false or fraudulent data in response to survey requirements;
7. Failure to make a good faith effort, as defined in RCW ~~70.94.534~~ 70A.15.4040 (5) and this chapter;
- ~~8. Failure to achieve at least a fifty percent (50%) CTR survey response rate during two (2)-year survey cycle period; or~~
8. Failure to revise a CTR program as defined in RCW ~~70.94.534(4)~~ 70A.15.4040 (3) and this chapter.

D. Penalties.

1. Violation of this chapter shall constitute a civil infraction subject to a penalty of two hundred fifty dollars (\$250.00).
2. No affected employer with an approved CTR program which has made a good faith effort may be held liable for failure to reach the applicable ~~drive-alone or VMT goal~~ CTR target.
3. Each day of failure to implement the program is a continuing offense and shall constitute a separate violation.
4. An affected employer shall not be liable for civil penalties if failure to implement an element of a CTR program was the result of an inability to reach agreement with a certified collective bargaining agent under applicable laws where the issue was raised by the employer and pursued in good faith. Unionized employers shall be presumed to act in good faith compliance if they:
 - a. Propose to a recognized union any provision of the employer's CTR program that is subject to bargaining as defined by the National Labor Relations Act; and
 - b. Advise the union of the existence of the statute and the mandates of the CTR program approved by the City of SeaTac and advise the union that the proposal being made is necessary for compliance with State law (RCW 70.94.531).

11.30.090 Exemptions and goal modifications.

A. Work Site Exemptions. An affected employer may request the City of SeaTac to grant an exemption from all CTR program requirements or penalties for a particular work site. The employer must demonstrate that it would experience undue hardship in complying with the requirements of this chapter as a result of the characteristics of its business, its work force, or its location(s). An exemption may be granted if and only if the affected employer demonstrates that it faces extraordinary circumstances, such as bankruptcy, and is unable to implement any measures that ~~could increase the proportion of non-drive-alone trips and reduce VMT per-~~ employee meets the CTR target. Exemptions may be granted by the City of SeaTac at any time based on written notice provided by the affected employer. The notice should clearly explain the conditions for which the affected employer is seeking an exemption from the requirements of the CTR program. The City of SeaTac shall grant or deny the request within thirty (30) days of receipt of the request. The City of SeaTac shall review annually all employers receiving exemptions and shall determine whether the exemption will be in effect during the following program year.

B. Employee Exemptions. Specific employees or groups of employees who are required to drive alone to work as a condition of employment may be exempted from a work site's CTR program. Exemptions may also be granted for employees who work variable shifts throughout the year and who do not rotate as a group to identical shifts. The City of SeaTac will use the criteria identified in the CTR board administrative guidelines to assess the validity of employee exemption

requests. The City of SeaTac shall grant or deny the request within thirty (30) days of receipt of the request. The City of SeaTac shall review annually all employee exemption requests, and shall determine whether the exemption will be in effect during the following program year.

C. Modification of CTR Program Goals.

1. An affected employer may request that the City of SeaTac modify its CTR program goals. Such requests shall be filed in writing at least sixty (60) days prior to the date the work site is required to submit its program ~~description or annual~~ report. The goal modification request must clearly explain why the work site is unable to achieve the applicable goal. The work site must also demonstrate that it has implemented all of the elements contained in its approved CTR program.
2. The City of SeaTac will review and grant or deny requests for goal modifications in accordance with procedures and criteria identified in the CTR board guidelines.
3. An employer may not request a modification of the applicable goals until one (1) year after the City of SeaTac's approval of its initial program ~~description or annual~~ report.

11.30.100 Appeals.

A. Employers may file a written appeal of the City's final decisions regarding the following actions:

1. Rejection of an employer's proposed program.
2. Denial of an employer's request for a waiver or modification of any of the requirements under this chapter or a modification of the employer's program.

B. Such appeals must be filed with the City within fifteen (15) days after the City sends a notice of final decision to the employer.

C. Timely appeals shall be heard by the City's ~~Hearing Examiner~~ Public Work's Director. Determinations on appeals shall be based on whether the decision being appealed was consistent with the State law. (Ord. 15-1003 § 2 (part); Ord. 08-1021 § 2 (part); Ord. 98-1007 § 2; Ord. 93-1002 § 1. Formerly 11.30.130)

Section 3. The TDM Technical Committee approved the City of SeaTac's CTR plan on January 8, 2025. The City of SeaTac's Commute Trip Reduction Plan Update, which is attached as Exhibit A, is adopted.

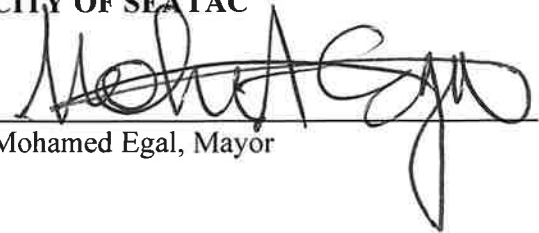
Section 4. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the act or the application of the provision to other persons or circumstances shall not be affected.

Section 5. Upon approval of the City Attorney's Office, the City Clerk and the Code Reviser are authorized to make necessary corrections without altering intent, including the correction of clerical errors, references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 6. This Ordinance shall be in full force and effect 5 days after passage and publication as required by law.

ADOPTED this 10th day of June, 2025, and signed in authentication thereof on this 10th day of June, 2025.

CITY OF SEATAC


Mohamed Egal, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Cindy Corsilles, Interim City Attorney

[Effective Date: 6/21/2025]

[Commute Trip Reduction Plan 2025]

ORDINANCE NO. 25-1011

AN ORDINANCE of the City Council of the City of SeaTac, Washington temporarily amending certain sections of Chapter 5.35 of the SeaTac Municipal Code relating to fireworks stand permits; declaring an emergency; and establishing an effective and expiration date.

WHEREAS, the SeaTac Municipal Code allows for the submittal of applications for fireworks stand permits between April 1 and May 1 of the year the permit is sought, and no applications were submitted during this timeframe in 2025; and

WHEREAS, the City will be closing Angle Lake Park at 6:00pm on July 4th in 2025 and there will be no public Fourth of July events at Angle Lake Park; and

WHEREAS, the City Council desires to allow the retail sale of fireworks in SeaTac for lawful fireworks celebrations; and

WHEREAS, the City Council desires to allow for a one-time exception in 2025 to accept fireworks stand permit applications submitted after the standard May 1 deadline; and

WHEREAS, to prevent potential harm to public health, safety, welfare, and peace, the City Council concludes that immediate action is necessary.

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

Section 1. SeaTac Municipal Code 5.35.030(A) is hereby amended to read as follows:

A. Temporary Fireworks Stands. Retail sales of fireworks shall be permitted only from within temporary fireworks stands, and sale from any other building or structure is prohibited. Temporary stands shall be subject to the following conditions:

1. Any person, firm or corporation engaging in the retail sale of any fireworks within the City limits of SeaTac shall obtain a City business license in accordance with Chapter 5.05 SMC.
2. Applications for temporary fireworks stand permits shall be made to the City pursuant to the process for a temporary use permit under Chapter 15.475 SMC and must be accompanied by the appropriate application fee in accordance with the fee schedule as required under Chapter 5.05 SMC. Complete permit applications may be submitted to the City between April 1st through ~~May 1st~~ June 17th of the year for which the permit is sought.
3. Any issued permit shall be used only by the designated permittee and shall be nontransferable. Each awarded permit authorizes no more than one (1) vending location.
4. The maximum number of permits issued by the City in any year shall not exceed four (4). ~~During the first week of May~~ On June 18th, four (4) complete applications will be selected by lottery from the pool of applications received.

* * *

Section 2. SeaTac Municipal Code 5.35.040(A) is hereby amended to read as follows:

* * *

A. Temporary Fireworks Stands. Retail sales of fireworks shall be permitted only from within temporary fireworks stands, and sale from any other building or structure is prohibited. Temporary stands shall be subject to the following conditions:

1. Any person, firm or corporation engaging in the retail sale of any fireworks within the City limits of SeaTac shall obtain a City business license in accordance with Chapter 5.05 SMC.
2. Applications for temporary fireworks stand permits shall be made to the City pursuant to the process for a temporary use permit under Chapter 15.475 SMC and must be accompanied by the appropriate application fee in accordance with the fee schedule as required under Chapter 5.05 SMC. Complete permit applications may be submitted to the City between April 1st through ~~May 1st~~ June 17th of the year for which the permit is sought.
3. Any issued permit shall be used only by the designated permittee and shall be nontransferable. Each awarded permit authorizes no more than one vending location.
4. The maximum number of permits issued by the City in any year shall not exceed four (4). ~~During the first week of May~~ On June 18th, four (4) complete applications will be selected by lottery from the pool of applications received.

* * *

Section 3. The above “Whereas” clauses of this Ordinance constitute specific findings by the Council in support of passage of this Ordinance.

Section 4. The City Council declares that an emergency exists requiring passage of this Ordinance for the protection of public health, safety, welfare, and peace based on the Findings set forth in Section 3 above. This Ordinance shall take effect and be in full force immediately upon passage and shall expire July 5, 2025.

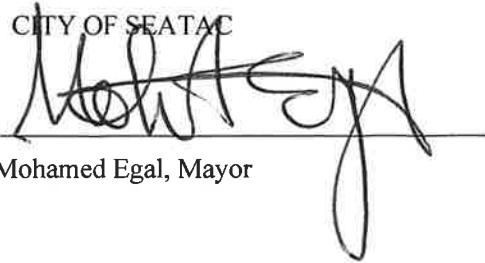
Section 5. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or application of the provision to other persons or circumstances shall not be affected.

Section 6. This ordinance shall not be codified.

Adopted this 10th day of June, 2025, and signed in authentication thereof

on this 10th day of June, 2025.

CITY OF SEATAC



Mohamed Egal, Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to Form:



Cindy Corsilles, Interim City Attorney

[Effective Date: June 10, 2025]

[Temporary Fireworks Stand Permit Acceptance Extension]

ORDINANCE NO. 25-1012

AN ORDINANCE of the City Council of the City of SeaTac,
Washington, amending the 2025-2026 Biennial Budget revenue and
expenditures.

WHEREAS, the Administration and Finance Committee, on June 5, 2025, reviewed the proposed amendment submitted by the City Manager and Finance Director which details recommended changes in various revenue and expenditure line items in the 2025-2026 Biennial Budget; and

WHEREAS, it is necessary for the City Council to amend the 2025-2026 Biennial Budget to provide additional appropriation authority to fund certain expenditures identified in Exhibit A;

**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 as shown in the attached Exhibit A. Decision Cards providing detailed descriptions are included as Exhibit C.

Section 2. The 2025-2026 Biennial Budget for the City of SeaTac, covering the period from January 1, 2025, through December 31, 2026, is hereby amended with a total 2026 ending fund balance in the amount of \$151.0 million for all budgeted funds. The City's 2025-2026 biennial budget is attached as Exhibit B and includes budgeted revenues and expenditures for the 2025-2026 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 24th day of June, 2025 and signed in authentication thereof on this 24th day of June, 2025.

CITY OF SEATAC



Iris Guzmán, Deputy Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to form:



Cindy C. Corsilles, Interim City Attorney

[Effective Date: July 5, 2025]

[2025-2026 Biennial Budget Amendment Ordinance]

Exhibit A
2025-2026 Biennial Budget

Revenue

		2025	2026	2025-2026 TOTAL	
001	001.337.07.04.000	25,500	-	\$25,500	KC 4Culture Grant
501	501.397.90.00.001	45,000	-	\$45,000	Transfer In - 001 Fund (Mental Health Vehicle DC)
		70,500	-	\$70,500	

Expenditures

FUND #	BARS#	2025	2026	2025-2026 TOTAL	Description
001	001.000.03.513.10.11.000	45,000		\$45,000	Salaries & Wages (Cashout)
	001.000.06.515.41.41.022	35,000		\$35,000	Specialized Legal Service (Investigations)
	001.000.07.518.10.11.000	300,000		\$300,000	Salaries & Wages (Cashout)
	001.000.07.518.10.41.000	282,500		\$282,500	Professional Services (Interim Directors)
	001.000.08.564.10.45.002	-	9,000	\$9,000	Equipment Rental - 501 (Mental Health Vehicle DC)
	001.000.08.597.90.00.001	45,000		\$45,000	Transfer Out (Mental Health Vehicle DC)
	001.000.10.571.10.11.000	20,000		\$20,000	Salaries & Wages (Cashout)
	001.000.10.573.90.31.008	2,000		\$2,000	Office & Operating Supplies (4Culture Grant)
	001.000.10.573.90.31.013	500		\$500	Food Supplies (4Cultutre Grant)
	001.000.10.573.90.41.000	15,000		\$15,000	Professional Services (4Culture Grant)
	001.000.10.576.80.XX.XXX	10,098	21,878	\$31,976	Salaries & Benefits (Urban Forester FTE Increase DC)
	001.000.13.558.50.11.000	25,000		\$25,000	Salaries & Wages (Cashout)
	001.000.13.558.60.11.000	25,000		\$25,000	Salaries & Wages (Cashout)
	Total General Fund (001)	805,098	30,878	\$835,976	
105	105.000.13.558.60.41.000	25,000		\$25,000	Professional Services (SAMP)
	Port ILA (105)	25,000	-	\$25,000	
108	108.000.10.518.20.48.000	212,136		\$212,136	Repairs & Maintenance (Restroom restoration)
	108.000.10.518.20.48.000	43,529		\$43,529	Repairs & Maintenance (HVAC Isolation Valves DC)
	Building Management (108)	255,665	-	\$255,665	
501	501.000.11.594.48.64.095	45,000		\$45,000	Vehicles & Equipment (Mental Health Vehicle DC)
	Total Equipment Rental (501)	45,000	-	\$45,000	
	Grand Total - ALL FUNDS			\$1,161,641	

CITY OF SEATAC, WASHINGTON
2025-2026 BIENNIAL BUDGET: EXHIBIT B

6/24/2025

2025-2026 BIENNIAL BUDGET (EXPENDITURES + ENDING BALANCES) = \$ 384,414,281					
FUND		BEGINNING BALANCE	REVENUES & OTHER SOURCES	EXPENDITURE APPROPRIATION	ENDING BALANCE
001	General Fund	\$ 49,139,709	\$ 117,302,736	\$ 126,301,714	\$ 40,140,730
102	Street Fund	23,069,827	28,904,833	15,012,722	\$ 36,961,938
105	Port ILA	13,346,271	3,454,600	3,716,412	\$ 13,084,459
106	Transit Planning	1,025,803	91,070	30,179	\$ 1,086,694
107	Hotel/Motel Tax	14,398,448	5,402,000	8,876,230	\$ 10,924,218
108	Building Management	3,967,870	927,600	868,239	\$ 4,027,231
111	Des Moines Creek Basin ILA	5,207,979	855,600	238,259	\$ 5,825,320
112	Affordable Housing Sales Tax	169,728	314,890	334,890	\$ 149,728
113	ARPA Grant	668,307	5,837,260	6,175,756	\$ 329,811
114	Restricted Public Safety Fund	467,478	194,000	112,400	\$ 549,078
207	SCORE Bond Servicing	427,462	316,138	283,138	\$ 460,462
301	Municipal Capital Improvements	26,106,814	7,814,299	19,300,116	\$ 14,620,997
306	Facility Construction CIP	2,879,421	243,350	960,513	\$ 2,162,258
307	Transportation CIP	15,193,065	25,701,236	33,868,646	\$ 7,025,655
308	Light Rail Station Areas CIP	3,237,663	240,000	1,006,225	\$ 2,471,438
403	SWM Utility	9,226,707	9,009,220	11,252,728	\$ 6,983,199
404	Solid Waste & Environmental	2,340,054	1,419,000	776,050	\$ 2,983,004
501	Equipment Replacement	2,869,378	2,644,465	4,279,825	\$ 1,234,018
TOTAL BIENNIAL BUDGET		\$ 173,741,984	\$ 210,672,297	\$ 233,394,042	\$ 151,020,239

City of SeaTac
Decision Card

Exhibit C

Title: PT Urban Forester - Increasing Hours (+.13 FTE)

Fund(s): General Fund (001)

Amount: \$ 31,976

Program: Natural Resources

Department: Parks and Recreation

Director: Mary Tuttle

New Program? ☐ Yes ☒ No

(If Yes, Program Inventory Sheet Required)

Date Prepared: 05/07/2025

Preparer: Michael Fitzpatrick

Mandatory? ☐ Yes ☐ No

Description: (Provide a brief overview of what is being requested)

Increase regular PT Urban Forester hours, who is assisting the Parks and Recreation Department in the City-Wide Parks and Natural Resources Program, to include training and tree assessment/ inventory, environmental stewardship and restoration/ care of our publicly owned natural areas.

Justification: (Explain why this is being requested and/or how the request will benefit the City):

The PT Urban Forester position is currently budgeted for 25 hours per week. Given the variety of natural resources initiatives the Urban Forester is currently working on and anticipated workload already planned to be completed in the future, additional hours are necessary for the position.

Transitioning the urban forester position from 25 hours/week (.63 FTE) to 30 hours/week (.75 FTE) represents a significant opportunity to enhance the city's green infrastructure. By increasing the allocated time, the Urban Forester will be able to dedicate more effort to crucial tasks like city- wide tree inventory and assessment efforts, increased tree canopy goals, providing guidance on proactive tree maintenance strategies to staff, and community outreach programs focused on urban forestry and volunteer stewardship.

This expanded capacity allows for more thorough planning and implementation of tree planting initiatives including code updates and development of tree retention and replacement standards, improved response times to tree-related concerns across the city, and a greater focus on long-term forest health and resilience, ultimately leading to a greener, healthier urban environment for SeaTac residents and visitors.

Alternatives: *(List possible alternatives and/or risks if funding is not approved):*

Keep current budgeted hours as 25 hours/week. The risk associated with not increasing hours include longer lead times to accomplish work towards established goals outlined above.

City Goal: *(Identify how this request works towards the City's Goals):*

EXPAND GREEN & PUBLIC SPACES – Enhance the community by maintaining and improving parks and community spaces.

Funding Detail:

		2025	2026
	Fund(s)/Source	Amount	Amount
Expenditures:			
One-Time Costs			
On-Going Costs	General Fund (001)	10,098	21,878
Total Expenditures		\$ 10,098	\$ 21,878
Revenues:			
Grant <i>(Identify Grant)</i>			
Other <i>(Identify)</i>			
Total Revenues		\$ 0	\$ 0
Total Request (Net):		\$ 10,098	\$ 21,878

City of SeaTac

Decision Card

Title: SeaTac Vehicle for Mental Health Professional

Fund(s): General Fund (001)

Amount: \$ 54,000

Program: Mental Health Co-Response

Department: Police

Director: Chief Smithmeyer

New Program? ☐ Yes ☒ No

(If Yes, Program Inventory Sheet Required)

Date Prepared: 01/27/2025

Preparer: Chief Smithmeyer

Mandatory? ☐ Yes ☒ No

Description: (Provide a brief overview of what is being requested)

Purchase of a vehicle (2025 Ford Escape Plug In Hybrid) for use by the City's Mental Health Professional to respond to community members in crisis.

Justification: (Explain why this is being requested and/or how the request will benefit the City):

SeaTac's Mental Health Professional (MHP Carr) has been working with the City's police department since August 1st. Since that time it has become obvious that the City and community would benefit immensely from MHP Carr having a dedicated vehicle available for her use. MHP Carr is currently responding to approximately 60 calls per month. These calls include crisis calls, outreach, domestic violence, and follow ups. The current issue with this is that she is limited by the necessity for an officer to be able to break away from the call to pick her up and return her to the scene. This process is not efficient. MHP Carr's ability to respond on her own would save precious time, enhancing her ability to utilize her specialized training and increasing efficiency. Saving a few seconds or minutes can have a significant impact on the outcome of almost any police call. A vehicle would greatly enhance MHP Carr's capabilities and her ability to perform outreach and follow ups. This would also allow MHP Carr the ability to independently respond to low risk follow ups that do not require an officers response. Independent mobility will expand the capabilities of our MHP program by allowing the MHP to respond to a greater number of police calls that have a mental health component, including domestic violence calls for service. A vehicle dedicated to the MHP program would allow her to carry supplies such as bottled water, snacks, socks and other quality of life items to help improve connectivity with our community as well as outreach to our unhoused population by providing basic items. A dedicated vehicle would help meet the city's goal of enhancing safety in the community by providing an expedited response times by our MHP.

Alternatives: *(List possible alternatives and/or risks if funding is not approved):*

There are no alternatives to this request.

City Goal: *(Identify how this request works towards the City's Goals):*

This will be in line with the City's Goal of Increase Connectivity and Safety by enhancing safety in the community. This purchase will accomplish this goal by giving greater flexibility and response to community members in crisis.

Funding Detail:		2025	2026
	Fund(s)/Source	Amount	Amount
Expenditures:			
	One-Time Costs		
	On-Going Costs		
	General Fund (001)	45,000	
	General Fund (001)		9,000
Total Expenditures		\$ 45,000	\$ 9,000
Revenues:			
	Grant (Identify Grant)		
	Other (Identify)		
Total Revenues		\$ 0	\$ 0
Total Request (Net):		\$ 45,000	\$ 9,000

Supplemental Info Worksheet

Revenue:	BARS# (if known)	2025	2026
		Amount	Amount
Transfer In	501.397.90.00.001	45000	
Total		\$ 45,000	\$ 0
Expenditures:			
Transfer Out	001.000.08.597.90.00.001	45000	
Vehicle Purchase	501.000.11.594.48.64.095	45000	
Ongoing Maint.	001.000.08.XXX.XX.45.002		9000
Total		\$ 90,000	\$ 9,000

City of SeaTac Decision Card

Title: HVAC Automatic Isolation Valves

Fund(s): Building Management (108)

Amount: \$ 43,529

Program: Facility Maintenance

Department: Parks and Recreation

Director: Mary Tuttle

New Program? ☐ Yes ☒ No

(If Yes, Program Inventory Sheet Required)

Date Prepared: 05/14/2025

Preparer: Brian Ruda

Mandatory? ☐ Yes ☒ No

Description: (Provide a brief overview of what is being requested)

To mitigate potential water damage risks at City Hall, we propose a comprehensive system upgrade incorporating a flow meter, isolation valves on each floor, and advanced control mechanisms for streamlined shutdown procedures. The flow meter, strategically installed on the HVAC makeup water line, will continuously monitor water consumption. Should the meter detect anomalies such as excessive flow or leaks, it will instantly trigger the isolation valves on each floor to automatically shut off the water supply. This rapid response system will drastically reduce the volume of water released in the event of a pipe burst or other failure, effectively minimizing the potential for extensive and costly damage, saving the city potentially thousands of dollars in repair expenses.

Justification: (Explain why this is being requested and/or how the request will benefit the City):

The recent flooding event at City Hall, triggered by a burst HVAC water loop line, highlighted a critical vulnerability in our building's infrastructure. The incident, which occurred near the end of the day, resulted in significant water damage to restrooms on the 1st and 2nd floors, the HR department, and portions of the courtroom. While the presence of staff allowed for a relatively quick shut-off, the 20-minute delay in stopping the water flow exacerbated the damage, ultimately leading to a costly recovery.

The mitigation efforts by ServPro amounted to approximately \$80,000, and the subsequent restroom remodel added another \$50,000, bringing the total financial impact to a substantial \$135,000. To prevent a recurrence and minimize future damage, we propose the installation of automatic isolation valves integrated into our existing controls system. This proactive measure, coupled with a flow meter capable of detecting excessive water flow, would drastically reduce response time in the event of another line break. Instead of a 20-minute manual shut-off, the system would automatically isolate the affected area within a matter of minutes, significantly limiting the extent of potential flooding and associated costs.

Imagine if that water line had burst just a few hours later, after everyone had gone home for the night. Or, even worse, if it had happened on the weekend. The water would have been gushing unchecked for potentially dozens of hours, saturating everything in its path. The already disruptive damage would have been exponentially worse, seeping into walls, ruining flooring, and potentially even compromising the electrical/server system. And, of course, the cost for water damage mitigation and the subsequent repairs would have ballooned, potentially reaching catastrophic levels.

Alternatives: *(List possible alternatives and/or risks if funding is not approved):*

Continue business as usual, which could lead to another major flood.

City Goal: *(Identify how this request works towards the City's Goals):*

Building Effective and Accountable Government – Reducing the risk of another major flood at City Hall directly translates to responsible fiscal management, saving potentially thousands of dollars in future mitigation and reconstruction costs. This demonstrates a commitment to protecting taxpayer dollars and ensuring resources are available for essential community services, rather than being diverted to disaster recovery.

Funding Detail:

		2025	2026
Expenditures:	Fund(s)/Source	Amount	Amount
	One-Time Costs		
	On-Going Costs		
Total Expenditures		\$ 43,529	\$ 0
Revenues:			
	Grant <i>(Identify Grant)</i>		
	Other <i>(Identify)</i>		
Total Revenues		\$ 0	\$ 0
Total Request (Net):		\$ 43,529	\$ 0