



Planning Commission Agenda

July 15, 2025
5:30 pm
Hybrid Meeting

The Planning Commission consists of seven members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.

Members: Alyne Hansen (Chair), Bandhanjit Singh (Vice Chair), Andrew Barker, Damiana Merryweather, Dee Abasute, Karin Ellis, Tony Zuniga Sanchez.

Staff Coordinator: Kaelene Nobis, AICP, Principal Planner (on behalf of Jenn Kester, Planning Manager).

A quorum of the Council may be present.

ITEM	TOPIC	PROCESS	WHO	TIME
1	Call to Order / Roll Call		Chair	5:30 (2 min)
2	Approval of the minutes of July 1, 2025, meeting.	Review and Approve	Members	5:32 (3 min)
3	Public Comment on items <u>not</u> on the agenda. <i>Comments on agenda items will be addressed after the staff presentation and Commission discussion on each item below.</i> <i>See Public Comment Process below.</i>		Chair	5:35 (5 min)
4	Co-Living Code Amendments	Presentation and Discussion	Staff and Members	5:40 (30 min)
5	CED Staff Report	Briefing	Staff	6:10 (3 min)
6	Planning Commission Comments (including suggestions for next meeting agenda)	Discussion	Members	6:13 (2 min)
7	Adjourn			6:15

This meeting will be conducted in a hybrid format with in-person and remote options for public participation. The meeting will be broadcast on SeaTV Government Access Comcast Channel 21 and live-streamed on the City's website <https://www.seatacwa.gov/seatvlive>.

Public Comment Process: The commission will hear in-person public comments and is also providing remote oral and written public comment opportunities. All comments shall be respectful in tone and content. Providing written comments and registering for oral comments must be done by 3:30 pm, the day of the meeting. Registration is required for remote comments and encouraged for in-person comments. Any requests to speak or provide written public comments which are not submitted following the instructions provided or by the deadline will not be included as part of the record.

- Instructions for providing remote oral public comments are located at the following link: [Council Committee and Citizen Advisory Committee Virtual Meetings](#).
- Submit email/text public comments to PCPublicComment@seatacwa.gov. The comment will be mentioned by name and subject and then placed in the committee handout packet posted to the website.

CITY OF SEATAC
PLANNING COMMISSION MEETING
Minutes of July 1, 2025, Meeting

Members present: *Chair* **Alyne Hansen**, *Vice Chair* **Bandhanjit Singh**, **Andrew Barker**, **Damiana Merryweather**, **Dee Abasute**, **Karin Ellis**

Members absent: **Tony Zuniga Sanchez**

Staff & Others

Present: *Planning Manager* **Jenn Kester**, *Principal Planner* **Kaelene Nobis**, *Associate Planner* **Laura Stilwell**, *Admin Asst 3* **Barb Mailo**

1. Call to Order/Roll Call

- (5:33 pm) *Chair* **Hansen** called the meeting to order and roll call.

2. Approval of June 17, 2025, meeting minutes.

(Review and Approve)

- (5:34 pm) *Commissioner* **Merryweather** motioned to approve the meeting minutes.
- (5:34 pm) Second by *Commissioner* **Ellis**.

Motion passed: **6-0**

3. Public Comment on items not on the agenda.

None

4. Industrial and RBX Code Update: Introduction

(Presentation and Discussion)

Presented by *Associate Planner* **Stilwell**

The purpose of the presentation was to provide an overview of the Industrial and RBX Zones, review current code issues, and discuss code update strategies.

Discussion commenced with *Chair* **Hansen**, *Planning Manager* **Kester**, *Associate Planner* **Stilwell**, *Commissioner* **Merryweather**, *Commissioner* **Ellis**, and *Commissioner* **Barker**

5. Critical Area Code Amendments (Informational Briefing)

(Presentation and Discussion)

Presented by *Principal Planner* **Nobis**

The purpose of the presentation was to provide a deeper dive into the proposed Critical Areas Ordinance (CAO) update and potential impacts.

Discussion commenced with *Commissioner* **Merryweather**, *Planning Manager* **Kester**, *Vice Chair* **Singh**, *Principal Planner* **Nobis**, *Chair* **Hansen**, *Commissioner* **Ellis**, and *Commissioner* **Barker**

6. Planning Commission 2025-2026 Work Plan

(Review and Approve)

Presented by *Planning Manager* **Kester**

- (7:08 pm) *Commissioner* **Merryweather** motioned to accept memorandum and Work Plan
- (7:08 pm) Second by *Commissioner* **Ellis**.

Motion passed: **6-0**

7. CED Staff Report
(Briefing)

Report by *Planning Manager* **Kester**

- Summer schedules for Planning Commission discussion: Chair Hansen will probably be here in July. Working towards having a PC meeting on July 15th
- August PC meetings and first PC meeting in September will most likely need to be cancelled:
 - August 5th PC meeting: Kaelene & Jenn will be on vacation.
 - August 15th PC meeting: both Chair Hansen and Vice Chair Singh, and perhaps other commission members, will be gone.
 - September 2nd PC meeting: staff will be at training.
 - September 16th PC meeting: Vice Chair Singh and Commissioner Abasute will not be available.
- (7:14 pm) *Commissioner* **Merryweather** motioned to accept the recommended schedule adjustments as presented by staff for the Summer and Fall.
- (7:14 pm) Second by *Commissioner* **Ellis**.

Motion passed: **6-0**

- Jenn will not be here for the July 15th PC meeting. Kaelene will be the liaison for this meeting.

8. Planning Commission Comments (including suggestions for next meeting agenda)
(Discussion)

None

9. Adjournment

- (7:16 pm) *Commissioner* **Merryweather** motioned to adjourn the meeting.
- (7:16 pm) Second by *Commissioner* **Ellis**.

Motion passed: **6-0**

The meeting adjourned at **7:16 pm**.



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 7/15/2025
To: Planning Commission (PC)
From: Laura Stilwell, Associate Planner
Subject: Co-Living Code Amendments

Purpose

This meeting is meant to provide the Planning Commission with an overview of proposed code amendments that implement new state requirements for co-living housing per HB 1998. These changes must be adopted no later than December 31, 2025. The overarching goal for the proposed amendments is to ensure compliance with HB 1998 while tailoring co-living standards to fit the City's context and comprehensive planning goals.

What is Co-Living?

Washington State defines co-living as “a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Local governments may use other names to refer to co-living housing including, but not limited to, congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, and residential suites.”

Essentially, co-living is a low-cost housing option in which each resident has a private bedroom or living quarters, but shares a common kitchen, bathroom, recreational room, or other facilities with other residents. The defining feature of co-living homes is that individual rooms, or “sleeping units”, do not have full kitchens; however, they often have their own kitchenettes. The private sleeping rooms are typically 150 to 230 square feet.

HB 1998

The Washington Legislature passed House Bill 1998 in 2024, and its provisions are codified in RCW 36.70A.535. HB 1998 requires cities and counties planning under the Growth Management Act (GMA) to adopt development regulations allowing co-living as a permitted use on any lot located within an urban growth area (UGA) that allows at least six multi-family residential units, including on a lot zoned for mixed-use development. Subject jurisdictions (such as SeaTac) must adopt or amend co-living housing standards no later than December 31, 2025, or the state's requirements will supersede, preempt, and invalidate any conflicting local development regulations.

The provisions of HB 1998 include:

- Co-living housing must be a permitted use on any lot if:
 - Six or more multi-family residential units are permitted under both the land use permissions and density or lot size standards. This includes lots where multi-family use is permitted to be mixed with non-residential uses (i.e. mixed-use development).

- A city may not require co-living housing to:
 - Contain dimensional standards larger than is required by the state building code, including dwelling unit size, sleeping unit size, room area, and habitable space;
 - Provide a mix of unit sizes or number of bedrooms; or
 - Include other uses (i.e. mixed-use, ground floor active uses) if they're not also required for multi-family.
- Development regulation standards for co-living housing cannot be more restrictive than those that are required for other types of multi-family residential uses in the same zone.
- A city may only require a review, notice, or public meeting for co-living housing when that is required for other types of residential uses in the same location, unless otherwise required by state law.
- A city or county may not treat a sleeping unit in co-living housing as more than one-quarter of a dwelling unit for purposes of calculating dwelling unit density.
- Parking standards
 - A maximum of 0.25 off-street parking spaces per sleeping unit may be required.
 - Does not apply within a one-mile radius of SeaTac International Airport
 - No off-street parking may be required within one-half mile walking distance of a major transit stop.
 - Does not apply within a one-mile radius of SeaTac International Airport

Summary of Proposed Amendments

- SMC 15.105 – Definitions
 - New definitions for Co-Living Housing and Sleeping Unit
- SMC 15.205.040, 15.300.055, 15.305.055, 15.310.055 – Land Use Charts
 - Co-Living housing is added as a permitted use in all zones where six or more multi-family units are permitted
- SMC 15.455.120 – Parking Chart
 - 0.5 spaces required per sleeping unit within one-mile radius of airport
 - No off-street parking required within one-half mile radius of the major transit stops and beyond one-mile radius of airport
 - 0.25 spaces required per sleeping unit beyond one-half mile radius of the major transit stops and beyond one-mile radius of airport
- SMC 15.510 – Multi-Family Housing Design Standards
 - Co-living projects subject to multi-family design standards, including site design, building orientation, pedestrian circulation, etc.
 - Specific reference made to clarify that co-living is regulated under this chapter unless exempted
 - 15.510.900 Co-Living Standards (proposed new section)
 - Each sleeping unit counts as 0.25 dwelling unit
 - Private and Shared Space Requirements: Each sleeping unit must include a private bathroom and a kitchenette, but not a full kitchen.

- Common Areas: Must include shared common areas, including a kitchen, laundry facilities, and at least one indoor or outdoor common gathering area for residents.
- Sets a minimum size of 70 sq ft, maximum size of 300 sq ft

PC Direction

Staff is seeking initial Planning Commission feedback on the proposed code amendments in order to continue preparing and refining code revisions for further discussions.

Packet Materials

- Memo
- Presentation

Co-Living

Planning Commission

July 15, 2025

EXHIBIT 4b: Page 1 of 11
DATE: 7/15/2025



PURPOSE OF PRESENTATION

- Provide overview of proposed co-living code amendments.

WHY IS THIS ISSUE IMPORTANT?

1. House Bill 1998 mandates that co-living development regulations must be implemented no later December 31, 2025.
2. Co-living code amendments are supported by Comprehensive Plan implementation strategies.

CO-LIVING CHARACTERISTICS

EXHIBIT 4b: Page 3 of 11
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- Typically between 150 to 230 square feet
- Individual rooms (aka “sleeping units”) do not have full kitchens
 - Often have their own kitchenettes
- Sleeping units typically 150-230 square feet
- Almost always include their own full bathroom
- Shared recreational spaces
- Buildings typically have 20-40 sleeping units



- Cities and counties planning under the Growth Management Act (GMA) must adopt development regulations allowing co-living as a permitted use on any lot located within an urban growth area (UGA) that allows at least six multi-family residential units.
 - Includes lots zoned for mixed-use development
- **Deadline:** December 31, 2025



- Development regulation standards cannot be more restrictive than those that are required for multi-family uses in the same zone.
- May not require co-living development to:
 - Contain dimensional standards larger than required by the State Building Code
 - Dwelling unit size, sleeping unit size, room area, habitable space
 - Provide a mix of unit sizes or number of bedrooms
 - Include requirements for other uses (i.e. mixed-use, ground floor active uses) if they're not also required for multi-family
- Density
 - May not treat a sleeping unit as more than one-quarter of a dwelling unit.



- **Co-Living Housing:** A residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.
- **Sleeping Unit:** An independently rented or owned and lockable unit that provides living and sleeping space.

- Co-Living Housing added as a permitted use in all zones where multi-family units are permitted:

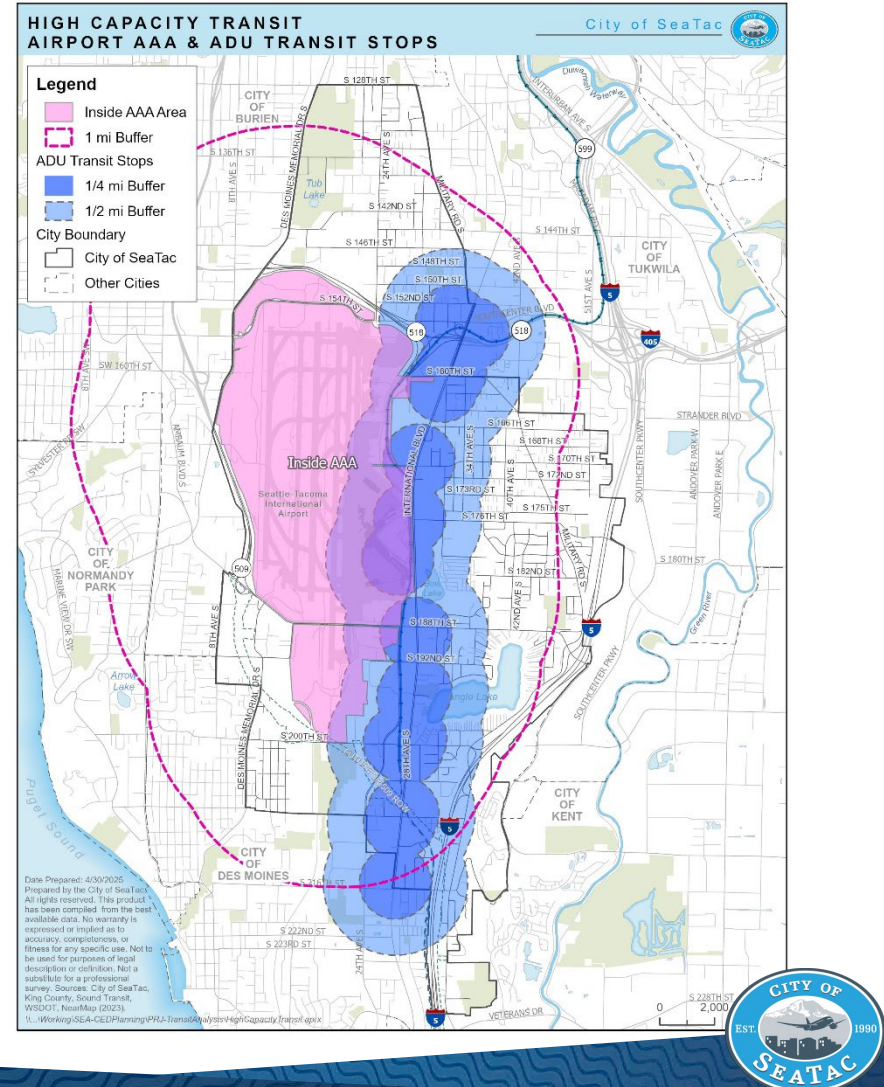
- RH
- URH
- URH-MU
- CL
- NVM
- NVH
- CB
- CB-C
- RBX
- UVM
- UVH



PROPOSED AMENDMENTS – PARKING

EXHIBIT 4b: Page 8 of 11
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- 0.5 spaces per sleeping unit within one-mile radius of airport
- No off-street parking required within one-half mile radius of major transit stops and beyond one-mile radius of airport
- 0.25 spaces per sleeping unit required beyond one-half mile radius of the major transit stops and beyond one-mile radius of airport



- **SMC 15.510 – Multi-Family Housing Design Standards**
 - Co-living projects subject to multi-family design standards, including:
 - Site design
 - Building orientation
 - Pedestrian circulation
 - **SMC 15.510.900 Co-Living Standards (new section)**
 - Each sleeping unit counts as 0.25 dwelling unit
 - Minimum size of 70 sq ft, maximum size of 300 sq ft
 - Private and shared space requirements: each sleeping unit must include a private bathroom and a kitchenette, but not a full kitchen
 - Common Areas: Must include shared common areas, including a kitchen, laundry facilities, and at least one indoor or outdoor common gathering area for residents

NEXT STEPS

- Continue drafting potential code amendments for public hearing

LATER STEPS

- Work with Legal Department
- Conduct SEPA and Department of Commerce review
- Hold Public Hearing at Planning Commission and make recommendation to City Council – October 7, 2025
- Bring recommendation back to PED – November 20, 2025
- Bring ordinance to City Council – December 9, 2025



- Is 300 sq ft a good size maximum for sleeping units?
- Thoughts on proposed co-living parking requirements?
- Allow co-living in zones such as Residential Medium?

Chapter 15.105

DEFINITIONS

Sections:

15.105.030 “C” Definitions.

15.105.190 “S” Definitions.

15.105.030 “C” Definitions.

Cargo Containers

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

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

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

Cemetery

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

Circular Driveway

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

City Hall

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

Classification

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

Coffee Shop/Retail Food Shop

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

Co-Living Housing

A residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.

College/University

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

Commercial/Industrial Accessory Uses

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

Commercial Marine Supplies

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

Commercial Recreation Area and Use

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

Community Center

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

Community Residential Facility (CRF)

Publicly or privately operated residential facilities, limited to group homes for children, for those with disabilities, or for the elderly; homes for recovering, non-using alcoholics and addicts; or shelters for domestic violence victims. Community residential facilities do not include reentry centers, emergency shelters, or emergency housing. Category I community residential facilities include small-scale permanent supportive housing and small-scale transitional housing.

Compensatory Storage

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

Comprehensive Plan

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

Concession Sales

Sales of ready-to-eat pre-packaged food products to the general public at a temporary stationary location, from a motor vehicle that does not incorporate a kitchen or food preparation area (e.g., ice cream vendors, sales at construction sites, etc.). This includes the selling of goods, services, merchandise or food products as authorized pursuant to the park code, SMC 2.45.520.

Conditional Use

A use which is not permitted outright in a zone classification due to the nature of impacts created by the use, but which may be authorized under specific conditions based upon decision criteria of SMC 15.115.020, Conditional Use Permit (CUP).

Conference/Convention Center

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

Conforming Building Use

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

Construction Business

Establishments primarily engaged in the construction of buildings or engineering projects; the preparation of sites for new construction; the subdivision of land for sale as building sites; and activities to produce a specific component (e.g., masonry, painting, and electrical work) of a construction project. Construction businesses may include office areas, as well as storage yards for equipment and materials, for the construction trade.

Construction/Landscaping Yard

A yard or outdoor facility used as a place to store equipment and materials used by a construction or landscaping business. Construction/landscaping yards may include office areas, as well as outdoor storage for equipment and materials for the construction and landscaping trades.

Continuing Care Retirement Community

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

Convalescent Center/Nursing Home

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

Cottage Housing

Residential units on a lot with a common open space that either: (A) is owned in common; or (B) has units owned as condominium units with property owned in common and a minimum of twenty percent (20%) of the lot size as open space.

Court

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

Courtyard

An open space area that is bounded on two (2) or more sides by the walls of adjacent buildings.

Courtyard Apartments

Attached dwelling units arranged on two (2) or three (3) sides of a yard or court.

Crisis Diversion Facility (CDF)

A residential treatment facility for individuals eighteen (18) years or older that diverts individuals from jails or hospitals suffering from mental illness and/or chemical dependency. A CDF is licensed by the Washington State Department of Health and certified by the Washington State Department of Social and Health Services, provides temporary shelter, operates twenty-four/seven (24/7), and holds individuals for up to seventy-two (72) hours. One (1) crisis diversion facility may be collocated with one (1) crisis diversion interim facility.

Crisis Diversion Interim Facility (CDIF)

A residential treatment facility that provides temporary shelter, additional on-site mental illness and/or chemical dependency treatments administered by mental health care professionals, operates twenty-four/seven (24/7), and individuals may stay at the facility for up to two (2) weeks. A CDIF is licensed by the Washington State Department of Health and certified by the Washington State Department of Social and Health Services. One (1) crisis diversion interim facility may be collocated with one (1) crisis diversion facility.

Cross-Section

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

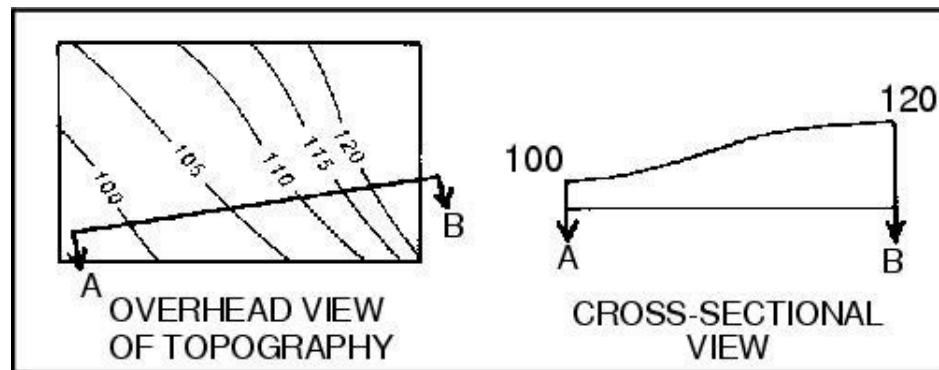


Figure: EXAMPLE OF A CROSS-SECTION

(Ord. 24-1022 § 5 (Exh. C); Ord. 23-1003 § 3; Ord. 21-1031 § 1; Ord. 18-1009 § 1; Ord. 17-1008 § 1 (Exh. A); Ord. 16-1022 § 1 (Exh. C); 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.

Sleeping Unit

An independently rented or owned and lockable unit that provides living and sleeping space.

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.

Co-Living Code Amendments
Planning Commission – July 15, 2025
15.205.040 Use Chart

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

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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).
Distribution Center/Warehouse											C		P	P		
Equipment Rental, Large													C	P		

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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.
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			
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.

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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.
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 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

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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.
																and Assisted Living section of this use chart. (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		
Fabricated Metal Products														P		
Food Processing											P	P		P		

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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.
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		
MOTOR VEHICLES																
Auto/Boat Dealer											P	P		P		
Auto Service Center								P			P	P	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Auto Supply Store								P	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		

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.
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		
Tire Retreading														P		
Towing Operation														C		
Vehicle Rental/Sale											P	P	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Vehicle Repair, Large														P		
Vehicle Repair, Small								C			P	P		P		
RECREATIONAL AND CULTURE																
Amusement Park											C	C			C(1)	(1) Site must be adjacent to an improved arterial.
Community Center	C	C	C		C	C	C	P	P(1)	P(1)	P	P	P(1)		P	(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Drive-In Theater											P					
Golf Course											C				P	

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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.
Health Club					C(1)	C(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.
Library	P	P	P		C	C	C	P	P	P	P	P	P			
Museum			C		C	C	C	C	P	P	P	P	P			
Nonprofit Organization			P(1)/C(2)		P	P	P	P	P	P(1)	P	P	P		P(1)/C(2)	(1) Permitted as 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).
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational Center	P(1)	P(1)	P(1)		P(1)	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).

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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) 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 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																
Accessory Dwelling Unit	P	P	P						P							See SMC 15.465.100, Accessory Dwelling Units (ADUs) for standards. ADUs are allowed on nonconforming detached dwelling unit properties. See SMC 15.120.070, Nonconformance – Uses of Structures.
<u>Co-Living</u>					<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>			<u>(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>
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	P						P							
Manufactured/Modular Home	P	P	P	P												See SMC 15.465.600, Manufactured Home Park.

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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.
Manufactured Home Park	C(1)	C(1)	C(1)	P												See SMC 15.465.600, Manufactured Home Park. (1) A park outside established or proposed manufactured home park zone is permitted after approval through the CUP process.
Middle Housing	P	P	P		P(1)	P(1)	P(1)		P	P(1)						See Maximum Number of Units Per Lot in SMC 15.400.100, Residential Standards Chart. (1) Only allowed if multi-family development is infeasible due to lot size or critical area constraints.
Multi-Family					P	P	P	CP	P(1)	P(1)	P(1)	P(1)	CP(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.
Townhouse					P	P	P		P	P						See Chapter 15.505 SMC, Townhouse 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				

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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.
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 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).

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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) 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. (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			

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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.
Hotel/Motel and Associated Uses								P			P	P	P			
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 Facilities, for specific use and development standards.

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15.300.055 City Center Overlay District Use Chart

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

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15.300.055 City Center Overlay District Use Chart

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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.
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).
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.

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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.
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 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			Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).
Transitional 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 transitional housing facilities are defined as a community residential facility I. See Residential, Retirement and Assisted Living section of this use chart. (2) See SMC 15.465.350, Supportive Housing Facilities Standards.
MANUFACTURING								
Aerospace Equipment								
Apparel/Textile Products								
Biomedical Products Facilities								
Chemical/Petroleum Products								
Commercial/Industrial Machinery								
Computer/Office Equipment								
Electronic Assembly								

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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.
Fabricated Metal Products								
Food Processing								
Furniture/Fixtures								
Laboratories, Research, Development and Testing					C			
Manufacturing, Light Misc.								
Winery/Brewery/Distillery					P	P	C	Micro-winery/brewery/distillery with retail section.
Paper Products								
Primary Metal Industry								
Printing/Publishing					C			
Recycling Processing								
Rubber/Plastic/Leather/Mineral Products								
Textile Mill								
Wood Products								
MOTOR VEHICLES								
Auto/Boat Dealer					P(1)			(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.

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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.
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								
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.

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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 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).
Stadium/Arena					C			
RESIDENTIAL								
Accessory Dwelling Unit		P						See SMC 15.465.100, Accessory Dwelling Units (ADUs) for standards. ADUs are allowed on nonconforming detached dwelling unit properties. See SMC 15.120.070, Nonconformance – Uses of Structures.
<u>Co-Living</u>			<u>P</u>	<u>P</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	<u>(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>
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						
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.
Middle Housing		P	P(1)	P(1)		P(1)	P	See Maximum Number of Units Per Lot in SMC 15.400.100, Residential Standards Chart. (1) Only allowed if multi-family development is infeasible due to lot size or critical area constraints.
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

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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.
								shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730.
Townhouse			P	P		P	P	See Chapter 15.505 SMC, Townhouse Development Design Standards.
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		
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	

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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.
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.
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			
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		

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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.
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.

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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	
Construction/Landscaping Yard					
Distribution Center/Warehouse					
Equipment Rental, Large					
Equipment Rental, Small				C	
Equipment Repair, Large					
Equipment Repair, Small				P	
Helipad/Heliport and Facilities					

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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	

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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					

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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	
Accessory Dwelling Unit	P				See SMC 15.465.100, Accessory Dwelling Units (ADUs) for standards. ADUs are allowed on nonconforming detached dwelling unit properties. See SMC 15.120.070, Nonconformance – Uses of Structures.
<u>Co-Living</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P(1)</u>	<u>(1) Co-living projects within the CB-C zone shall comply with the pedestrian-oriented use requirements in SMC 15.305.057.</u>
Dwelling Unit, Detached	P				
Middle Housing	P	P(1)	P(1)		See Maximum Number of Units Per Lot in SMC 15.400.100, Residential Standards Chart. (1) Only allowed if multi-family development is infeasible due to lot size or critical area constraints.

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LAND USE	URM	URH	URH-MU	CB-C	Additional Standards See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
Multi-Family	P	P	P	P(1)	(1) Multi-family projects within the CB-C zone shall comply with the pedestrian-oriented use requirements in SMC 15.305.057.
Townhouse		P	P		See Chapter 15.505 SMC, Townhouse Development Design Standards.
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.
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.

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LAND USE	URM	URH	URH-MU	CB-C	Additional Standards See mixed-use development standards in SMC 15.305.700, Mixed Use Development Standards.
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 residential low- and medium-density neighborhoods, and that provide linked open space.

A. Multi-family and co-living 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)

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ANGLE LAKE STATION AREA OVERLAY DISTRICT

Sections:

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

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

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ANIMALS									
Butterfly/Moth Breeding									
Kennel/Cattery						P(1)(2)	P(1)		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Not permitted within the District Center.
Stables									
Veterinary Clinic			P(1)	P(1)	P	P	P		(1) Permitted as a part of a mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
BUSINESS SERVICES									
Airport Support Facility									
Cargo Containers									
Commercial/Industrial Accessory Uses									
Conference/Convention Center					P	P	P		
Construction/Landscaping Yard									
Distribution Center/Warehouse					C(1)				(1) Not permitted within the District Center. See map in SMC 15.310.010.
Equipment Rental, Large									
Equipment Rental, Small				P(1)	P(1)	P(1)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010.
Equipment Repair, Large									
Equipment Repair, Small				P(1)	P(1)	P(1)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010.
Helipad/Heliport and Facilities									
Professional Office		P(1)	P(1)	P(1)	P	P	P		(1) Permitted as part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Storage, Self-Service					P(1)(2)				(1) Permitted in a structure with the appearance of an office building. (2) Not permitted within the District Center. See map in SMC 15.310.010.
Truck Terminal									
CIVIC AND INSTITUTIONAL									
Cemetery									
Fire Facility	P	P	P	P(1)	P(1)	P(1)	P	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Funeral Home/Crematory					P(1)			C	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Police Facility	P	P	P	P	P	P	P	P	
Public Agency Office		P	P	P	P	P	P		

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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 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). (1) Not permitted within the District Center. See map in SMC 15.310.010.
Transitional Housing (1)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)			(1) Small-scale transitional housing facilities are defined as a community residential facility I. See Residential,

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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.
									Retirement and Assisted Living section of this use chart. (2) See SMC 15.465.350, Supportive Housing Facilities Standards.
MANUFACTURING									
Assembly and Packaging					P(1)				(1) Not permitted within the District Center. See map in SMC 15.310.010.
Food Processing					P(1)	P(1)(2)	P(2)		(1) Not permitted within the District Center. See map in SMC 15.310.010. (2) Food processing with retail section or restaurant to be oriented to the public street.
Laboratories, Research, Development and Testing					P(1)	P(1)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010.
Manufacturing and Fabrication, Light					P(1)				(1) Not permitted within the District Center. See map in SMC 15.310.010.
Manufacturing and Fabrication, Medium									
Micro-winery/Brewery/Distillery				P(1)	P(1)	P(1)	P(1)		(1) Permitted in conjunction with the following retail uses: restaurant, tavern, retail sales or tasting room. Retail uses to be oriented to the public street and located at the ground floor.
Recycling Processing									
MOTOR VEHICLES									
Auto Service Center									
Auto Wrecking									
Electric Vehicle Infrastructure	P(1)	P(2)	P(2)	P	P	P	P		(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station					P(1)	P(1)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010.
Public/Private Parking					P(1)	P(1)	P		Permitted as structured parking only. No surface lots permitted. (1) Not permitted within the District Center. See map in SMC 15.310.010.
Tire Retreading									
Towing Operation									
Vehicle Rental/Sales									
Vehicle Rental/Sales, Large							P		
Vehicle Repair, Large							P		
Vehicle Repair, Small					P				
RECREATIONAL AND CULTURAL									
Amusement Park									
Community Center	C	P	P	P	P	P	P		

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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.
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									
Accessory Dwelling Unit	P								See SMC 15.465.100, Accessory Dwelling Units (ADUs). ADUs are allowed on nonconforming detached dwelling unit properties. See SMC 15.120.070, Nonconformance – Uses of Structures.
<u>Co-Living</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>(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>
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									
Middle Housing	P	P(1)	P(1)	P(1)					See Maximum Number of Units Per Lot in SMC 15.400.100, Residential Standards Chart. (1) Only allowed if multi-family development is infeasible due to lot size or critical area constraints.
Multi-Family	P	P	P	P(1)	P(1)	P(1)	P		(1) For designated parcels within the District Center (see Figure

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									15.310.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.
Townhouse		P	P	P					See Chapter 15.505 SMC, Townhouse Development Design Standards.
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.
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.

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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.
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 and co-living projects that are of high quality, good architectural design, are compatible with adjacent development, especially residential low neighborhoods, and that provide linked open space.

A. Multi-family co-living 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)

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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	

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LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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	
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	

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LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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	
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	

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LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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	

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LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Auto Supply Store	1 per 250 sf of leasable space	
Auto Wrecking	1 per employee (designated), plus 3 for customers	
Commercial Marine Supply	1 per 1,000 sf of gross floor area, plus 1 space per employee	
Electric Vehicle Infrastructure – Battery Exchange Station and Rapid Charging Station Only	1 per employee 0.65 spaces per rapid charging station space for customers waiting to use rapid charging station (Required only if the use is the primary use on the property)	
Fueling/Service Station	Without grocery store attached: 1 per employee, plus 1 per service bay With grocery store attached: 1 per employee, plus 1 per 200 sf of store area	
Public/Private Parking	1 per employee (designated)	
Tire Retreading	1 per employee, plus 1 per 500 sf of building	
Towing Operation	1 per employee (designated)	
Vehicle Rental/Sales	1 per 300 sf of building, plus 1 per employee plus a minimum of 3,000 sf of display area	
Vehicle 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	

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LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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	
RESIDENTIAL		
Accessory Dwelling Unit (ADU)	<p>Within one-mile radius of SeaTac International Airport:</p> <ul style="list-style-type: none"> 1 per accessory dwelling unit 2 per accessory dwelling unit greater than 600 square feet in area <p>Within one-half-mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport:</p> <ul style="list-style-type: none"> No off-street parking is required <p>Beyond one-half-mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport:</p> <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 	Minimum spaces required in addition to spaces required for principal unit. Standards apply before any zero lot line subdivisions or lot splits.
Co-living	<p><u>Within one-mile radius of SeaTac International Airport:</u></p> <ul style="list-style-type: none"> <u>0.5 per sleeping unit</u> <p><u>Within one-half-mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport:</u></p> <ul style="list-style-type: none"> <u>No off-street parking is required</u> <p><u>Beyond one-half-mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport:</u></p> <ul style="list-style-type: none"> <u>0.25 per sleeping unit</u> 	

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LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
College Dormitory	1.5 per bedroom	
Middle Housing (duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing)	<p>Within one-mile radius of SeaTac International Airport:</p> <ul style="list-style-type: none"> 1.25 per dwelling unit <p>Within one-half-mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport:</p> <ul style="list-style-type: none"> No off-street parking is required <p>Beyond one-half-mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport:</p> <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	<p>Studio Unit: 1 per dwelling unit</p> <p>1 Bedroom Unit: 1.5 per dwelling unit</p> <p>2-3 Bedroom Unit: 2 per dwelling unit</p>	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	<p>0.25 per assisted living unit/room</p> <p>0.75 per retirement apartment dwelling unit</p> <p>1 per 5 beds for convalescent/nursing care</p>	
Convalescent Center/Nursing Home	1 per 5 beds	
Retirement Apartments	0.75 per dwelling unit	
RESIDENTIAL, ACCESSORY		
Home Occupation	---	

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LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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	
Theater/Entertainment Club	1 per 250 sf of leasable space	

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LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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 15.510

MULTI-FAMILY HOUSING DESIGN STANDARDS

Sections:

15.510.010	Authority and Application
15.510.100	Site Design and Building Orientation
15.510.120	Building Placement/Setbacks
15.510.130	Neighborhood Compatibility
15.510.310	Vehicular Access
15.510.330	Design of Surface and Structured Parking
15.510.350	Structured Parking Design
15.510.400	Recreation Space
15.510.410	Minimum Recreation Space Requirements
15.510.500	Landscaping and Fences
15.510.700	Multi-Family, <u>Co-Living</u> and Mixed Use Projects in the Overlay Districts and CB-C, URH-MU and NV Zones
15.510.800	Incentives
<u>15.510.900</u>	<u>Co-Living Standards</u>

15.510.010 Authority and Application

A. The provisions of this chapter shall apply to all multi-family and co-living development throughout the City, except where co-living is expressly exempted. 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 or co-living 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)

15.510.100 Site Design and Building Orientation

Purpose: Design multi-family and co-living sites to have both an external orientation to the streetscape and an internal orientation to the residential environment with unifying pedestrian pathways and recreation space. Arrange sites to enhance the mutual relationship of buildings, streets, recreation space and other site amenities, in order to create a pedestrian-oriented environment. Design emphasis shall be given to the pedestrian, rather than the auto, environment. The privacy and security of residents must be appropriately addressed and site design shall also promote compatibility with adjacent land uses. (Ord. 18-1029 § 1; Ord. 15-1018 § 1)

15.510.120 Building Placement/Setbacks

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

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

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

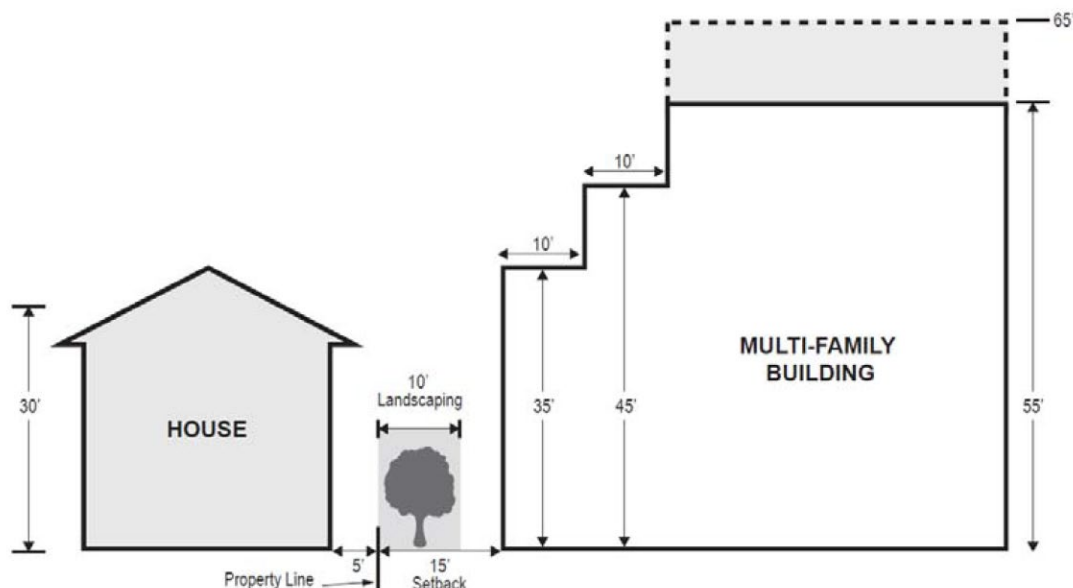


Figure: Abutting Residential Low. Building height adjacent to a Residential Low Comprehensive Plan designation is limited to thirty-five (35) feet within ten (10) feet of the required side or rear setback, then may increase at no more than ten (10) vertical feet for each ten (10) horizontal feet up to 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 and co-living projects abutting a Residential Medium Comprehensive Plan land use designation shall incorporate the following neighborhood compatibility standards:

- 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.

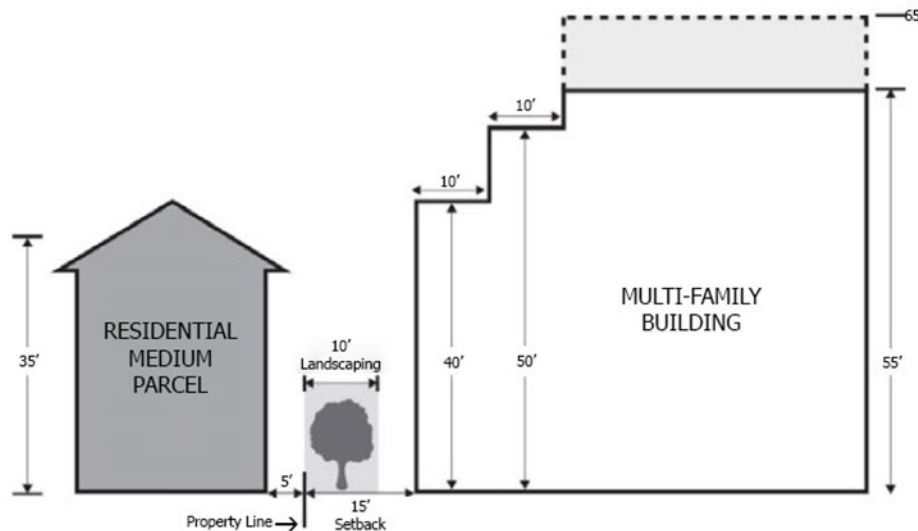


Figure: Abutting Residential Medium Designation. Diagram illustrating height requirements and allowances for multi-family co-living and residential mixed use projects abutting parcels with Residential Medium Comprehensive Plan land use designations.

C. **Building Height on Sloped Properties.** In cases where the multi-family or co-living 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)

15.510.310 Vehicular Access

Intent: Facilitate access that provides adequate capacity while reducing curb cuts and providing for pedestrian safety.

A. **Vehicle Access.** Access to multi-family and co-living developments shall be from a major or minor arterial wherever possible.

B. **Driveway Entrances.**

1. **Consolidation of Entrances.** Automobile access to parcels shall be consolidated per SMC 15.455.420, Driveway Entrances.

2. **Drop-Off Areas.** Ensure that parking does not dominate the streetscape, while allowing drop-off areas for convenience and accessibility. Driveways serving front yard building entries shall be as approved by the Director, and may include a maximum of three (3) designated short-term parking spaces.

C. **Dead End Streets.** The creation of dead end streets shall be permitted only where there is no feasible connection with an adjacent public and/or private street. (Ord. 18-1029 § 1; Ord. 15-1018 § 1)

15.510.330 Design of Surface and Structured Parking

Intent: These standards are intended to provide for safety and aesthetic considerations in surface and under-building parking within multi-family and co-living developments.

A. **General Considerations.** Avoid parking layouts that dominate a development. Minimize parking as a visual element of a site and enhance the pedestrian environment. To the extent possible, parking should be visible from living units.

B. **General Parking Design and Construction Standards.** Parking design and construction requirements shall be provided pursuant to SMC 15.455.400, General Design and Construction Standards, and its subsections.

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C. **Lighting.** Lighting levels in surface and structured parking facilities shall conform to the standards in Chapters 17.24, Parking Lot Lighting, and 17.28 SMC, Parking Structures.

D. **Residential Mixed Use Parking.** Parking for residences on a mixed use site shall be clearly delineated and separate from parking for commercial uses. (Ord. 18-1029 § 1; Ord. 15-1018 § 1. Formerly 15.510.400)

15.510.350 Structured Parking Design

Intent: Locate structured parking under or within multi-family and co-living buildings to enhance safety and aesthetics. Aesthetic considerations include appropriate screening and subordination of under-the-building parking.

A. **Vehicle Entrances in Parking Structures.** Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of location and design.

B. **Minimizing Views into the Parking Structure Interior.**

1. **Screening.** Parking located at grade under a building shall be attractively screened through a combination of decorative grilles, or trelliswork. Screening shall provide for light, airflow, and natural surveillance into the structure, while limiting access. Since screening is intended to increase security by restricting access to the facility, the screening must be reasonably strong and durable to withstand vandalism and the elements.

2. **Screening of Garages Serving Individual Units.** Separate enclosed garages serving individual units shall be completely enclosed or shall be screened as described above.

C. **Underground Structures.** For underground structures, the first level below grade shall be daylighted by either grading the site down or using air wells to allow natural light and ventilation into the structure. Such openings shall be barred to prevent access and landscaped in a manner that provides both screening and visibility through the landscaping. Openings shall be adjacent to well-traveled walks or frequently used areas of open space.

D. **Stand-Alone Parking Structures.** Stand-alone, multi-level aboveground parking structures shall be avoided in multi-family and co-living complexes.

1. **General Structured Parking Standards.** Where allowed by a decision of the Director due to special design or site conditions, multi-level above-ground parking structures shall comply with the structured parking standards in SMC 15.455.600 through 15.455.620.

2. **Exception: Parking Structure Character and Massing.** Parking structure facades over forty (40) feet in length shall incorporate vertical and/or horizontal variations as required in general standards in SMC 15.455.610(F), except that the vertical facade changes shall be incorporated at least every forty (40) feet over the length of the applicable facade.

E. **Maintenance.** Residential parking structures shall be well-maintained, as trash and graffiti may leave the impression that the facility is not secure. (Ord. 18-1029 § 1; Ord. 15-1018 § 1. Formerly 15.510.430)

15.510.400 Recreation Space

Purpose: Enhance livability and quality of life by providing adequate recreation space for residents of multiple-family and co-living dwellings, to separate such areas from automobile-oriented space, and to enhance the environmental quality of multiple-family residential districts. (Ord. 18-1029 § 1; Ord. 15-1018 § 1. Formerly 15.510.500)

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 seven (7) or more units and all co-living developments shall provide a minimum area of recreation space, as designated in this chapter.

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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
<u>Co-living sleeping unit</u>	<u>60 square feet</u>
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 <u>or co-living developments</u>	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 and co-living 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)

15.510.500 Landscaping and Fences

Intent: Provide buffering adjacent to noncompatible uses, enhance building facades, create pleasant outdoor spaces for relaxation, contribute to privacy, and help to define public from private space.

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A. **General Landscaping.** The standards set forth in this section and chapter are in addition to the requirements established in Chapter 15.445 SMC, Landscaping and Tree Retention.

B. **Multi-Family and Co-Living Landscaping.**

1. **Building Entry Landscaping.** Distinctive plantings shall be provided to define entries, with a minimum of three (3) feet of Type V landscaping on either side of all building entries.
2. **Recreation Space Buffers.** Landscape buffers separating recreation space from streets, parking areas and driveways shall be provided as specified in the outdoor recreation space requirements in SMC 15.510.420(A)(3)(b)(iii).
3. **Noncompatible Use Buffers.** Landscape buffering adjacent to noncompatible uses shall be provided as specified in SMC 15.445.210, Landscaping Standards Chart.

C. **Fences.** In addition to the standards of this section and chapter, fence requirements shall be provided pursuant to Chapter 15.435 SMC, Fences.

1. **Prohibited Fences.** The following types of fences and/or materials are prohibited:
 - a. Barbed wire/razor wire.
 - b. Electric fences.
2. **Chain Link Fences.** Chain link fences shall not be placed in a front yard and shall only be used elsewhere if coated or finished to prevent rust.

D. **Stormwater Facilities.** Locate stormwater facilities as elements of designed landscaping and pedestrian walkways without impeding pedestrian circulation. (Ord. 18-1029 § 1; Ord. 16-1022 § 1 (Exh. C); Ord. 15-1018 § 1. Formerly 15.510.600)

15.510.700 Multi-Family, Co-Living and Mixed Use Projects in the Overlay Districts and CB-C, URH-MU and NV Zones

Purpose: To define standards for multi-family, co-living 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, co-living 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 Zones, create a need for a modified standard.

A. The following requirements shall supersede or be in addition to the multi-family and co-living 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 or co-living 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~~ co-living and residential mixed use projects in the designated City Center:

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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, co-living and residential mixed use projects in the designated South 154th Street Station Area:

APPLICABLE STANDARDS		
Projects in the South 154th Street Station Area		
Pedestrian-Oriented Uses	SMC 15.305.057	Pedestrian-oriented use requirements
Vehicular Circulation	SMC 15.305.100 – 15.305.110	Vehicular circulation requirements
Site Planning	SMC 15.305.200	Building orientation
	SMC 15.305.210	Building placement and pedestrian zone
	SMC 15.305.220	Abutting two or more frontages
Parking	SMC 15.305.400 – 15.305.460	South 154th Street Station Area parking standards
Landscaping	SMC 15.305.500(C)(2) – (C)(3)	Surface parking lot landscaping requirements
Additional Requirements for Residential Mixed Use Projects in the South 154th Street Station Area		
Building Design	SMC 15.305.610 SMC 15.305.620	Required for nonresidential components: <ul style="list-style-type: none"> • Street level design • Pedestrian building entries
Open Space	SMC 15.305.300 – 15.305.330	Commercial (publicly accessible) open space requirements
Mixed Use Requirements	SMC 15.305.700 – 15.305.710	Mixed use requirements

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

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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 co-living 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)

15.510.800 Incentives

Purpose: To encourage types of development that are beneficial for the community, or for which there is a particular need.

Application of Incentives

Intent: Support the combination of multiple incentives while placing a cap on the total percentage of incentives that keeps the maximum density within a reasonable limit of the underlying zone.

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A. The number of allowed units in a development may be increased for incorporation of the incentives in this section.

1. **Maximum Density Incentive.** The maximum density incentive that may be achieved through the application of multiple incentives is a thirty percent (30%) increase in the base number of permitted units.
2. **Maximum Height Incentive.** The maximum height incentive that may be achieved through the application of multiple incentives is a fifteen (15) foot increase in the maximum building height identified in SMC 15.400.100, Residential Standards Chart, and 15.400.200, Commercial, Industrial, Park Standards Chart.
 - a. An incentive used to obtain additional height in this chapter may not be used to obtain additional density.
3. **Combining Incentives.** Density incentives as specified in Chapter 15.425 SMC, Development Incentives, may be combined with these incentives, but the total of all incentives may not exceed a thirty percent (30%) increase in the base number of permitted units. The bonuses shall be on a building-by-building basis and are not transferable from one (1) building to another.

B. **Multi-Family Development Incentives.**

BENEFIT	DEVELOPMENT INCENTIVE
SENIOR HOUSING Intent: Encourage the provision of senior housing within the community to allow for a variety of housing options to aging persons as their family size and housing needs change. This incentive is not applicable to projects whose sole purpose is housing intended for seniors (age fifty-five (55) years or older) (i.e., adult family homes, assisted living facilities, continuing care retirement communities, retirement apartments, convalescent center/nursing homes, etc.).	Density Bonus. A twenty percent (20%) increase in the allowed number of units shall be permitted when a minimum of thirty-five percent (35%) of the units within the project are reserved as assisted living units or retirement apartments. Height Bonus. A ten (10) foot increase in the maximum allowed height shall be permitted when a minimum of thirty-five percent (35%) of the units within the project are reserved as assisted living units or retirement apartments.
MIXTURE OF UNIT SIZES Intent: Promote a mixture of unit sizes within a development, in order to encourage the presence of residents during the daytime. Larger units typically house families, where an adult may be present during the daytime. Having a mixture of unit sizes can contribute to a more secure community.	Density Bonus. A ten percent (10%) increase in the allowed number of units shall be permitted with a mixture of unit sizes in a development with at least thirty-five percent (35%) of the units being two (2) bedroom or larger. Height Bonus. A five (5) foot increase in the allowed height shall be permitted with a mixture of unit sizes in a development with at least thirty-five percent (35%) of the units being two (2) bedroom or larger.
CONDOMINIUM/OWNER-OCCUPIED HOUSING Intent: Encourage units to be constructed as condominiums, and remain owner-occupied through codes, conditions, and restrictions (CCRs) or other restrictive covenants, contributing to a sense of ownership, investment in the community, and stability in the resident population of multi-family areas.	Density Bonus. A thirty percent (30%) increase in the allowed number of units shall be permitted for a condominium development, where the codes, conditions, and restrictions (CCRs) of the homeowners' association or other restrictive covenants are set up to maintain home ownership within the development and restrict the number of units that may be used as rental properties. CCRs shall be reviewed and approved by the Director prior to recording to ensure this provision cannot be modified or eliminated. Height Bonus. A fifteen (15) foot increase in the allowed building height shall be permitted for a condominium development, where the codes, conditions, and restrictions (CCRs) of the homeowners' association or other restrictive covenants are set up to maintain home ownership within the condominium and restrict the number of units that may be used as rental units. CCRs shall be reviewed and approved by the Director prior to recording to ensure this provision cannot be modified or eliminated.
UNDERGROUND PARKING Intent: Promote the placement of parking underground in order to facilitate urban spaces, pedestrian orientation, and greater efficiency in use of land for housing and open space.	Density Bonus. A ten percent (10%) increase in the allowed number of units shall be permitted for developments where a minimum of seventy-five percent (75%) of the parking is placed underground. Height Bonus. A five (5) foot increase in the allowed building height shall be permitted for developments where a minimum of twenty-five percent (25%) of the parking is placed underground.

Co-Living Code Amendments
 Planning Commission – July 15, 2025
 Chapter 15.510 MULTI-FAMILY HOUSING DESIGN
 STANDARDS

BENEFIT	DEVELOPMENT INCENTIVE
OUTDOOR RECREATION SPACE Intent: Encourage the placement of additional recreation space throughout multi-family <u>and co-living</u> developments in order to enhance outdoor recreational opportunities for residents.	Density Bonus. A ten percent (10%) increase in the allowed number of units shall be permitted when at least fifteen percent (15%) additional outdoor recreation space over what is required is provided within a multi-family development. Height Bonus. A five (5) foot increase in the allowed building height shall be permitted when at least fifteen percent (15%) additional outdoor recreation space over what is required is provided within a multi-family <u>or co-living</u> development.
ARCHITECTURAL DESIGN Intent: Promote enhanced building layout and design in multi-family <u>and co-living</u> buildings through the incorporation of additional design elements and features. The enhanced design elements shall consist of the following: 1. Incorporate all methods of facade variation identified in SMC 15.510.620(B). 2. Incorporate three (3) or more roofline variations identified in SMC 15.510.620(F).	Density Bonus. A ten percent (10%) increase in the allowed number of units shall be permitted when additional building design is provided within a multi-family <u>or co-living</u> development. Height Bonus. A five (5) foot increase in the allowed building height shall be permitted when additional building design is provided within a multi-family <u>or co-living</u> development.

(Ord. 18-1029 § 1; Ord. 15-1018 § 1. Formerly 15.510.700 – 15.510.770)

15.510.900 Co-Living Standards

A. Purpose. The purpose of this section is to allow for and regulate the establishment of co-living.

B. General Regulations.

1. Co-living units may be provided in a mix of sizes and number of rooms;
2. Co-living developments are not required to include other types of land uses, unless location-specific requirements for ground floor uses also apply to multi-family units.
3. For purposes of calculating dwelling unit density, a sleeping unit in co-living housing is no more than one-quarter (1/4) of a dwelling unit.
4. The use of a sleeping unit as a short-term rental is prohibited.

C. Size.

1. Minimum: seventy (70) square feet.
2. Maximum: three hundred (300) square feet.

D. Private Facilities.

1. Each sleeping unit must contain the following:
 - a. An area that includes the following at a minimum:
 - i. Under-the-counter refrigerator with a dedicated outlet;
 - ii. Contiguous countertop work area of not less than four (4) square feet; and
 - iii. Twenty-amp small appliance branch circuit located above the countertop work area.
 - b. A bathroom that contains a toilet and a shower and/or bathtub.
 - c. A sink.
2. A kitchen is not allowed.

E. Common Kitchen and Laundry Facilities.

1. One common kitchen must be provided for every ten (10) sleeping units or portion thereof. For purposes of this section, a common kitchen must include a sink, a refrigerator, and a stove, range top, or oven and be a minimum of one hundred twenty (120) square feet in area.
2. One (1) common laundry facility must be provided for every ten (10) sleeping units or portion thereof.

F. 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-half (1/2) off-street parking space per sleeping unit.
 - b. Within one-half (1/2) mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport:
 - i. No off-street parking is required for co-living.
 - c. Beyond one-half (1/2) mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport:
 - i. One-quarter (1/4) off-street parking space per sleeping unit.
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.