



Planning and Economic Development Committee Agenda REGULAR MEETING

April 16, 2026
4:00 pm–5:30 pm
Hybrid Meeting

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://seatacwa.gov/seatvlive> and click the “live” channel 1 grey box.

A quorum of the Council may be present.

Committee Members: Councilmember James Lovell, Chair
Deputy Mayor Senayet Negusse
Mayor Mohamed Egal

Staff Coordinator: Jenn Kester, Interim CED Director
For April Meeting: Evan Maxim Interim Deputy City Manager

ITEM	TOPIC	PROCESS	WHO	TIME
1	Call to Order		Chair	4:00 (2 min)
2	<p>PUBLIC COMMENTS: The committee will hear in-person public comments and will also provide 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 2:00 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.</p> <ul style="list-style-type: none">• Instructions for registering to providing oral public comments are located at the following link: Registration for Oral Public Comments - Council Committees and Citizen Advisory Committees• Submit email/text public comments to pedpubliccomment@seatacwa.gov. The comment will be mentioned by name and subject and then placed in the committee handout packet posted to the website.		Chair	4:02 (5 min)
3	Minutes of 3/19/2026 meeting	Review and Approve	Chair	4:07 (3 min)

4	Sustainable Airport Master Plan: Budget Amendment for Technical Consultants	Review and Recommendation	Evan Maxim / Zack Shields	4:10 (20 min)
5	RBX/Industrial Code Amendments	Review and Recommendation	Kaelene Nobis	4:30 (40 min)
6	Residential Conversions (HB 1757) Code Amendments	Review and Recommendation	Kaelene Nobis	5:10 (15 min)
7	Director's Report		Evan Maxim	5:25 (5 min)
8	Adjourn		Chair	5:30



Planning & Economic Development Committee Minutes

Thursday, March 19, 2026
4:00 PM – 5:30 PM
* Hybrid Meeting *

Commenced: 4:04pm
Adjourned: 4:30 pm

Committee Members:	Present	Absent	Excused	Unexcused
James Lovell, <i>Chair</i>	X			
Mohamed Egal, <i>Mayor</i>		X	X	
Senayet Negusse, <i>Deputy Mayor</i>	X			
Other Councilmembers:	None			

Staff & Presenters: *Interim Director (INT-Dir) Jenn Kester, Building Official (BO) Scott Shannon CBO, Assistant Attorney Ha Dao, Admin Asst (AA3) Barb Mailo*

1. Call to Order	<ul style="list-style-type: none"> • (4:04 pm) Chair Lovell called the meeting to order and roll call.
2. Public Comments	<p>Written comments:</p> <ul style="list-style-type: none"> • Public Comments Written: None • Remote comments: 1 public comment request – no show • In-person comments: None
3. Approval of the 02/19/2026 regular meeting minutes	<p>Review and Approve</p> <ul style="list-style-type: none"> • (4:06 pm) Consensus approval of the meeting minutes by PED Committee members present.
4. Plumbing Code Amendments	<p>Review and Recommendation</p> <p>Presented by (BO) Shannon</p> <p>Discussion commenced with Chair Lovell, (BO) Shannon, and <i>Deputy Mayor Negusse</i>.</p> <ul style="list-style-type: none"> • Committee recommended moving this to Consent Agenda.
5. Director's Report	<p>Informational Briefing</p> <p>Presented by (INT-Dir) Kester</p> <ul style="list-style-type: none"> • South King County Housing & Homeless (SKHHP) Partnership adjusting workplan with intent to move to a Biennial budget, will move toward a one-year workplan, going to the board this Friday and will bring back in May to discuss • Bullpen owners, this coming Tuesday there will be a City Council sledgehammer photo op. • Lookahead at PED – zoning code, parking moratorium staff to bring in April, HMAC group destination development plan working with EDM Yeremeyev, code amendment relating to commercial properties recent law require changes relating to energy laws
6. Adjourn	<ul style="list-style-type: none"> • (4:30 pm) Chair Lovell adjourned the meeting



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 4/9/2026
To: Planning & Economic Development (PED) Committee
From: Evan Maxim, Interim Deputy City Manager and Jenn Kester, Interim Community and Economic Development Director
Subject: Sustainable Airport Master Plan: Budget Amendment for Technical Consultants

Summary

In September 2025, the Federal Aviation Administration issued their NEPA review Finding of No Significant Impact / Record of Decision (FONSI / ROD) for the SEA Airport Sustainable Airport Master Plan (SAMP). A copy of the FONSI / ROD (linked [here](#)) is available on the Port of Seattle's website.

In November 2025, the City of SeaTac partnered with the cities of Burien and Des Moines to challenge final NEPA document (FONSI / ROD). The three cities also entered into an Interlocal Agreement for the purposes of reviewing, commenting, and taking legal action in connection with the environmental review of the SAMP.

Based on discussions amongst the staff of the three cities, the three cities would like to secure technical consultant services to support the legal challenge and subsequent review of the SEPA Draft Environmental Impact Statement expected to be issued by the Port of Seattle in Quarter 2 of 2026. To proceed with consultant contracting, a budget amendment is required to authorize funds.

Staff is seeking a recommendation from the PED committee supporting City Council review and action of a budget amendment of \$300,000 for the purpose of technical consultant services in support of the three-city review of the SAMP environmental documents.

Analysis

The three cities believe that it is important to retain technical consultants to support the review, analysis and response to the environmental process, impacts and concerns related to the SAMP. The technical consultants will focus on impacts related to:

- Stormwater runoff,
- Environmental pollution, (air quality, water)
- Transportation,
- Noise impact, and
- Property values (residential, economic development)

Staff of the three cities are in the process of selecting two consultants for these topics and hope to be under contract with them in May if the budget amendment is approved. The 3-City ILA contemplates the need for technical consultant services and includes provisions for consultant selection and funding. Pursuant to the ILA, the City of SeaTac serves as the contract administrator for the three cities. Additional funding is required of each city participating in the 3-City Interlocal Agreement.

Staff are proposing to amend the revenues and expenditures in the Port ILA Fund 105 in the 2025-2026 SeaTac Biennial Budget. The proposed expenditure of \$300,000 represents the estimated cost of technical consultant services. SeaTac anticipates that approximately 72.5% of this expenditure will be covered through

the proportional cost sharing agreement between the three cities. Consequently, staff are anticipating up to \$217,500 in revenues from the cities of Burien and Des Moines. Please note that the actual expenditure and revenues will depend heavily on the need for technical review throughout the process.

Budget Significance

The 2025-2026 Budget for the Port ILA Fund 105 will be amended to reflect \$300,000 in expenditures and an estimated \$217,500 in revenues.

PED Committee Direction

Staff is seeking PED Committee recommendation to amend the 2025-2026 Biennial Budget for the Port ILA Fund 105 to reflect \$300,000 in expenditures and an estimated \$217,500 in revenues; and, to place this item on the consent agenda of the April 28, 2026 Regular Council Meeting.

Packet Materials

- This memo
- Draft Budget Amendment Ordinance
- Presentation
- Three City Interlocal Agreement

ORDINANCE NO. _____

AN ORDINANCE of the City Council of the City of SeaTac, Washington amending the 2025-2026 Biennial Budget for technical consultant support consistent with the Interlocal Agreement with the Cities of Burien and Des Moines.

WHEREAS, the Port of Seattle (“Port”) operates SEA International Airport, which is located within the city limits of the City of SeaTac; and

WHEREAS, the Port has prepared a Sustainable Airport Master Plan (“SAMP”), which plans for airport growth for a 20-year period; the growth anticipated in the SAMP may have significant negative impacts on the City of SeaTac, and other cities surrounding the airport; and

WHEREAS, the Federal Aviation Administration (FAA) and the Port are in the process of preparing environmental documents that will inform the National Environmental Policy Act (NEPA) review and State Environmental Policy Act (SEPA) review and determination of any substantive required mitigation for SAMP related environmental impacts; and

WHEREAS, the Cities of SeaTac, Burien, and Des Moines have entered into an Interlocal Agreement to jointly fund legal services and technical consultants in support of joint review, analysis, comments, and legal challenges to the FAA and Port SAMP environmental documents, and NEPA and SEPA reviews; and

WHEREAS, the Three Cities believe it is necessary to retain technical consultants to support the review, analysis and response to the environmental process, impacts and concerns related to the SAMP; and,

WHEREAS, the Planning and Economic Development Committee, on _____, reviewed the proposed 2025-2026 Biennial Budget amendment and recommended that the City Council approve the budget amendment; and,

WHEREAS, it is necessary for the City Council to amend the 2025-2026 Biennial Budget to provide additional appropriation authority for expenditures related to technical consultant services.

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

Section 1. The recitals set forth above are hereby adopted and incorporated herein as if set forth in full.

Section 2. The City's 2025-2026 Biennial Budget is amended by increasing expenditures in the Port ILA Fund (105) by Three Hundred Thousand Dollars and No/100 Dollars (\$300,000.00) and by increasing revenues to the Port ILA Fund (105) by Two Hundred Seventeen Thousand and Five Hundred Dollars (\$217,500.00).

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

ADOPTED this ____ day of _____, 2026, and signed in authentication thereof on this ____ day of _____, 2026.

CITY OF SEATAC

Mohamed Egal, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Cindy Corsilles, City Attorney

[Effective Date: _____]

[Ordinance amending 2025-2026 budget for SAMP Technical Consultants]

DRAFT

SEA Sustainable Airport Master Plan: Budget Amendment, PED COMMITTEE, APRIL 16, 2026



PURPOSE OF PRESENTATION

Seeking a budget amendment for technical consultant services to support the review of SAMP environmental documents by the cities of SeaTac, Burien, and Des Moines

WHY IS THIS ISSUE IMPORTANT?

1. The cities of SeaTac, Burien, and Des Moines entered into an interlocal agreement to jointly review the environmental impacts of the Port of Seattle Sustainable Airport Master Plan (SAMP)
2. The cities have challenged the FAA's finding of no significant impact on final Environmental Assessment.
3. The Port of Seattle is expected to issue a draft Environmental Impact Statement (DEIS) under SEPA in Q2 2026.
4. The three cities anticipate that additional technical consultant support will be needed to advocate for the airport communities.



COMMITTEE ACTION REQUESTED:

A recommendation that the City Council approve an amendment to the 2025-2026 Biennial budget Port ILA Fund 105 to reflect \$300,000 in expenditures and an estimated \$217,500 in revenues, and placement on the consent agenda of the April 28, 2026 Regular Council Meeting.

STAFF RECOMMENDATION:

Approve the budget amendment.

REVIEWS TO DATE:

- PED Committee: 4/16/2026

- Technical consultant support will be focused on the DEIS when issued by the Port of Seattle expected in Q2 2026.
- The consultants will focus on impacts related to:
 - Stormwater runoff,
 - Environmental pollution, (air quality, water)
 - Transportation,
 - Noise impact, and
 - Property values (residential, economic development)
- Staff is in the process of selecting consultants for these topics and expect to be under contract in May if the budget amendment is approved.
- The 3-City ILA contemplates the need for technical consultant services and includes provisions for consultant selection and funding.



PORT ILA FUND 105

- The proposed budget amendment is based upon initial estimates to engage technical consultants
 - The actual expenditure and revenue will depend heavily on the needs determined during the review of the DEIS.
- The total estimated expenditure for the three cities is \$300,000
 - SeaTac will coordinate the invoicing and payments on behalf of other jurisdictions
- The three cities will reimburse SeaTac based on their proportionate population
 - SeaTac currently has 27.5% of the population – representing a cost of \$82,500
 - Up to \$217,500 in revenues are anticipated if \$300,000 is expended



COMMITTEE ACTION REQUESTED:

A recommendation that the City Council approve an amendment to the 2025-2026 Biennial budget Port ILA Fund 105 to reflect \$300,000 in expenditures and an estimated \$217,500 in revenues, and placement on the consent agenda of the April 28, 2026 Regular Council Meeting.

STAFF RECOMMENDATION:

Approve the budget amendment.

REVIEWS TO DATE:

- PED Committee: 4/16/2026

Questions?

EXHIBIT 4c: Page 7 of 7
DATE: 4/16/2026



**INTERLOCAL AGREEMENT BETWEEN THE CITIES OF BURIEN, DES MOINES, AND SEATAC FOR
LEGAL AND ENVIRONMENTAL REVIEW IN CONNECTION WITH THE NEPA AND SEPA
EVALUATIONS OF THE SEA-TAC AIRPORT
SUSTAINABLE AIRPORT MASTER PLAN**

Pursuant to RCW 39.34, the Interlocal Cooperation Act, this Agreement is entered into between the City of Burien, a municipal corporation, hereinafter referred to as "Burien," the City of Des Moines, a municipal corporation hereinafter referred to as "Des Moines," and the City of SeaTac, a municipal corporation hereinafter referred to as "SeaTac," and all three cities collectively referred to as the "Parties" or "Cities," for the purpose of review and commenting on, and as necessary, taking legal action in connection with the environmental review process, analysis, and documents prepared for the Port of Seattle's the Sea-Tac Airport Sustainable Airport Master Plan.

1. **Background.** The Port of Seattle ("Port") operates the Sea-Tac International Airport ("Airport" or "Sea-Tac"). The Port is currently drafting a "Sustainable Airport Master Plan" ("SAMP") that will plan for airport growth over the next 20 years; growth that could have significant negative impacts on surrounding cities. Pursuant to the National Environmental Policy Act ("NEPA") and the Washington State Environmental Policy Act ("SEPA"), the Port may prepare, for agency and public review and comment, environmental documents, up to and including an Environmental Impact Statement. The Parties have determined that it is in their best interest to coordinate their review, analysis, and responses concerning the environmental review process and the impacts that are addressed in environmental documents issued by the Port. Furthermore, the Parties have determined that it may be in their common interest to coordinate any legal action that they feel is appropriate in response to the Federal Aviation Administration (FAA) decisions on an environmental assessment (EA) prepared according to the requirements of the National Environmental Policy Act (NEPA) and the Port of Seattle's decisions on an environmental impact statement (EIS) prepared according to the requirements of the Washington State Environmental Policy Act (SEPA).
2. **Purpose.** The purpose of this Agreement is for the Parties to establish a process for review, analysis, and responding to the environmental process, impacts and concerns related to the SAMP, including those issues raised during the Port's SEPA and NEPA processes. By coordinating their efforts, the Parties will be in a better position to evaluate and respond to the Port's environmental review process. The Parties may jointly hire and fund consultants to assist with review and preparation of formal comments regarding the environmental review process and the SAMP's environmental impacts, as well as legal counsel to support any formal challenge to the outcome of either or both environmental processes. This Agreement establishes a process for the selection and funding of these consultants and legal counsel.
3. **Review and Commenting.** The environmental review process will include opportunities for the Parties to provide formal comments to the Port and the FAA. This could include commenting on the Port's and FAA's selected environmental review process and any documents which may be issued as part of that process. The Parties agree to coordinate their comments at each of these steps and to issue a single

comment letter signed by each Party's designated representative.

4. **Legal Counsel.** It may be in the best interest of the Parties to jointly hire legal counsel with expertise in environmental law to support a legal challenge to either the NEPA conclusions, the SEPA conclusions, or both. If it is agreed to hire legal counsel, the Parties will work cooperatively and collaboratively on every aspect of the legal challenge(s) and shall be in mutual agreement prior to moving forward with any step in the legal process.

5. **Consultant Selection.** Should the Parties decide to jointly hire a consultant and/or legal counsel, the Parties will work cooperatively and collaboratively on every aspect of the consultant selection process and shall be in mutual agreement prior to moving to the next step. It is anticipated that only one consultant will be retained, and if needed, only one legal representative will be retained, with the understanding that the retained consultant or legal counsel may use sub-consultants to complete specific tasks. Generally, the steps will be as follows:

- a. Determine what consultant and/or legal expertise is needed;
- b. Determine which Party will be the lead for contract administration;
- c. Determine project budget and contribution amount from each Party;
- d. Publish/Circulate Notice Requesting Statement of Qualifications;
- e. Review statements and determine selection for interviews;
- f. Conduct interviews, with interested Parties represented;
- g. Make final consultant/legal counsel selection;
- h. Develop a final Scope of Work;
- i. Negotiate consultant/legal counsel contract;
- j. Approval of Consultant Contract by the lead City in accordance with its contract approval procedures.

6. **Consultant Funding.**

- a. If consultants and/or legal counsel are hired as contemplated in Section 5 of this Agreement, the Parties will individually commit to a level of funding to be provided. These funds should be committed prior to approval of consultant contract as noted above. The management of these funds will be as described in Section 8. Such funding determinations shall be documented in writing. Funding percentages shall be proportionally split among the Parties based on population and shall be reviewed and updated administratively annually based on the Office of Finance Management population numbers.

- b. To expedite the review of relevant information and preparation of legal documents by the legal counsel, SeaTac will engage / has engaged with legal counsel as contemplated in Section 5. To the extent SeaTac has incurred costs from legal counsel following issuance of the Record of Decision / Finding of No Significant Impact, which also benefits the other Parties, the other Parties shall pay a proportionate share of that cost as described in Section 6.a.
7. **Joint Roles and Responsibilities.** Each Party shall be responsible for the following:
 - a. Each Party shall assign a representative(s) (“Party Representative(s)”) to help prepare and/or participate in review of draft work products. The Party Representative administering any consultant contract will communicate any changes to schedules, budgets, and any other pertinent information in a timely manner to keep each jurisdiction apprised of the status of the consultant’s or legal counsel’s work.
 - b. Time is of the essence for the review of environmental documents. The Parties shall work expeditiously and in good faith to achieve the smooth progress of review and commenting. This includes allocating adequate staff time and providing all necessary data and other information or materials needed for timely review and commenting.
 - c. The Party Representatives shall receive copies of consultant invoices. All concerns with consultant billing shall be communicated to the contract administrator in a timely manner.
 - d. If an individual jurisdiction takes legal action they shall notify all Parties, so that the Parties can decide whether to intervene or provide assistance.
 - e. The Parties shall work together in good faith to assure comments are made within the deadlines prescribed by law.
8. **Decision-making for legal counsel services.** The Parties share the goal of consensus decision-making when providing direction to legal counsel or engaging in legal action. The Parties also recognize that their respective City Councils, leadership, and communities may differ in their desire to engage in legal challenges and have different financial constraints.
 - a. Unanimous agreement by all three cities is required to proceed with the filing of a joint appeal by the legal counsel retained under this ILA.
 - b. A majority of the three cities (i.e. two cities) is required to continue appeals at each stage of the appeal process. Any party may withdraw from pending litigation subject to Section 14 below.
9. **Contract Management and Fiscal Management.** Contracts for consultant(s) and legal counsel shall be administered by the City of SeaTac. These responsibilities include monitoring of work of the consultant in terms of content and timeliness; coordinating with all Parties regarding the consultant invoices and

payments; arrangement of meetings to address the comments of the Parties; etc. Management of fiscal matters associated with this Agreement shall be administered by the City of SeaTac. These responsibilities include processing consultant invoices and payments on a monthly basis; invoicing other Parties to the agreement; periodic fiscal reports to the Parties; etc. Each Party will require a separate letter of engagement with legal counsel in order to ensure attorney client privilege of communications under this ILA, although work will be done and billed under a single primary contract.

10. **Communication with Consultant.** Communication with hired legal team shall include a point person from the City who is administering the contract. If staff at the City who is administering the contract needs to communicate with the legal team, they shall include an additional appointed person from a different city as agreed upon by the cities. Any communication outside of the prescribed process or group authorization may be considered individual communication with legal counsel and may be billed directly to the associated City and not part of the ILA.

11. **Additional Consultant Services.** Each Party retains the right to hire their own consultants and legal counsel at their own expense to complete work necessary for the project, so long as the work does not conflict with the Project. In such cases, the results of any consultant work will be shared with the other Parties. Nothing herein shall be construed as an affirmative duty to share work product prepared by legal counsel for a Party with the other Parties.

12. **Administration of Agreement.** Supervision and administration of this Agreement shall be the responsibility of each Parties' City Manager or his/her respective designee.

13. **Duration.** This Agreement shall be effective upon execution by each Party and shall remain in full force and effect through the completion of the SAMP environmental review process and any appeals, anticipated to be completed by December 31, 2028.

14. **Termination.** Any Party may withdraw from this Agreement, effective upon thirty (30) days written notice to the other Parties. However, the withdrawing Party shall still be responsible for the payment of any costs incurred prior to the effective date of withdrawal.

15. **Modification.** This Agreement may be modified by further written agreement upon mutual acceptance by all Parties.

16. **Alternative Dispute Resolution.** If a dispute arises from or relates to this Agreement or the breach thereof and if the dispute cannot be resolved through direct discussions, the Parties agree to endeavor first to settle the dispute in an amicable manner by mediation administered by a mediator under JAMS Alternative Dispute Resolution service rules or policies before resorting to arbitration. The mediator may be selected by agreement of the Parties or through JAMS.

17. **Written Notice.** All communications regarding this Agreement shall be sent to the Parties at the

addresses listed on the signature page of the Agreement, unless notified to the contrary. Any written notice hereunder shall become effective three (3) business days after the date of transmittal and shall be deemed sufficiently given if sent to the addressee at the address stated in this Agreement or such other address as may be hereafter specified in writing.

18. **Hold Harmless.** Each Party to this Agreement shall defend, indemnify, and hold the other Party(ies), its appointed and elected officers and employees, harmless from claims, actions, injuries, damages, losses or suits including attorney fees, arising or alleged to have arisen directly or indirectly out of or in consequence of the performance of this Agreement to the extent caused by the fault or negligence of the indemnitor, its appointed or elected officials, employees, officers, agents, assigns, volunteers, or representatives.

19. **Non-Discrimination.** The Parties shall not discriminate in any manner related to this Agreement on the basis of race, color, national origin, sex, sexual orientation, religion, age, marital status or disability in employment or the provision of services.

20. **Severability.** If any provision of the Agreement shall be held invalid, the remainder of this Agreement shall not be affected thereby if such remainder would then continue to serve the purposes and objectives of all Parties.

21. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties. Any modifications or amendments to this Agreement shall be in writing and shall be signed by each party.

22. **Supersede.** The written provisions and terms of this Interlocal Agreement (“Agreement”) supersedes any prior ILA or verbal statements made by any officer or representative of the respective Cities in connection to the NEPA and SEPA evaluations of the Airport’s Sustainable Airport Master Plan. Any attachments and exhibits are incorporated by reference and made part of this Agreement. In the event of a conflict between the terms of this Agreement and any attachment or exhibit, the terms of this Agreement shall control.

Dated this ____ day of November 2025.

CITY OF BURIEN

Adolfo Bailon
Adolfo Bailon (Dec 1, 2025 15:41:24 PST)

Adolfo Bailon, City Manager
400 SW 152nd St, Suite 300
Burien, WA 98166

CITY OF DES MOINES

Katherine Caffrey
Katherine Caffrey (Dec 1, 2025 20:59:57 PST)

Katherine Caffrey, City Manager
21630 11th Avenue S, Suite A
Des Moines, WA 98198

APPROVED AS TO FORM



TBD, City Attorney

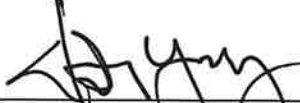
APPROVED AS TO FORM



Tim George (Dec 2, 2025 08:42:15 PST)

Tim George, City Attorney

CITY OF SEATAC



Jonathan Young, City Manager
4800 South 188th Street
SeaTac, WA 98188-8605

APPROVED AS TO FORM



Cindy Corsilles, Interim City Attorney



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 4/16/2026
To: Planning and Economic Development (PED) Committee
From: Kaelene Nobis, AICP, Interim Planning Manager on behalf of Laura Stilwell, Senior Planner
Subject: RBX/Industrial Code Amendments

Purpose

The purpose of this memo is to provide the PED Committee with an overview of proposed amendments to the SeaTac Municipal Code (SMC) affecting the Regional Business Mix (RBX) and Industrial (I) zones. These amendments update and modernize the City's employment and industrial zoning framework by refining land use definitions, clarifying use allowances, and aligning development standards with contemporary employment and logistics activities.

The amendments are intended to:

- Modernize industrial and commercial land use definitions
- Clarify which uses are appropriate in RBX versus Industrial zones
- Align development standards with actual operational impacts
- Reduce ambiguity in permitting and code interpretation
- Support long-term preservation of employment lands

Background

SeaTac's RBX and Industrial zones support a wide range of employment-generating activities, including office, manufacturing, warehousing, airport-related businesses, and logistics operations. These areas are critical to the City's economic base, particularly given SeaTac's proximity to Seattle-Tacoma International Airport and major regional freight corridors.

Over time, incremental updates to the zoning code have resulted in outdated use definitions, overlapping categories, and development standards that do not always reflect how modern industrial or employment uses operate. The Comprehensive Plan clearly distinguishes between people-intensive employment areas and freight-dependent industrial areas. However, the zoning code has not consistently reflected this distinction. As a result, uses with very different operational characteristics have sometimes been regulated similarly, creating uncertainty for applicants and staff.

The RBX/Industrial code update addresses these issues by comprehensively reviewing how employment uses are defined, where they are allowed, and what standards apply to them. Rather than introducing new land use categories, the project focuses on clarifying expectations and aligning development standards with operational characteristics such as truck activity, employment density, and outdoor operations. It strengthens the City's ability to manage employment lands while allowing flexibility for evolving business and logistics models.

Summary of Amendments

The Planning Commission is recommending amendments to the SeaTac Municipal Code, as detailed in Exhibit A. The proposed amendments focus on four primary areas:

- Land use definitions and allowances
 - Development regulations and operational standards
 - Cargo container standards
 - Technical refinements for internal code consistency
- A. **Land Use Definitions and Use Allowances:** A significant portion of the proposed amendments update the City's employment and industrial use framework by refining definitions, introducing a limited number of new definitions, and consolidating several overlapping use categories. These changes clarify how employment, manufacturing, and logistics activities are categorized and regulated within the RBX and Industrial zones.
- a. **Clarifying RBX and Industrial Zone Roles:** The revised use allowance structure reinforces the Comprehensive Plan's distinction between people-intensive employment areas and freight-dependent industrial areas. Freight-dependent and truck-intensive uses are primarily directed to the Industrial zone, where sites are better suited to accommodate large-scale logistics operations and heavy vehicle circulation. The RBX zone is intended to support a mix of employment-generating activities that are more people-intensive and compatible with surrounding commercial areas. As a result, uses allowed in RBX emphasize enclosed operations and limited outdoor activity. In some cases, uses may still be allowed in both zones, but with different operational standards or review processes to ensure compatibility with surrounding development.
 - b. **Updated and New Definitions:** Several definitions have been updated or introduced to better capture modern employment and logistics activities. Examples include:
 - i. **Distribution Center:** Reflects large-scale logistics facilities that serve regional markets and typically involve high truck volumes and extended operating hours.
 - ii. **Warehousing:** Captures storage functions that may support manufacturing or commercial activities.
 - iii. **Shared-Use Commercial Kitchen:** Reflects facilities used by multiple food businesses for preparation, packaging, and small-scale production.
 - iv. **Innovation Flex Space:** Recognizes a hybrid building type combining office, research, small-scale production, and limited warehousing with flexible employment-oriented buildings.
 - c. **Consolidation of Use Categories:** Several existing categories have also been consolidated or refined to reduce overlap and improve clarity. The revised structure differentiates uses based on operational characteristics such as freight activity, building form, and the presence of outdoor operations. This ensures that development standards correspond more directly to the operational impacts associated with each use.
- B. **Development Standards Alignment:** In addition to updating land use definitions, the proposal includes amendments to several development standards chapters to ensure the code better reflects how modern employment uses operate. Many of the existing standards were written decades ago, and do not always correspond to the operational characteristics of contemporary industrial and logistics activities. The proposed amendments refine these standards so they respond more directly to operational impacts such as truck circulation, outdoor activity, and adjacency to residential areas.
- a. **Landscaping:** Requirements have been revised to better address compatibility between employment uses and nearby residential or mixed-use areas. Key changes include:
 - i. Updated residential adjacency standards requiring additional screening where industrial uses abut residential zones.
 - ii. Façade landscaping requirements for large buildings to improve the pedestrian environment.

- iii. Side and rear yard screening requirements tied to the intensity of outdoor operations.
 - b. **Parking:** Standards have been updated to reflect modern employment patterns and operational needs. The amendments update parking ratios for uses such as Distribution Centers, Warehousing, Food and Beverage Service, and Innovation Flex Space. Parking calculations now consistently use gross floor area (GFA) as the basis for measurement. Within the City Center, where parking is regulated through maximums rather than minimums, the amendments clarify that the updated parking ratios function as caps consistent with the City Center parking framework.
 - c. **Performance Standards:** The chapter regulating noise, vibration, odor, glare, and similar impacts has been updated primarily to align terminology with the revised use structure. The substantive thresholds regulating operational impacts remain unchanged.
- C. **Cargo Container Standards:** The amendments also clarify how cargo containers may be used as site elements rather than independent land uses. The proposal distinguishes between temporary and permanent container use, establishes placement and screening requirements, and ensures that cargo containers remain subordinate to primary development on a site. These changes improve safety, enforceability, and compatibility with surrounding development, especially in areas where employment uses are adjacent to residential or mixed-use zones.
- D. **Post-Hearing Technical Refinements:** Following the Planning Commission public hearing, staff conducted a final technical review of the draft amendments and identified several refinements to improve clarity and internal consistency within the zoning code. These are technical adjustments, and do not change the overall policy direction of the proposal. Examples include:
- a. Clarifying screening and placement standards for outdoor storage and operations
 - b. Aligning footnotes across use tables for consistency
 - c. Refining language referencing performance standards and landscaping requirements
 - d. Consolidating accessory use provisions in certain manufacturing categories
 - e. Clarifying truck circulation and access standards for freight-related uses
 - f. Removing subjective language where objective standards are provided elsewhere in the code

Relationship to Surface Parking Regulations

The amendments address parking as a supportive component of development, rather than as a stand-alone land use. Regulation of surface parking facilities is being addressed separately through the City's surface parking moratorium project, and is not the primary focus of this proposal.

Planning Commission Review

The Planning Commission reviewed this topic at several meetings throughout 2025 and early 2026, including:

- July 1, 2025
- September 16, 2025
- November 18, 2025
- December 16, 2025
- January 20, 2026

A public hearing was held on February 17, 2026. Following the hearing, the Planning Commission recommended approval of the proposed amendments and forwarded the proposal to the PED Committee for consideration.

Staff Recommendation

Staff recommends that the PED Committee review the proposed amendments and recommend adoption of the code changes to SMC Title 15 as shown in Exhibit A, and placement of the Ordinance on the consent agenda of the Regular Council Meeting on May 12, 2026.

Packet Materials

1. Exhibit A – Draft code amendments
2. Code Tracking Matrix – Definitions and Uses
3. Code Tracking Matrix – Development Standards
4. Presentation

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
TITLE 15 – ZONING CODE					
Division IV. Citywide Development Standards, Regulations and Incentives					
15.410 Cargo Containers					
15.410.005	Purpose	Text amendment	Clarifying language added on placement, screening, safety, and use of cargo containers.	Previous Purpose statement did not explain what the chapter actually regulates.	
15.410.010	Authority and Application	Text amendment	Establishes citywide applicability.	Make clear that all cargo containers, regardless of location or zoning, are subject to the same baseline rules	
15.410.020	Allowed Installations	New subsection	Clearly establishes where and in what form cargo containers may be used by distinguishing between temporary containers allowed citywide under defined conditions and permanent containers limited to the Industrial zone.	Define where cargo containers are allowed, distinguish temporary from permanent installations, and eliminate ambiguity that previously led to inconsistent review and enforcement.	
15.410.100(A)	General Standards – Use Restrictions	Text amendment	Cargo containers can only be used as supporting storage on a site, not as places for people to live, work, own business, and not as the main use of a property.	Without clear limits, cargo containers were being interpreted in ways the code never intended, leading to confusion about whether they could function as buildings or standalone uses.	
15.410.100(B)	General Standards – Placement	Text amendment	Prevents cargo containers from being placed in prohibited or visually-sensitive areas such as setbacks, landscaping, parking, fire lanes, critical areas, or street frontages.	Prevent cargo containers from blocking required access, encroaching into protected or regulated areas, reducing required parking, or degrading public-facing streetscapes.	
15.410.100(C)	General Standards – Stacking	Text amendment	Prohibits stacking cargo containers in all situations unless stacking is specifically approved as part of a permanent installation in the Industrial zone.	Prevents unsafe stacking while allowing engineered, reviewed stacking only where it is appropriate and regulated.	
15.410.100(D)	General Standards – Screening	Text amendment	Reflects that landscaping requirements apply only when independently triggered, not automatically.	Avoiding creating unintended new screening obligations and avoids implying that 15.445 has container-specific regulations.	
15.410.100(E)	General Standards – Fire and Life Safety	New subsection	Makes clear that cargo containers must comply with fire access, separation, and hazardous materials safety requirements regardless of where or how they are placed.	Ensures cargo containers do not create fire hazards or interfere with emergency response by clearly tying them to established fire and life-safety standards.	
15.410.100(F)	General Standards – Moving and Relocation Units	New subsection	Exempts household moving and relocation storage units from the cargo container regulations while still prohibiting them from blocking fire access, streets, or emergency routes.	Keeps routine moving activities out of the planning and permitting process while preserving the City's ability to address safety or nuisance issues through other enforcement tools.	
15.410.100(G)	General Standards – Structures Incorporating Cargo Containers	New subsection	Clarifies that cargo containers converted into structures are regulated as buildings, not as storage containers, under this chapter.	Prevents the cargo container rules from being misapplied to legitimate buildings and ensures those projects are reviewed under the appropriate building and zoning standards.	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
15.410.200(A)	Temporary Cargo Containers – Allowance	Text amendment	Confirms that temporary cargo containers are allowed citywide, provided they meet the specific standards established in this section.	Provides clarity and consistency by allowing short-term container use where needed while ensuring impacts are controlled.	
15.410.200(B)	Temporary Cargo Containers – Permit Requirements	Text amendment	Establishes a clear 30-day threshold for when a TUP is required for a cargo container.	Creates a simple rule that distinguishes short-term, routine container use from longer-term use.	
15.410.200(C)	Temporary Cargo Containers – Exemptions	Text amendment	Exempts construction-related storage containers and household moving pods from TUP requirements.	Avoids unnecessary permitting for routine construction staging and short-term moving activities while keeping those uses regulated through other applicable codes.	
15.410.200(D)	Temporary Cargo Containers – Standards	Text amendment	Requires temporary cargo containers to meet the City’s general safety and placement standards, while allowing limited flexibility for construction-related or exempt containers.	Operational flexibility for short-term or construction uses with the need to maintain safety.	
15.410.200(E)	Temporary Cargo Containers – Screening	Text amendment	Limits screening requirements to temporary cargo containers that require a TUP and allows those containers to be screened with temporary materials rather than permanent landscaping.	Ensures visual impacts are addressed for longer-term temporary containers without imposing permanent landscaping requirements on short-term containers.	
15.410.200(F)	Temporary Cargo Containers – Duration	New subsection	Ties how long temporary cargo containers may remain on a site to either the life of an active construction permit or the specific time approved through a TUP.	Ensures temporary containers are removed when they are no longer needed and prevents them from becoming permanent.	
15.410.200(G)	Temporary Cargo Containers – Removal	New subsection	Clearly identifies the specific events that require a temporary cargo container to be removed from a site.	Prevents temporary containers from remaining indefinitely.	
15.410.250	Permanent Cargo Containers	New section	Clearly limit permanent cargo containers to nonresidential sites in the I zone and ensure they are safely located, screened, integrated, etc.	Establishes clear, zone-specific rules for permanent containers so they can be reviewed and enforced consistently.	
15.410.300	Cargo Containers – Loss of Nonconforming Status	Text amendment	Clarifies when an existing, legally conforming container loses its nonconforming status.	Prevent circumventing the updated container standards and ensure nonconforming containers don’t become permanent by default.	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
TITLE 15 – ZONING CODE					
Division I. General Provisions					
15.105 Definitions					
15.105.010 “A” Definitions	Agricultural Crops	Text amendment	Deletes “Agricultural Crops” definition.	Deleting Agricultural Crop Sales use/definition; sales is the only other location in code where this use/definition occurs.	
15.105.010 “A” Definitions	Agricultural Crop Sales	Text amendment	Deletes “Agricultural Crop Sales” definition.	This use is covered by TUP/retail; no agricultural land in the City.	
15.105.010 “A” Definitions	Airport Support Facility	Text amendment	Adds definition from the ILA into Zoning Code	Need to maintain some definitions and use types specific to airport issues	
15.105.010 “A” Definitions	Amusement Park	Text amendment	Amends definition for “Amusement Park”	Needed to keep amusement park as an outdoor attraction so as not to overlap with new Recreation, Indoor definition.	
15.105.010 “A” Definitions	Animal Boarding and Breeding Facility	Text amendment	Adds “Animal Boarding and Breeding Facility” definition	Too much overlap between Veterinary Clinic, Kennel/Cattery, and Pet Grooming Services . Needed a new category distinct from other pet services.	
15.105.010 “A” Definitions	Antiques, Antique Shop	Text amendment	Deletes “Antiques, Antique Shop” definition	This definition isn’t tied to any use, and would be covered under Retail .	
15.105.010 “A” Definitions	Assembly and Packaging Operations	Text amendment	Deletes “Assembly and Packaging Operations” definition	No corresponding use in use chart. Would now be covered under Manufacturing and Fabrication, Light or Manufacturing and Fabrication, Medium depending on whether operations are fully contained or not.	
15.105.010 “A” Definitions	Auction House	Text amendment	Deletes “Auction House” definition	This is just a form of sales; just the price isn’t fixed. Falls under Retail , or possibly Vehicle Rental/Sales if car auctions.	
15.105.010 “A” Definitions	Automotive Service Center	Text amendment	Deletes “Automotive Service Center” definition	Overlaps with new/updated categories; most activity now covered by Vehicle Repair .	
15.105.010 “A” Definitions	Automobile Wrecking Operation	Text amendment	Deletes “Automobile Wrecking Operation” definition	Captured under the new Vehicle Wrecking use/definition.	
15.105.020 “B” Definitions	Batch Plant	Text amendment	Deletes “Batch Plant” definition	Captured under the new Manufacturing and Fabrication, Heavy use/definition (impact-based)	
15.105.020 “B” Definitions	Biomedical Product Facility	Text amendment	Deletes “Biomedical Product Facility” definition	This definition is not tied to any use in the use chart. Would fall under Manufacturing and Fabrication, Light or Research and Development (R&D) , depending on operations.	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
15.105.020 "B" Definitions	Book, Stationery, Video, Audio and Art Supply Store	Text amendment	Deletes "Book, Stationery, Video, Audio and Art Supply Store" definition	Not tied to a use in the use table; would fall under Retail .	
15.105.020 "B" Definitions	Building, Hardware and Garden Materials Store	Text amendment	Deletes "Building, Hardware and Garden Materials Store" definition	Standalone definition with no corresponding use in land use table. This falls under the Retail use now.	
15.105.020 "B" Definitions	Butterfly/Moth Breeding	Text amendment	Deletes "Butterfly/Moth Breeding" definition	Overly-specific; insect breeding doesn't have same impacts as other animal breeding does.	
15.105.030 "C"	Cargo Containers	Text amendment	Deletes "When used for any purpose other than those listed in subsection (A) of this definition, a cargo container is a structure."	Last sentence causes confusion.	
15.105.030 "C"	Coffee Shop/Retail Food Shop	Text amendment	Deletes "Coffee Shop/Retail Food Shop" definition	Eliminate overlap/conflicts with restaurant and retail. Now captured under Food and Beverage Service and Retail .	
15.105.030 "C"	Commercial/Industrial Accessory Uses	Text amendment	Deletes "Commercial/Industrial Accessory Uses" definition.	Is/will be replaced by explicit accessory allowances in footnotes; better alignment with zones' purposes. Don't want incidental commercial eroding industrial land.	
15.105.030 "C"	Commercial Marine Supplies	Text amendment	Deletes "Commercial Marine Supplies" definition	No applicability due to no waterfront; now covered under Retail .	
15.105.030 "C"	Commercial Recreation Area and Use	Text amendment	Deletes "Commercial Recreation Area and Use" definition.	No corresponding land use remains in chart; superseded by Indoor Recreation .	
15.105.030 "C"	Construction Business	Text amendment	Deletes "Construction Business" definition	Not currently in use chart; incorporated into new Contractor Office and Yard use/definition.	
15.105.030 "C"	Construction/Landscaping Yard	Text amendment	Deletes "Construction/Landscaping Yard" definition	Eliminates overlap and confusion with the new consolidated Contractor Office and Yard use.	
15.105.030 "C"	Contractor Office and Yard	Text amendment	Adds new "Contractor Office and Yard" definition/use.	Align with industry terminology; replaces fragmented construction/landscaping yard concept; supports trades businesses in RBX/I.	
15.105.040 "D"	Dairy	Text amendment	Deletes "Dairy" definition	No corresponding use in use chart; not zoned for agricultural production.	
15.105.040 "D"	Data Center	Text amendment	Adds new "Data Center" definition/use.	Recognize modern tech facilities distinct from office or industrial manufacturing.	
15.105.040 "D"	Department/Variety Store	Text amendment	Deletes "Department/Variety Store" definition	No corresponding use in use chart; falls under Retail .	
15.105.040 "D"	Distribution Center	Text amendment	Adds new "Distribution Center" definition	Differentiate scale/impacts (24-hour ops, truck trips, trailer storage) from local Warehousing to regulate appropriately.	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
15.105.040 "D"	Distribution Center/Warehouse	Text amendment	Eliminates combined category due to different impacts of uses	Replaced by distinct Distribution Center and Warehousing definitions for clarity.	
15.105.040 "D"	Drug Store	Text amendment	Deletes "Drug Store" definition.	Too specific; No corresponding use in use chart; falls under Retail .	
15.105.050 "E"	Equipment Rental	Text amendment	Adds new "Equipment Rental" definition.	Need a single parent definition that supports both large and small rental. Impacts scaled by zone.	
15.105.050 "E"	Equipment Rental, Large	Text amendment	Deletes "Equipment Rental, Large" definition.	Consolidated under new Equipment Rental definition.	
15.105.050 "E"	Equipment Rental, Small	Text amendment	Deletes "Equipment Rental, Small" definition.	Consolidated under new Equipment Rental definition.	
15.105.050 "E"	Equipment Repair	Text amendment	Adds new "Equipment Repair" definition.	Need a single parent definition that supports both large and small repair. Impacts scaled by zone.	
15.105.050 "E"	Equipment Repair, Large	Text amendment	Deletes "Equipment Repair, Large" definition.	Consolidated under new Equipment Repair definition.	
15.105.050 "E"	Equipment Repair, Small	Text amendment	Deletes "Equipment Repair, Small" definition.	Consolidated under new Equipment Repair definition.	
15.105.050 "E"	Espresso Stand	Text amendment	Deletes "Espresso Stand" definition.	Now falls under new Food and Beverage Service use/definition. Eliminating overlap and loopholes between restaurant/café and drive-through.	
15.105.060 "F"	Financial Institution	Text amendment	Amends "Financial Institution" definition.	Clarifies scope (banks/credit unions/mortgage lenders), accessory ATMs/safe deposit; excludes corporate back-office (Office).	
15.105.060 "F"	Food and Beverage Service	Text amendment	Adds new "Food and Beverage Service" definition.	Consolidates restaurants/cafes/taprooms; clarifies drive-through addressed in use standards; adds delivery.	
15.105.060 "F"	Food Processing	Text amendment	Deletes "Food Processing" definition.	This was a blurry catchall term; need to stop overlap so these projects are more impact based. Now captured by Manufacturing and Fabrication, Food and Beverage Service, Shared-Use Commercial Kitchen , etc.	
15.105.060 "F"	Forest Product Sales	Text amendment	Deletes "Forest Product Sales" definition.	Overly-specific and rarely used. Use now captured by Retail, Distribution, Manufacturing , etc.	
15.105.060 "F"	Forest Product Sales, Temporary	Text amendment	Deletes "Forest Product Sales, Temporary" definition.	Overly-specific and rarely used. Use now captured by Retail, Distribution, Manufacturing , etc.	
15.105.060 "F"	Funeral Home/Crematory	Text amendment	Amends "Funeral Home/Crematory" definition.	Current definition is too narrow and operational; lacks commercial and service components.	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
15.105.070 "G"	General Business Service/Office	Text amendment	Deletes "General Business Service/Office" definition.	No corresponding use in use table; Incorporated under new Office use/definition.	
15.105.070 "G"	Gross Floor Area	Text amendment	Adds new "Gross Floor Area" definition.	Using gfa for parking requirements, need definition to support it.	
15.105.080 "H"	Health Club	Text amendment	Deletes "Health Club" definition.	Scope is captured by new Indoor Recreation use.	
15.105.080 "H"	Helistop	Text amendment	Deletes "Helistop" definition.	Essentially has same impacts as Helipad/Heliport; don't want applicants using "helistop" to argue out of full requirements.	
15.105.080 "H"	Hobby Kennel/Hobby Cattery	Text amendment	Deletes "Hobby Kennel/Hobby Cattery" definition.	Household pet limits belong in animal control code, not zoning. Kennels now covered by new Animal Boarding and Breeding Facility use/definition.	
15.105.090 "I"	Indoor Agriculture	Text amendment	Adds "Indoor Agriculture" definition.	Fast-growing industry that doesn't fit neatly into our other use categories.	
15.105.090 "I"	Innovation Flex Space	Text amendment	Adds "Innovation Flex Space" definition.	Supports adaptive reuse and flexible tenanting; Allows mixed office/R&D/small-scale warehouse within buildings.	
15.105.110 "K"	Kennel/Cattery	Text amendment	Deletes "Kennel/Cattery" definition.	Need a single, impact-based use. Services now split between new Animal Boarding and Breeding Facility and Veterinary Clinic uses.	
15.105.120 "L"	Laboratories, Research, Development and Testing	Text amendment	Deletes "Laboratories, Research, Development and Testing" definition.	Replaced by modern Research and Development (R&D) definition.	
15.105.120 "L"	Landscaping Business	Text amendment	Deletes "Landscaping Business" definition	Overlap between contractor yards, fleet parking, storage, etc. What matters is the impact, not the trade. Superseded by new Contractor Office and Yard use.	
15.105.120 "L" Definitions	Liquor Store	Text amendment	Deletes "Liquor Store" definition	Not tied to a particular use in use chart; falls under Retail .	
15.105.130 "M"	Manufacturing and Fabrication, Light	Text amendment	Amends definition for "Manufacturing and Fabrication, Light"	Clarifies low-impact, indoor-only processes; updates example list; emphasizes no significant off-site impacts.	
15.105.130 "M"	Manufacturing and Fabrication, Medium	Text amendment	Amends definition for "Manufacturing and Fabrication, Medium"	Defines moderate-intensity fabrication; provides typical activities list.	
15.105.130 "M"	Manufacturing and Fabrication, Heavy	Text amendment	Amends definition for "Manufacturing and Fabrication, Heavy"	Creates high-intensity category (e.g., batch/asphalt plants, foundries, bulk fuel, industrial-scale food processing).	
15.105.130 "M"	Massage Business	Text amendment	Deletes definition for "Massage Business"	This is just a professional label; not a land use. Superseded by Personal Services .	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
15.105.150 "O"	Office	Text amendment	Adds "Office" definition.	Creates unified Office definition for professional/administrative/government/non-governmental services.	
15.105.160 "P"	Personal Services	Text amendment	Adds "Personal Services" definition.	We had overlapping terms (Beauty Salon, Massage Business, etc.) that weren't regulated by impact.	
15.105.160 "P"	Pet Grooming and Services	Text amendment	Adds "Pet Grooming and Services" definition.	Need a use separate from Veterinary Clinic and Animal Boarding and Breeding Facility.	
15.105.160 "P"	Pharmacy	Text amendment	Adds "Pharmacy" definition.	New Retail use allows drive-throughs for Pharmacy; called out in use chart.	
15.105.160 "P"	Produce Stand	Text amendment	Deletes "Produce Stand" definition.	Not tied to a use in use table; this would fall under Retail if permanent.	
15.105.160 "P"	Professional/Business Office	Text amendment	Deletes "Professional/Business Office" definition.	Overlapping with several other uses/definitions. Superseded by new Office use/definition.	
15.105.160 "P"	Public Agency Office	Text amendment	Deletes "Public Agency Office" definition.	Overlapping with several other uses/definitions. Superseded by new Office use/definition.	
15.105.160 "P"	Public Agency Yard	Text amendment	Amends "Public Agency Yard" definition.	Need to regulate impact, not ownership; needed to modernize definition to include core functions like dispatch/parking, materials stockpiles, etc.	
15.105.160 "P"	Public Archives	Text amendment	Deletes "Public Archives" definition.	This just describes what's stored, not the impact. Enforcing content rather than site function.	
15.105.180 "R"	Recreation, Community (Recreational Center)	Text amendment	Amends "Recreation, Community (Recreational Center)" definition	Due to new Recreation, Indoor use/definition, needed to amend this definition to remove overlap, differentiate private vs. nonprofit/public	
15.105.180 "R"	Recreation, Indoor	Text amendment	Adds "Indoor Recreation" definition.	Need a use that captures everything from bowling to VR arcades; allows for adaptive reuse.	
15.105.180 "R"	Recreation, Private Outdoor	Text amendment	Adds "Recreation, Private Outdoor" definition.	Need a use that is distinguished from parks and recreational centers by being commercial with an outdoor focus.	
15.105.180 "R"	Recycling Processing	Text amendment	Amends definition and title to "Recycling or Material Processing Facility"	Current definition is too narrow and old-fashioned; need to regulate the actual operations and impacts of modern recycling/material processing.	
15.105.180 "R"	Research and Development (R&D)	Text amendment	Adds "Research and Development (R&D) definition.	Supports Comp Plan attraction of innovation sectors without over-regulating under manufacturing.	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
15.105.180 "R"	Restaurant	Text amendment	Deletes "Restaurant" definition.	Too much overlap between Restaurant, Espresso Stand, etc. Now regulate food/beverage services under one impact-based use, Food and Beverage Service .	
15.105.180 "R"	Restaurant, Fast Food	Text amendment	Deletes "Restaurant, Fast Food" definition.	Too much overlap between Restaurant, Espresso Stand, etc. Now regulate food/beverage services under one impact-based use, Food and Beverage Service.	
15.105.180 "R"	Retail, Big Box	Text amendment	Deletes "Retail, Big Box" definition.	Big Box is a building size, not a land use. Makes enforcement hinge on footage instead of impacts.	
15.105.180 "R"	Retail Establishment	Text amendment	Deletes "Retail Establishment" definition.	Redundant to Retail use/definition; no corresponding use in chart.	
15.105.180 "R"	Retail, General	Text amendment	Amends definition and title to "Retail"	Need only one unified use to let us regulate the impacts; won't need use changes if type of retail changes.	
15.105.190 "S"	Secondhand Store	Text amendment	Deletes "Secondhand Store" definition.	No corresponding use in use chart; impacts are the same as other retail.	
15.105.190 "S"	Shared-Use Commercial Kitchen	Text amendment	Adds "Shared-Use Commercial Kitchen" definition.	Doesn't fit cleanly under Food and Beverage Service or Manufacturing; supports Comp Plan goals of innovative industries.	
15.105.190 "S"	Specialized Instruction School	Text amendment	Deletes "Specialized Instruction School" definition.	Too much overlap between this use and Vocational/Technical School. Now covered by new Specialized/Technical School use/definition.	
15.105.190 "S"	Sports Club	Text amendment	Deletes "Sports Club" definition	Too much overlap with other recreation uses. Now covered by Indoor Recreation or Recreation/Public .	
15.105.190 "S"	Storage, Self-Service	Text amendment	Amends "Storage, Self-Service" definition.	Eliminates ambiguity between self-storage vs. warehousing/outdoor storage uses. Cleans up definition text and clarifies accessory outdoor vehicle storage may be allowed subject to standards.	
15.105.200 "T"	Towing Operation	Text amendment	Amends "Towing Operation" definition.	Clarifies dispatch and temporary impound; excludes dismantling/crushing; allows accessory dispatch office. Differentiate from auto wrecking; manage neighborhood impacts.	
15.105.200 "T"	Truck Terminal	Text amendment	Amends "Truck Terminal" definition	Modernizes freight facility terminology.	
15.105.210 "U"	Urban Center	Text amendment	Amends "Urban Center" definition	Align it with SeaTac's RGC designation in the Comprehensive Plan and decouple it from specific zoning districts, ensuring the	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
				definition reflects the City's long-term regional policy framework.	
15.105.220 "V"	Vehicle, Large	Text amendment	Deletes "Vehicle, Large" definition	Removes generic large vehicle term; replaced by Vehicle Repair (Light vs. Fleet/Heavy) and use-specific categories elsewhere.	
15.105.220 "V"	Vehicle Rental/Sale	Text amendment	Adds "Vehicle Rental/Sale" definition	Establishes a single use that closes loopholes so applicants can't flip labels and avoid conditions. Replaces Vehicle Rental/Sales, Small and Vehicle Rental/Sales, Large .	
15.105.220 "V"	Vehicle Rental/Sales, Large	Text amendment	Deletes "Vehicle Rental/Sales, Large" definition	Replaced by unified Vehicle Rental/Sale definition	
15.105.220 "V"	Vehicle Rental/Sales, Small	Text amendment	Deletes "Vehicle Rental/Sales, Small" definition	Replaced by unified Vehicle Rental/Sale definition	
15.105.220 "V"	Vehicle Repair	Text amendment	Adds "Vehicle Repair" definition	Creates structured Vehicle Repair with Light ($\leq 16,000$ GVWR) vs. Fleet/Heavy ($> 16,000$ GVWR); clarity for auto vs. fleet operations; ties to chart permissions and conditions.	
15.105.220 "V"	Vehicle Repair, Large	Text amendment	Deletes "Vehicle Repair, Large" definition	Replaced by unified Vehicle Repair definition	
15.105.220 "V"	Vehicle Repair, Small	Text amendment	Deletes "Vehicle Repair, Small" definition	Replaced by unified Vehicle Repair definition	
15.105.220 "V"	Vehicle Wrecking	Text amendment	Adds "Vehicle Wrecking" definition	Needed to define activities to align the use to the I zone; modernize to match current salvage practices. Replaces Automobile Wrecking Operation .	
15.105.220 "V"	Veterinary Clinic	Text amendment	Amends "Veterinary Clinic" definition	Clarifies short-term boarding only incidental to care; excludes long-term boarding/outdoor kennels.	
15.105.220 "V"	Vocational/Technical School	Text amendment	Deletes "Vocational/Technical School" definition	Too much overlap with Specialized Instruction School. Now covered by new Specialized/Technical School use/definition.	
15.105.230 "W"	Warehousing	Text amendment	Adds "Warehousing" definition	Defines local/subregional storage under 50,000 SF with limited truck activity, distinct from Distribution Center.	
15.105.230 "W"	Winery/Brewery/Distillery	Text amendment	Deletes "Winery/Brewery/Distillery" definition	Current definition mixes production and tasting rooms into one use. Brewpubs and production plants have very different impacts. Replaced by Food and Beverage Service (taprooms, tasting rooms, brewpubs) and Manufacturing and Fabrication depending on intensity/impact.	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
15.105.230 “W”	Winery/Brewery/Distillery, Micro	Text amendment	Deletes “Winery/Brewery/Distillery, Micro” definition	Micro is not currently defined. Replaced by Food and Beverage Service (taprooms, tasting rooms, brewpubs). Production would be Manufacturing and Fabrication, Light .	
Division II. Zone Classifications and Land Use Charts					
15.205.040 Land Use Chart					
Animals					
15.205.040	Animal Boarding and Breeding Facility	Use allowance amendment	Adds use allowances for RBX and I zones for new use.	Industrial (P): These facilities can generate noise/odor, delivery trips, and peak-time pickups. Appropriate for this zone. Footnote clarifies outdoor run standards. RBX (C): Allowed conditionally to verify site suitability due to nuisances this use can generate.	
15.205.040	Pet Grooming and Services	Use allowance amendment		Allowed in center/commercial zones due to being retail-like; not allowed in residential zones or Industrial.	
15.205.040	Veterinary Clinic	Use allowance amendment	RH: Removed “permitted as accessory to primary use” footnote. RBX: New footnote. I: Removes use allowance.	These wouldn’t be true accessory uses and this footnote is inconsistent with arbitrary cap. RBX needed footnote to ensure outdoor nuisances won’t conflict with zone. Inappropriate for I zones due to being a people-intensive, customer-oriented use.	
Business Services					
15.205.040	Conference/Convention Center	Use allowance amendment	Makes conditionally allowed and adds footnotes to permitted use for RBX; removes use allowance for I	RBX: Allowed conditionally because people-intensive and regionally-serving but needs tight controls to protect frontages. Not allowed in I due to incompatibility with freight operations; avoid retail/entertainment creep in industrial land.	
15.205.040	Equipment Rental	Use allowance amendment	Adds use allowances for CL/CB/CB-C/RBX/I zones	I(P): Appropriate for early dispatch, heavy trucks, outdoor storage. RBX(C): Only allowed with conditions; screening, limited yard size, etc. CB/CL zones: Indoor only	
15.205.040	Equipment Repair	Use allowance amendment	Adds use allowances for RBX and I zones	I(P): Appropriate for service yards, deliveries. RBX(P): Only when indoors, off primary frontage, screened/behind buildings. Not allowed in other zones to prioritize retail/everyday services.	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
15.205.040	Helipad/Heliport	Use allowance amendment	Amends use allowance for RBX and I zones	I: Not allowed, as these are mostly associated with hospitals, and we only allow hospitals in RBX, that's where these are appropriate. RBX: Conditionally allowed only when accessory to a hospital or public safety facility.	
15.205.040	Office	Use allowance amendment	Adds use allowances for RH/URH/URH-MU/CL/NVM/NVH/CB/CB-C/RBX/I zones	CL/NVM: Fits if office uses are clearly subordinate. CB/CB-C: Brings daytime activity. RBX: Brings employment. URH/URH-MU: Allow small offices that act like storefronts, but not lobby-driven offices. NVH: Allowed if part of mixed-use. I: Only allowed as accessory to principal industrial use.	
15.205.040	Storage, Self-Service	Use allowance amendment	Adds footnote to conditional use requirement for RBX and allowance for I.	RBX: Should be restricted to sites where it will not preclude office or commercial development. I: Need to allow outdoor storage while making sure it doesn't take over functionally and visually.	
15.205.040	Truck Terminal	Use allowance amendment	Removed use allowance	Removing here because moving under Manufacturing category	
Civic and Institutional					
15.205.040	Cemetery	Use allowance amendment	Amends use allowances in RBX and I zones	Allowed conditionally in Industrial due to being land-extensive; reserve RBX for services and jobs.	
15.205.040	Court	Use allowance amendment	Amends use allowance to conditional for RBX; removes allowance for I zones	RBX: Clarify that small court functions are allowed only when accessory to a Policy Facility. I: Protect Industrial land from people-centered uses.	
15.205.040	Fire Facility	Use allowance amendment	Amends use allowance for RBX and I zones	Allowed conditionally to ensure siting/design compatibility.	
15.205.040	Funeral Home/Crematory	Use allowance amendment	Amends use allowances in RBX and I zones	RBX: Not allowed because not a worker or airport-related use. I: Even though cremation services are appropriate for this zone, service component (ex: chapels) is not employment-intensive and would compete for industrial land.	
15.205.040	Police Facility	Use allowance amendment	Amends use allowance in RBX zone	Conditionally allowed to ensure compatibility and preserve employment land.	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
15.205.040	Public Agency Yard	Use allowance amendment	Amends use allowances in RBX and I zones by adding footnotes	RBX: Needed to protect the corridor edge and pedestrian frontages. I: Allowed, but giving staff clear guidelines to review and enforce.	
Educational					
15.205.040	Specialized/Technical School	Use allowance amendment/new use	Adds use allowances for new use in RH/URH/URH-MU/CL/NVM/NVH/CB/CB-C/RBX/I zones.	URH: Ensures neighborhood-serving scale and compatibility with residential character. URH-MU/NVM/NVH: Zones are explicitly mixed-use; use supports active ground-floor and employment activity. CL/CB/CB-C/RBX: Fully compatible with purpose of serving community and business needs; ensures active frontages. I: Trade or industry-oriented training only; conditional to ensure compatibility with industrial operations.	
Health and Human Services					
15.205.040	Day Care I	Use allowance amendment	Amends use allowances in RBX and I zones	RBX: CUP required to ensure safe pick-up/drop-off and sight distance. I: Allowed conditionally when serving on-site employees.	
15.205.040	Day Care II	Use allowance amendment	Amends use allowances in RBX and I zones	RBX: CUP required to ensure safe pick-up/drop-off and sight distance. I: CUP required to ensure buffering from hazardous nuisances.	
15.205.040	Hospital	Use allowance amendment	Amends use allowance in RBX zones	RBX: CUP required due to 24/7 operations next to other uses; emergency access and safety.	
15.205.040	Medical Office/Outpatient Clinic	Use allowance amendment	Amends use allowance in I zones	I: Not appropriate due to freight/patient conflict; heavy industry near sensitive users.	
Manufacturing					
15.205.040	Contractor Office and Yard	Use allowance amendment	Sets use allowance in I zones for new use.	I(C): Conditionally allowed when tightly conditioned to ensure alignment with infrastructure capacity and equity policies.	
15.205.040	Data Center	Use allowance amendment	Sets use allowance in I zones for new use.	I: Allowed outright due to being infrastructure-heavy.	
15.205.040	Distribution Center	Use allowance amendment	Sets use allowances in RBX and I zones for new use.	I(P): Appropriate due to freight access and compatibility. RBX(C): Only small, subsidiary logistics components associated with airport or commercial operations should be allowed.	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
15.205.040	Indoor Agriculture	Use allowance amendment	Sets use allowances in RBX and I zones for new use.	RBX: Allowed conditionally to prevent impacts inconsistent with surrounding commercial. I: Appropriate due to 24/7 operations and large equipment.	
15.205.040	Innovation Flex Space	Use allowance amendment	Sets use allowances in RBX and I zones for new use.	I: Conditionally allowed when not interfering with freight operations and having direct access to collector/arterial streets due to not being of the same intensity as other heavier industrial uses. RBX: Small-scale, entirely indoors, modest truck activity.	
15.205.040	Manufacturing and Fabrication, Light	Use allowance amendment	Sets use allowances in RBX and I zones for new use.	RBX: Allowed with controls to ensure it's entirely enclosed and low impact. I: Consistent with zone's intent and capacity.	
15.205.040	Manufacturing and Fabrication, Medium	Use allowance amendment	Sets use allowances in RBX and I zones for new use.	RBX: Allowed conditionally to protect frontages and verification of low impact. I: Have appropriate capacity, utilities, can handle heavier impacts.	
15.205.040	Manufacturing and Fabrication, Heavy	Use allowance amendment	Sets use allowance in I zones for new use.	Allowed only in I due to being the only zone that can handle exhaust/noise/vibration/etc.	
15.205.040	Recycling or Material Processing Facility	Use allowance amendment	Sets use allowance in I zones for new use.	I is the only zone that can handle the impacts (noise, dust, odor, etc.). Conditional in I to enforce environmental safety and truck routing.	
15.205.040	Research and Development (R&D)	Use allowance amendment	Sets use allowances in CB, CB-C, RBX and I zones	Allowed outright in I due to existing utilities and buffers. RBX: good for adaptive reuse of flex or old big box stores. CB/CB-C: Allowed if R&D is fully indoors and quiet. Supports job density and adaptive reuse.	
15.205.040	Shared-Use Commercial Kitchen	Use allowance amendment	Sets use allowances in CB, CB-C, RBX and I zones	CB/CB-C: Allowed conditionally to ensure compatibility with pedestrian-oriented areas and limit impacts. RBX/I: Appropriate as this is a people-intensive employment use that supports production.	
15.205.040	Warehousing	Use allowance amendment	Sets use allowance in I zones for new use	RBX: Only allowed when subordinate to manufacturing/heavy employment to keep zone people/jobs focused. I: Allowed outright because it fits zone's intent.	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
Motor Vehicles					
15.205.040	Auto/Boat Dealer	Use allowance amendment	Removes use and allowances	No corresponding definition; already covered under Vehicle Rental/Sale use.	
15.205.040	Electric Vehicle Infrastructure	Use allowance amendment			
15.205.040	Fueling/Service Station	Use allowance amendment	Makes use conditional in I zones	Want to avoid stand-alone gas stations to preserve land for industrial activities while still supporting their functions.	
15.205.040	Mobile Refueling Operations	Use allowance amendment	Adds footnote to conditional allowance for I zones	I zone typically has heavy equipment/construction sites.	
15.205.040	Public/Private Parking	Use allowance amendment	Makes use conditional in RBX; removes use allowance from I	RBX: This zone is for employment generation, and this is a land-intensive, low-employment use. Since this zone has more of a transitional/airport-serving role, should only be allowed conditionally if structured/underground. I: Displaces industrial capacity; not true industrial support; no job creation.	
15.205.040	Towing Operation	Use allowance amendment	Adds footnotes to conditional use requirement in I	Compatible with this zone, but site-specific review is necessary to ensure adequate screening/noise control/etc.	
15.205.040	Truck terminal	Use allowance amendment	Now under Motor Vehicles; moved from Business Services/sets use allowance in I zones	Only allowed in Industrial due to heavy freight, public safety; more appropriate as a Manufacturing use due to freight. Added standards to prevent conflict near RBX or residential zones.	
15.205.040	Vehicle Rental/Sale	Use allowance amendment	Amends use allowances in RBX and I zones	RBX: Allowed but must be buffered to ensure no continuous rows of cars along frontages, all service/storage areas are screened, and pedestrian areas aren't disturbed. I: Allowed conditionally and limited to fleet-oriented rental/sales to keep retail activity out of industrial land.	
15.205.040	Vehicle Repair	Use allowance amendment	Sets use allowances for RBX and I zones for new use	RBX: Allowed conditionally to ensure it is indoor-only, protect pedestrian frontages. I: Allowed outright because it can absorb the impacts.	
15.205.040	Vehicle Wrecking	Use allowance amendment	Adds conditional allowance for the I zones	I zones are the only zones that can handle impacts (noise, heavy equipment, large outdoor storage areas)	
Recreational and Culture					

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
15.205.040	Amusement Park	Use allowance amendment	Amends use allowance for RBX zone	Allowed conditionally but with controls to protect adjacent development and provide enforceable criteria.	
15.205.040	Community Center	Use allowance amendment	Amends use allowance for RBX zone	RBX: Not allowed because these centers tend to be located in and serving neighborhoods, and RBX is regionally-focused, not on neighborhoods.	
15.205.040	Health Club	Use allowance amendment	Removes use and zoning allowances	Overlaps with Community Center and Recreational Center . Consolidated into Recreation, Indoor .	
15.205.040	Library	Use allowance amendment	Amends use allowance for RBX zone	RBX: Changed to conditional because this zone is for jobs production; need civic buildings in this zone, but conditional to protect frontages.	
15.205.040	Museum	Use allowance amendment	Amends use allowance for RBX zone	RBX: Changed to conditional because this zone is for jobs production; need civic buildings in this zone, but conditional to protect frontages.	
15.205.040	Nonprofit Organization	Use allowance amendment	Removes use and zoning allowances	Has been folded into new Office use/definition (is same impact, just different tax status).	
15.205.040	Recreation, Indoor	Use allowance amendment	Amends use allowances for RBX and I zones	RBX: Appropriate use because it is a people-intensive use, reuses old large buildings, and serves workforce/regional customers. I: Allowed conditionally if repurposing existing industrial space to protect industrial land and prevent circulation/visitor conflicts.	
15.205.040	Recreation, Private Outdoor	Use allowance amendment	Sets use allowances for CB, CB-C, RBX and I zones for new use	CB: Higher-intensity retail and service activities. CB-C: Appropriate when integrated into urban development pattern. RBX: Can accommodate commercial and people-intensive uses. I: Limited to reuse of existing industrial development to allow adaptive reuse.	
15.205.040	Recreational Center	Use allowance amendment	Removes use allowances from RBX and I zones	RBX: People-intensive/noncommercial public uses not appropriate for this zone due to zone being commercial/airport-focused. I: Nuisances associated with I zones not compatible with people-intensive uses.	
15.205.040	Religious Use Facility	Use allowance amendment	Amends use allowance for RBX zone	RBX: Changed to conditional to prevent blank frontages and ensure assembly is indoors with no impacts.	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
15.205.040	Sports Club	Use allowance amendment	Removes use and zoning allowances	Redundant with new recreation categories; now covered by Recreation, Indoor .	
15.205.040	Stadium/Arena	Use allowance amendment	Amends use allowances in RBX and I zones	RBX: Not allowed due to traffic surges; long blank frontages. I: Not compatible with public assembly.	
Residential					
15.205.040	Multi-Family	Use allowance amendment	Amends use allowance in RBX zone	RBX: Not allowed because this zone is for job creation. Housing undermines its purpose; conflicts between early/late truck activity and housing.	
Retail and Commercial					
15.205.040	Agricultural Crop Sales (Farm Only)	Use allowance amendment	Removes use and zoning allowances	TUPs and retail cover this use; no agricultural land in SeaTac.	
15.205.040	Arcade (Games/Food)	Use allowance amendment	Removes use and zoning allowances	Too narrow; modern entertainment venues mix VR, arcades, etc. Now covered under Recreation, Indoor .	
15.205.040	Beauty Salon/Personal Grooming Service	Use allowance amendment	Removes use and zoning allowances	Now covered under new Personal Services use/definition.	
15.205.040	Coffee Shop/Retail Food Shop	Use allowance amendment	Removes use and zoning allowances	It is duplicative of other uses such as Eating and Drinking Establishment and Retail, General . Streamlines and removes overlapping categories.	
15.205.040	Concession Sales	Use allowance amendment	Removes use and zoning allowances	This isn't a land use; it's a temporary activity. Covered under Mobile Food Vending and TUPs.	
15.205.040	Dry Cleaner	Use allowance amendment	Removes use and zoning allowances	RBX: Appropriate for zone because it is "service commercial", especially re: airport I: Allowed industrial-scale only outright with controls because large-scale drycleaning operations are more industrial in nature with heavier impacts.	
15.205.040	Espresso Stand	Use allowance amendment	Removes use and zoning allowances	Already covered under previous Eating and Drinking Establishment use (now Food and Beverage Service). It's simply a small establishment with a drive-through feature.	
15.205.040	Financial Institution	Use allowance amendment	Adds footnote to RBX, removes use allowance from I	RBX: Added footnote indicating that drive-throughs are permitted as accessory uses. I: Not allowed; don't advance industrial functions.	
15.205.040	Food and Beverage Service	Use allowance amendment	Adds zoning allowances for new use in RH, URH, URH-MU, CL, NVM, NVH, CB, CB-C, RBX, and I.	RH/URH: Allowed if resident/neighborhood-serving and limited in size; encourages food	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
				uses while keeping focus on high-density residential. URH-MU/NVM/NVH: Allowed as part of mixed-use. CL: Allowed at neighborhood scale, not exceeding 5,000 sq ft floor area. CB/CB-C/RBX: Allowed outright due to commercial/retail focus, drive-throughs permitted as accessory. I: Allowed conditionally as accessory to principal use to primarily serve employees and fully enclosed to maintain focus on production/manufacturing.	
15.205.040	Forest Products	Use allowance amendment	Removes use and zoning allowances	Keeping this in the use chart makes it look like it's a year-round principal use, which it's not. Covered under TUP as it's seasonal. If they're going to sell plants/greenery, it'll be Retail .	
15.205.040	Laundromat	Use allowance amendment	Removes use allowance from I zone	I: Not allowed; large-scale linen plants would belong in Manufacturing and Distribution, Light .	
15.205.040	Personal Services	Use allowance amendment	Adds allowances in URH, URH-MU, CL, NVM, NVH, CB, CB-C, RBX, and I zones.	RH/URH/URH-MU: Permitted as a small, resident-oriented use or as part of mixed-use. CL: Permitted; zone is intended for small-scale neighborhood commercial. NVM/NVH: Permitted with restrictions as a small, resident-oriented use or as part of mixed-use. CB/CB-C: Allowed outright; fits zones' intents. RBX: People-intensive commercial use compatible with airport/hospitality.	
15.205.040	Produce Stand	Use allowance amendment	Removes use and zoning allowances	This would be considered Retail if a permanent structure, and a temporary use (TUP) if not.	
15.205.040	Restaurant	Use allowance amendment	Removes use and zoning allowances	Current code has many various food/beverage uses, causing confusion and overlap. Now covered under new Food and Beverage use.	
15.205.040	Restaurant, Fast Food	Use allowance amendment	Removes use and zoning allowances	Current code has many various food/beverage uses, causing confusion and overlap. Now covered under new Food and Beverage use.	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
				Beverage use (with conditions for drive-throughs).	
15.205.040	Retail	Use allowance amendment	Amends use allowances in RH, URH, URH-MU, CL, NVM, NVH, CB, CB-C, RBX, and I zones.	RH/URH: Allowed as subordinate component to preserve high density residential, not to exceed 25% of total building floor area. URH-MU/NVM/NVH: permitted as part of mixed-use. CL: Permitted with condition that no individual tenant shall exceed 20,000 sq ft gross floor area, since this zone is neighborhood-scale and we don't want mid-size or big box stores in these zones. CB/RBX: Drive-through as accessory allowed; large-format retail (50,000+ sq ft) allowed conditionally. CB-C: Allowed outright up to 50,000 sq ft; large-format not allowed due to Urban Center context. I: Allowed if not exceeding 10% of building floor area of primary industrial use and serving employees and businesses.	
15.205.040	Retail, Big Box	Use allowance amendment	Removes use and zoning allowances	We can regulate retail size without a separate category through development standards.	
15.205.040	Retail	Use allowance amendment	Amends use allowances in RH, URH, URH-MU, CL, NVM, NVH, and RBX, and I zones.	RH/URH: Allowed only when within a residential/mixed-use building and subordinate to residential use. URH-MU/NVM/NVH: permitted as part of mixed-use. CL: Permitted with condition that no individual tenant shall exceed 15,000 sq ft gross floor area, since this zone is neighborhood-scale and we don't want mid-size or big box stores in these zones. RBX: This zone is for regional/airport-serving retail. Added footnote stating that retail is only allowed when regional-serving or airport-serving retail, with gfa requirements. See new definitions for Regional-Serving Retail and Airport-Serving Retail .	
15.205.040	Sexually Oriented Business	Use allowance amendment	Amends use allowances in RBX and I zones	RBX: Not allowed due to zone being intended for regional-serving business and	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
				employment. Could impact airport-serving businesses.	
15.205.040	Tavern	Use allowance amendment	Removes use and zoning allowances	Now covered under Food and Beverage Service use/definition.	
15.205.040	Theater, Movie	Use allowance amendment	Amends use allowances in RBX and I zones	RBX: Not compatible due to being high-traffic, not tied to business-serving functions. I: Not compatible due to safety and industrial land preservation issues.	
Retail and Commercial, Lodging					
15.205.040	Hote/Motel And Associated Uses	Use allowance amendment	Amends use allowance in RBX zone	Allowed outright but with controls to maintain compatibility with employment/commercial surroundings.	
15.205.040	Short-Term Rental	Use allowance amendment	Amends use allowance in RBX zone	Not allowed due to residential being excluded as a primary use. Allowing STRs would undermine RBX's purpose. Hospitality is covered in RBX by hotels.	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
TITLE 15 – ZONING CODE					
Division IV. Citywide Development Standards, Regulations and Incentives					
15.445 Landscaping and Tree Retention					
15.445.210	Animal Boarding and Breeding Facility	Text amendment	They create outdoor noise and activity that require enhanced screening while still using commercial-oriented frontage and façade landscaping along public streets.	Ensure that facilities include adequate buffering and screening to mitigate noise and visual impacts and to maintain compatibility with surrounding commercial, industrial, and residential areas.	
15.445.210	Pet Grooming and Services	Text amendment	Ensures it receives the same frontage and façade treatments as other low-impact commercial uses.	Indoor, low-impact commercial activity similar to personal services and small retail, requiring typical commercial frontage and facade landscaping.	
15.445.210	Office	Text amendment	Requires a consistent street frontage strip, modest building façade plantings, and light screening along side and rear yards, with a deeper buffer only where office development abuts residential or other noncompatible uses.	Ensure that Office uses have clear, use-specific landscaping requirements tailored to their commercial character.	
15.445.210	Specialized/Technical School	Text amendment	Strengthens the streetscape, adding plantings to soften large building walls, and requiring light screening alongside and rear property lines.	Provide clear, use-specific landscaping requirements that ensure consistent treatment with similar instructional and commercial service uses and maintain compatibility at residential edges.	
15.445.210	Contractor Office and Yard	Text amendment	Combines indoor office functions with outdoor equipment or material storage, requiring moderate commercial frontage landscaping, and façade mitigation for large walls.	Outdoor yard areas remain compatible with nearby properties and consistent with standards for similar service and light-industrial uses.	
15.445.210	Data Center	Text amendment	A large, enclosed technical facility with minimal external activity, requiring enhanced frontage landscaping, façade softening for tall or wide building walls, and light side and rear screening.	Scale, blank walls, and equipment areas remain compatible with surrounding commercial and industrial development.	
15.445.210	Distribution Center	Text amendment	Generate significant truck activity and have large façades, requiring enhanced frontage	Ensure they provide adequate screening and buffering for truck loading, circulation, and	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
			landscaping and façade mitigation, and full Type I buffering where residential compatibility is needed.	noise impacts, consistent with other high-intensity industrial and logistics uses.	
15.445.210	Equipment Rental	Text amendment	A commercial use with outdoor equipment display and storage, requiring enhanced street-front landscaping, façade mitigation for large building walls, and stronger side and rear screening	Outdoor display and storage areas remain compatible with surrounding commercial, industrial, and residential properties.	
15.445.210	Equipment Repair	Text amendment	An indoor repair use with some outdoor staging, requiring enhanced street-front landscaping, façade softening for larger buildings, and light side and rear screening.	Outdoor activity areas remain compatible with surrounding commercial, industrial, and residential development.	
15.445.210	Indoor Agriculture	Text amendment	An enclosed production use with mechanical and ventilation impacts, requiring enhanced street-front landscaping, façade softening for large building walls, and light side and rear screening.	Ensure uses are screened and buffered appropriately for their industrial scale and appearance.	
15.445.210	Innovation Flex Space	Text amendment	A hybrid workspace combining office, light production, and research functions, requiring enhanced street-front landscaping, façade softening for large walls, and light side and rear screening	Maintain a high-quality employment character and remain compatible with nearby commercial and residential areas.	
15.445.210	Manufacturing and Fabrication, Heavy	Text amendment	A high-impact industrial use with significant noise, loading, and outdoor activity, requiring enhanced street-front landscaping, façade mitigation for large industrial walls, and strong side and rear screening.	Ensure uses provide substantial visual and acoustic separation from surrounding development due to their higher noise, vibration, and building-scale impacts.	
15.445.210	Research and Development (R&D)	Text amendment	Apply commercial-grade frontage and façade landscaping with light side and rear screening.	Ensure facilities maintain a high-quality employment character while remaining compatible with surrounding commercial and residential uses.	
15.445.210	Shared Commercial Kitchen	Text amendment	Apply appropriate light-industrial frontage, façade, and buffer requirements.	Ensure kitchens are screened consistently with similar indoor food-production uses and	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
				remain compatible with surrounding commercial and residential development.	
15.445.210	Warehousing	Text amendment	Apply enhanced commercial/industrial frontage and façade landscaping, with light side and rear screening, and full buffering where Warehousing sites adjoin residential areas.	Ensure uses are screened appropriately for their low-impact industrial character and remain compatible with surrounding commercial and residential properties.	
15.445.210	Truck Terminal	Text amendment	Require enhanced façade mitigation, a wider Type I/15 ft buffer, and full screening of truck courts and staging areas.	Provide substantial buffering from residential areas and adequate screening of high-impact truck operations.	
15.445.210	Vehicle Repair	Text amendment	Require enhanced screening and a wider Type I/15 ft residential buffer for Vehicle Repair uses, including mandatory screening of outdoor vehicle staging areas.	Needed to ensure sites provide adequate buffering for noise and outdoor staging activity and remain compatible with surrounding commercial and residential areas.	
15.445.210	Vehicle Wrecking	Text amendment	Require the highest-level façade mitigation and an expanded Type I/20 ft buffer, including mandatory screening of all outdoor dismantling and storage areas.	Needed to ensure operations are fully screened due to their high noise, visual, and environmental impacts, maintaining compatibility with surrounding development.	
15.445.210	Recreation, Indoor	Text amendment	Apply commercial-grade frontage and façade landscaping to Indoor Recreation uses, with standard Type I screening where adjacent to residential zones.	Needed to ensure facilities maintain a high-quality commercial presence and remain compatible with nearby residential uses.	
15.445.210	Recreation, Private Outdoor	Text amendment	Applies the same commercial street frontage and façade landscaping standards as Indoor Recreation, while increasing side and rear yard landscaping.	Ensure these activities are appropriately screened from residential areas while maintaining predictable frontage standards for active commercial uses.	
15.445.210	Food and Beverage Service	Text amendment	Apply commercial-grade frontage, façade, and residential buffer requirements.	Needed to ensure uses maintain a high-quality pedestrian-oriented appearance and remain compatible with adjacent residential areas.	
15.445.210	Personal Services	Text amendment	Apply commercial frontage, façade, and residential buffer requirements.	Needed to ensure uses maintain a high-quality pedestrian presence and remain compatible with adjacent residential areas.	
15.445.210	Retail	Text amendment	Creates enhanced landscaping requirements for large-format	Needed to ensure big-box retail buildings and parking areas are adequately softened,	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
			retail over 50,000 sq ft, including wider street-frontage, façade, and residential buffers to reflect their increased scale and visual impact.	screened, and compatible with surrounding development due to their larger scale and higher visual impacts.	
15.455 Parking and Circulation					
15.455.120	Animal Boarding and Breeding Facility	Text amendment	Amends minimum parking spaces required to 1 per 500 sf of gfa, plus 1 per 5,000 sq ft outdoor area over 10,000 sq ft	Adequate parking for staff, clients, and service vehicles without over-parking large kennel or breeding operations where outdoor space dominates site area.	
15.455.120	Pet Grooming and Services	Text amendment	Amends minimum parking spaces required to 1 per 400 sq ft of gfa	Reflects the higher customer turnover and shorter visit durations typical of grooming and pet service businesses compared to veterinary or boarding facilities.	
15.455.120	Office	Text amendment	Amends minimum parking spaces required to 1 per 400 sq ft of gfa	Accommodates typical office staffing levels while supporting transit-oriented goals by slightly reducing the parking ratio to discourage excess supply and encourage shared and structured parking solutions.	
15.455.120	Specialized/Technical School	Text amendment	Amends minimum parking spaces to 1 per 350 sq ft of gfa	Provides adequate parking for students, instructors, and staff while recognizing that many of these schools will be located in transit-accessible employment areas.	
15.455.120	Contractor Office and Yard	Text amendment	Amends minimum parking spaces to 1 per 1,000 sq ft of gfa	Reflects the employment pattern of contractor offices and yards, which typically have low on-site staffing and limited customer traffic but require space for service vehicles and material loading.	
15.455.120	Data Center	Text amendment	Amends minimum parking spaces to 1 per 2,000 sq ft of gfa	Reflects the low employment density and limited customer activity characteristic of data centers.	
15.455.120	Distribution Center	Text amendment	Amends minimum parking spaces to 1 per 2,000 sq ft of gfa	These facilities have large building footprints but relatively low on-site employment, with parking demand driven primarily by shift-based staffing rather than customers.	
15.455.120	Equipment Rental	Text amendment	Amends minimum parking spaces to 1 per 600 sq ft of indoor gfa, plus 1 per 10,000 sq ft of outdoor display/storage yard, plus 1 per service bay	Provides sufficient parking for staff and short-term customers while accounting for large outdoor storage areas and service bays.	
15.455.120	Equipment Repair	Text amendment	Amends minimum parking spaces to 1 per 800 sq ft of	Reflects the moderate employment and customer activity levels typical of equipment repair operations, which primarily serve	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
			indoor gfa, plus 1 per service bay.	contractors and fleet users rather than the general public.	
15.455.120	Indoor Agriculture	Text amendment	Amends minimum parking spaces to 1 per 1,000 sq ft of gfa	Reflects the low to moderate staffing intensity; often operates with limited employees per square foot and no direct customer traffic.	
15.455.120	Innovation Flex Space	Text amendment	Amends minimum parking spaces to 1 per 600 sq ft of gfa;	Reflects moderate staffing intensity.	
15.455.120	Manufacturing and Fabrication, Light	Text amendment	Amends minimum parking spaces to 1 per 800 sq ft of gfa; surfacing, screening, and buffering requirements.	Provides sufficient parking for employees and occasional visitors without over-parking large industrial buildings.	
15.455.120	Manufacturing and Fabrication, Medium	Text amendment	Amends minimum parking spaces to 1 per 1,000 sq ft of gfa; surfacing, screening, and buffering requirements.	Aligns with the lower on-site staffing levels typical of medium-intensity manufacturing and fabrication operations, which rely more heavily on equipment and automated processes than light manufacturing.	
15.455.120	Manufacturing and Fabrication, Heavy	Text amendment	Amends minimum parking spaces to 1 per 1,500 sq ft of gfa; surfacing, screening, and buffering requirements.	Reflects the very low employment density of heavy manufacturing operations. The minimum of six spaces ensures adequate parking for essential staff, deliveries, etc. while preventing very large paved areas on industrial lots.	
15.455.120	Research and Development (R&D)	Text amendment	Amends minimum parking spaces to 1 per 600 sq ft of gfa;	Provides sufficient parking for employees and visitors while avoiding over-parking, and fits logically between the standards for Office and Light Manufacturing.	
15.455.120	Shared Commercial Kitchen	Text amendment	Amends minimum parking spaces to 1 per 700 sq ft of gfa & 1 per 250 sq ft of customer seating/dining area (where allowed);	Distinguishes between back-of-house production space and any customer dining/tasting area, recognizing that shared commercial kitchens typically have low, shift-based staffing but can generate additional demand when a public-facing component is included.	
15.455.120	Warehousing	Text amendment	Amends minimum parking spaces to 1 per 1,500 sq ft of gfa;	Reflects the very low employee density typical of warehousing uses.	
15.455.120	Truck Terminal	Text amendment	Amends minimum parking spaces to 1 per 2,000 sq ft of gfa;	Reflects the very low staffing levels typical of truck terminals; minimum ensures adequate parking for employees and visitors.	
15.455.120	Vehicle Repair	Text amendment	Amends minimum parking spaces to 1 per 500 sq ft of indoor gfa, plus 1 per service bay.	Reflects the moderate employee and customer activity levels; minimum of five spaces ensures essential capacity for employees and visitors, bay-based parking	

SeaTac Code Amendments – RBX/Industrial – 2026					
Code Section	Name of Item/Section	Type of Amendment	What does the amendment do?	Why is the amendment needed?	Notes
				accounts for operational intensity without over-parking industrial sites.	
15.455.120	Vehicle Wrecking	Text amendment	Amends minimum parking spaces to 1 per 2,000 sq ft of gfa;	Reflects the very low staffing levels typical of vehicle wrecking and dismantling operations.	
15.455.120	Recreation, Indoor	Text amendment	Amends minimum parking spaces to 1 per 300 sq f of gfa;	Reflects the higher visitor turnover and peak-hour demand typical of indoor recreation uses, while the 6-space minimum prevents underparking in smaller tenant spaces.	
15.455.120	Recreation, Private Outdoor	Text amendment	Amends minimum parking spaces to 1 per 1,000 sf of outdoor activity area, plus 1 per 300 sf of enclosed gfa	Tracks with how this use has participation-driven parking demand and based on outdoor activity demand as well as gfa.	
15.455.120	Food and Beverage Service	Text amendment	Amends minimum parking spaces to Food & Beverage Service – Indoor Seating: 1/250 sf customer area + 1/400 sf kitchen; Food & Beverage Service – Drive-Through / Kiosk (No Seating): 3 spaces per site + required stacking under SMC 15.455.210	Prevents under-parking sit-down restaurants with drive-throughs. Avoids over-parking kiosks/small drive-through stands. Matches how South King County cities distinguish restaurants vs. kiosks.	Restaurants with both indoor seating and a drive-through shall meet the “Indoor Seating” parking requirement and the drive-through stacking requirement of SMC 15.455.440.
15.455.120	Personal Services	Text amendment	Amends minimum parking spaces to 1 per 300 sq f of gfa;	Higher visitor activity than office uses but significantly lower intensity than restaurants or retail.	
15.455.120	Retail	Text amendment	Amends minimum parking spaces to 1 per 300 sq f of gfa;	Generates moderate parking demand but does not require the higher parking ratios associated with restaurants or personal services. The minimum of four spaces ensures adequate capacity for small retailers with limited square footage,	
15.460 Performance Standards – General					
15.460.010	Authority and Application	Text amendment	Clarifies that RBX and I are clearly within its scope.	Need to make sure that RBX-esque uses are subject to the same controls and preserve flexibility to apply them to other impact-heavy commercial uses.	
15.460.020	Noise	Text amendment	Adds a cross-reference to more specific standards.	Avoid conflicts with the more detailed RBX/I standards we’re introducing.	

Chapter 15.105

Definitions

Sections:

15.105.010	“A” Definitions.
15.105.020	“B” Definitions.
15.105.030	“C” Definitions.
15.105.040	“D” Definitions.
15.105.050	“E” Definitions.
15.105.060	“F” Definitions.
15.105.070	“G” Definitions.
15.105.080	“H” Definitions.
15.105.090	“I” Definitions.
15.105.110	“K” Definitions.
15.105.120	“L” Definitions.
15.105.130	“M” Definitions.
15.105.140	“N” Definitions.
15.105.150	“O” Definitions.
15.105.160	“P” Definitions.
15.105.180	“R” Definitions.
15.105.190	“S” Definitions.
15.105.200	“T” Definitions.
15.105.210	“U” Definitions.
15.105.220	“V” Definitions.
15.105.230	“W” Definitions.

15.105.010 “A” Definitions.

Abut

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

Accessory Dwelling Unit (ADU)

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

Accessory Dwelling Unit (ADU), Attached

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

Accessory Dwelling Unit (ADU), Detached

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

Accessory Structure

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

Accessory Use

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

Administrative Design Review

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

Affordable Housing

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

- A. For rental housing, sixty percent (60%) of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development.
- B. For owner-occupied housing, eighty percent (80%) of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development.

~~Agricultural Crops~~

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

~~Agricultural Crop Sales~~

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

Aircraft Storage Area

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

Air Freight Terminal

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

Airport

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

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

Airport Support Facilities

Buildings, facilities, infrastructure, and equipment that supports the maintenance and operation of an airport (including facilities such as flight kitchens, vehicle queuing and employee/contractor parking), or are required by an authority having jurisdiction (e.g. FAA, Department of Homeland Security) that supports or regulates airport operations.

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Airport Terminal Facilities

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

Air Rights

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

Alley

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

Alter/Alteration

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

Amendment

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

Amusement Park

~~A facility, primarily outdoors, that may include structures and buildings, where there are various devices for entertainment, including rides, booths for the conduct of games or sale of items, buildings for shows and entertainment, and restaurants and souvenir sales provides amusement or entertainment for the public through rides, mechanical devices, midway games, shows, or themed attractions. Includes accessory indoor uses such as ticketing, small-scale arcades, gift shops, or food and beverage service that are incidental to the amusement park use, provided that the majority of activities and patron areas occur outdoors.~~

Animal Boarding and Breeding Facility

~~A facility where domestic animals such as dogs or cats are housed, kenneled, boarded, or bred overnight or for extended periods of time, including commercial kennels, catteries, and dog daycare with overnight stays. Includes play areas and accessory services such as grooming when provided only to animals boarded or housed on-site and not operated as a separate primary use.~~

~~Antiques, Antique Shop~~

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

Area Zoning

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

~~Assembly and Packaging Operations~~

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

Assisted Living Facility

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

~~Auction House~~

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

Auto Court

An access drive that is bounded on two (2) or more sides by the walls of buildings, providing primary and/or secondary means of access to abutting property but not intended for general traffic circulation.

~~Automobile Wrecking Operation~~

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

~~Automotive Service Center~~

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

15.105.020 “B” Definitions.

Base Area

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

Basement

That portion of a story partly or totally underground and having at least one-half (1/2) of its height more than five (5) feet below the adjoining finished grade.

~~Batch Plant~~

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

Bay Windows

The combination of three (3) or more separate window units, attached to project from the building at various angles. The center section is normally fixed, with the end panels operable as single-hung windows, double-hung windows, casement windows or another type of operable window. A bay window may be rectangular, semi-polygonal or semi-circular, shall be a minimum of twenty-four (24) inches above grade, shall not include doors of any kind, and shall be limited to no more than one (1) story in height.

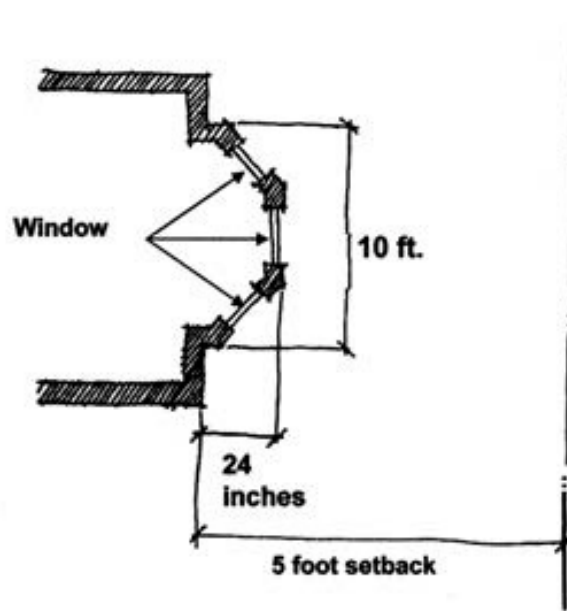


Figure: BAY WINDOWS

Beauty Salon/Personal Grooming Services

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

Bed and Breakfast

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

Berm

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

Biomedical Product Facility

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

~~Book, Stationery, Video, Audio and Art Supply Store~~

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

Buffer

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

Buffer Strip

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

Building

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

Building Code

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

~~Building, Hardware and Garden Materials Store~~

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

~~Butterfly/Moth Breeding~~

~~The breeding of butterflies and moths for the purpose of wholesale or retail sales. This includes the entire life cycle of butterflies and moths and accessory activities such as the manufacture of enclosed biospheres for the butterflies and moths. This definition shall only include those butterflies and moths indigenous to the Pacific Northwest, which do not have a negative impact on forest and agricultural products or on ornamental trees, shrubs and vegetation, as determined by the City and applicable Washington State agencies. The breeding of butterflies and moths not indigenous to the Pacific Northwest shall be prohibited unless otherwise approved by the City and the applicable Washington State agencies.~~

15.105.030 “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

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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.

A. Per RCWs 84.14 and 36.70A.540, co-living housing shall be considered a form of multi-family housing.

College Dormitory

A residential facility owned, leased, or operated by an accredited college or university, or its recognized housing affiliate, located on or adjacent to the institution's campus, that provides group living accommodations for enrolled students and other persons affiliated with the institution. Sleeping rooms or suites may be lockable and may include limited cooking facilities; common kitchens, bathrooms, dining areas, and lounges may be provided within 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)

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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.

Contractor Office and Yard

A facility used by a construction, repair, or trade contractor for business administration, dispatching, storage of tools, materials, equipment, and on-site parking of vehicles owned or operated by the contractor and its employees as part of the business. Includes accessory indoor shop space for maintenance or minor repair of equipment used by the contractor. Does not include equipment repair as a primary use or services provided to the general public.

~~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.

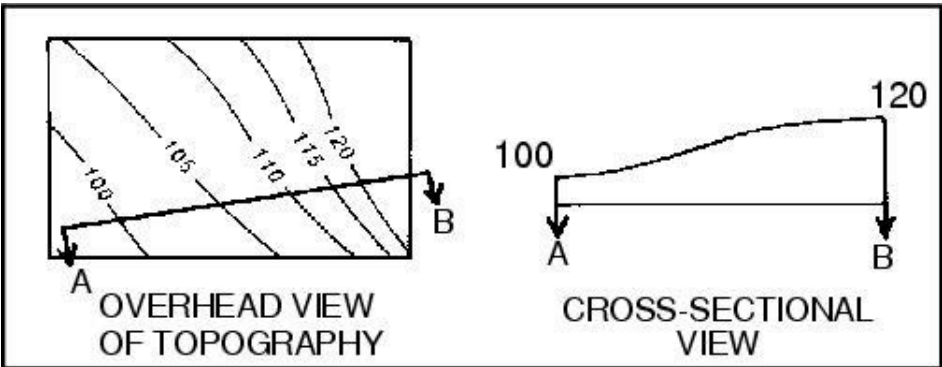


Figure: EXAMPLE OF A CROSS-SECTION

15.105.040 “D” Definitions.

~~Dairy~~

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

Data Center

A facility used to house computer systems, telecommunications equipment, and associated components for data storage, processing, and distribution, with redundant power and environmental controls. Includes accessory administrative offices, equipment storage, and security operations.

Day Care I

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

Day Care II

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

Day Care Facility

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

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

Dedication

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

Density Bonus

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

Department

Means the Department of Community and Economic Development.

~~Department/Variety Store~~

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

Development Regulations

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

Director

Means the Director of Community and Economic Development or designee.

Disability

As used in SMC 15.465.400, Community Residential Facilities Standards, and 15.465.200, Accommodation of Persons with Disabilities, a “handicap” as defined in the Federal Fair Housing Amendments Act of 1988 at 42 U.S.C. Section 3602(h), with respect to a person –

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

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

Distribution Center

A facility for the receipt, sorting, consolidation, fulfillment, and redistribution of goods for delivery to multiple locations. Includes large-scale logistics operations with loading docks and truck or trailer staging areas. Does not include truck terminals where vehicle dispatch is the primary activity.

~~Distribution Center/Warehouse~~

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

Domestic Animals

Dogs, cats, birds, snakes, small rodents, rabbits, goats, pygmy goats, pot-bellied pigs, chickens (including roosters), miniature horses not exceeding forty (40) pounds, and ducks and other fowl, which can be and are continually kept

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or raised in a home or on a lot. Animals not considered to be domestic animals include, but are not limited to, the following: horses, cows, donkeys, and any endangered or exotic species of animals. The number of inside or outside domestic animals shall be limited as shown in SMC 15.440.100.

Drive-Through

A feature that allows customers to purchase goods or receive services while remaining in a motor vehicle. Drive-throughs are commonly associated with food and beverage services, financial institutions, and pharmacies. Includes drive-up windows, order stations, and dedicated vehicle stacking lanes.

Driveway

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

~~Drug Store~~

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

Dry Cleaner

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

Duplex

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

Dwelling Unit

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

Dwelling Unit, Detached

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

15.105.050 “E” Definitions.

Easement

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

Elementary – Middle School

Any school licensed by the state and that meets the state requirements for elementary and middle school education.

Emergency Housing

Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that are intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

Emergency Shelter

A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelters may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

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Employees

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

Enhancement

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

Equipment Rental

A facility for the rental or lease of tools, machinery, or construction equipment. Includes accessory storage and incidental retail sales related to the rental activity.

~~Equipment Rental, Large~~

~~Establishments primarily engaged in renting or leasing heavy equipment without operators that may be used for construction, mining, or forestry, such as bulldozers, earthmoving equipment, well drilling machinery and equipment, or cranes.~~

~~Equipment Rental, Small~~

~~Establishments primarily engaged in the rental of equipment other than automotive or as defined by **Equipment Rental, Large**.~~

Equipment Repair

A facility engaged in the maintenance or repair of commercial, industrial, or construction equipment, tools, or machinery. Includes diagnostic, welding, hydraulic, or mechanical services.

~~Equipment Repair, Large~~

~~Establishments primarily engaged in the repair and maintenance of commercial and industrial machinery and equipment. This may include the following or similar activities: sharpening and installing commercial and industrial machinery blades and saws, providing welding repair services, repairing agricultural and other heavy and industrial machinery and equipment.~~

~~Equipment Repair, Small~~

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

Erosion and Deposition

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

~~Espresso Stand~~

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

Essential Public Facility

A facility providing public services, or publicly funded services that is difficult to site or expand and which meets any of the following criteria: meets the Growth Management Act definition of an essential public facility (EPF), at RCW 36.70A.200, as now existing or hereafter amended, is on the State, King County or City list of essential public facilities, serves a significant portion of the County or region, or is part of a County-wide or multi-county service system, and is difficult to site or expand. Essential public facilities include, but are not limited to, the following: airports, State and local correction facilities, State educational facilities, State and regional transportation facilities,

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landfills, solid waste handling facilities, sewage treatment facilities, major communication facilities and antennas (excluding wireless telecommunications facilities); and inpatient facilities such as group homes (excluding those facilities covered by the

Washington Housing Policy Act), mental health facilities, secure community transition facilities (SCTF), crisis diversion facilities, crisis diversion interim facilities, and substance abuse facilities, including opiate substitution treatment facilities.

Excavate(tion)

The mechanical removal of soils and/or underlying strata.

15.105.060 “F” Definitions.

Fill Material

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

Financial Institution

~~Establishments such as banks and credit unions. A business providing banking, lending, or similar financial services to individuals or businesses. Includes banks, credit unions, savings and loan associations, and mortgage lenders.~~

Fire Code

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

Fire Facility

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

Fiveplex

A residential building with five (5) attached dwelling units.

Floor Area

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

Food and Beverage Service

~~A business where food and/or beverages are prepared and sold for on-site consumption, take-out, or delivery. Includes restaurants, cafes, coffee shops, quick-service establishments, bars, taprooms, and similar establishments. Also includes on-site consumption areas associated with beverage production.~~

Food Processing

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

~~Forest Product Sales~~

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

~~Forest Product Sales, Temporary~~

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

Fourplex

A residential building with four (4) attached dwelling units.

Fueling/Service Station

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

Funeral Home/Crematory

~~A building used for the preparation of the deceased for burial; the use of heat or fire to reduce human or animal remains to ashes; the display of the deceased; and rituals connected therewith before burial or cremation. (Ord. 24-1022 § 5 (Exh. C); Ord. 16-1009 § 8; Ord. 15-1018 § 1)~~ An establishment providing services for the preparation and arrangement of the deceased for burial, cremation, or memorial services. Includes viewing and visitation areas, funeral or memorial services, administrative offices, and the sale of related goods such as caskets or urns. May include a crematory operated as part of the same facility. Excludes stand-alone crematories.

15.105.070 “G” Definitions.

Garage

A deck, building or parking structure, or part thereof, used or intended to be used for the parking and storage of vehicles.

~~General Business Service/Office~~

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

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

Glare

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

Grading

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

Gross Floor Area

The sum of the horizontal areas of all floors of a building measured to the exterior walls, including all enclosed spaces, but excluding exterior courts, balconies, and unenclosed walkways.

Ground Floor Active Use

A ground floor use of a mixed-use building that attracts pedestrian activity, provides access to the general public, and conceals parking uses and other non-active uses if present on site. Examples of active ground floor uses include but are not limited to offices, retail, restaurants, cafes, and barber shop or hair salons. Ground floor active uses shall not include uses with access limited to the residents of the building; for example, on-site gyms that do not allow public access.

Groundcover

Low-growing plants such as grasses, flowers, ferns, herbs, small spreading shrubs, or other types of vegetation planted so as to cover and/or stabilize the surface soils within three (3) years of planting.

Group Home

See definition of “Community Residential Facility (CRF).”

15.105.080 “H” Definitions.

Hangar/Service Bay

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

Hazardous Production Material (HPM)

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

~~Health Club~~

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

Health Hazard

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

Helipad/Heliport

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

~~Helistop~~

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

High Capacity Transit (HCT)

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

High School

Any school licensed by the state and that meets the state requirements for secondary education.

~~Hobby Kennel/Hobby Cattery~~

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

Home Occupation

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

Hospital

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

Host Agency

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

Hostel

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

Hotel/Motel/Lodging

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

15.105.090 “I” Definitions.

Impervious Surface

A manmade or modified surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions before development; or that causes water to run off the surface in greater quantities or at an increased rate of flow compared to the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof, walkways, patios, driveways, parking lots, or storage areas, areas that are paved, graveled or made of packed or oiled earthen materials or other surfaces that similarly impede the natural infiltration of surface water or stormwater.

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Improved Public Roadways

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

Indoor Agriculture

The cultivation of plants, fungi, or algae entirely within an enclosed building using hydroponic, aeroponic, aquaponic, or other controlled-environment systems. Includes accessory on-site processing and direct-to-consumer sales that are subordinate to and directly related to the indoor agricultural operation.

Innovation Flex Space

A building or complex that combines two (2) or more of the following uses: office, research and development, small-scale warehousing or distribution, and/or technology services, with flexible interior configurations to accommodate changing business needs.

International Building Code (IBC)

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

15.105.110 “K” Definitions.

~~Kennel/Cattery~~

~~A commercial establishment which houses, cares for, breeds, raises or sells dogs or cats. Four (4) or more adult dogs or cats or any combination thereof constitute a kennel. Small animal hospitals and clinics and up to two (2) dwelling units, to be used as manager/caretaker residences, either attached or detached from the kennel, are included. An adult dog or cat is one of either sex, altered or unaltered, that has reached the age of six (6) months. (Ord. 15-1018 § 4)~~

Kitchen

A room or part of a room which is used, intended, or designed to be used for preparing food. The kitchen includes facilities, or utility hookups for facilities, sufficient to prepare, cook, and store food, wash dishes, including, at a minimum, countertops, a kitchen-style sink, space and utilities sufficient for a gas or 220/240v electric stove and oven, and a refrigerator.

15.105.120 “L” Definitions.

~~Laboratories, Research, Development and Testing~~

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

~~Landscaping Business~~

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

Laundromat

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

Leasable Space

That area within mobile home parks designated on an approved master plan as lots for locating mobile home units with utility hook-ups.

Legal Lot

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

Library

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

~~Liquor Store~~

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

Livestock

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

Lot

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

Lot Area

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

Lot Coverage

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

Lot Lines

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

Lot, Parent

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

Lot, Substandard

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

Lot, Unit

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

Lot Width

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

Low Impact Development (LID)

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

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

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

15.105.130 “M” Definitions.

Major Communication Facility

A communication facility for transmission of UHF and/or VHF television signals, FM and AM radio signals, and/or signals through FM translators or boosters not related to wireless communication facilities.

Major Redevelopment

Additions or alterations to a building or site, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage (GSF) of the existing building(s) or site.

Major Transit Stop

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

Manufactured Home

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

Manufactured Home Park

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

Manufacturing and Fabrication, Light

~~The transformation of materials or substances into new products, including construction and assembling of component parts and the blending of materials such as lubricating oils, plastics, resins or liquors. Light manufacturing and fabrication is characterized by the use being contained within buildings, and materials or~~

~~equipment used in production not being stored outside. Light manufacturing and fabrication activities do not generate external emissions such as smoke, odor, noise, vibrations or other nuisances outside the building. This definition includes but is not limited to manufacture and fabrication of electronic components, office products, furniture, glass products, and other manufacturing and fabrication uses as determined by the Director. The assembly, fabrication, or processing of goods or materials using processes that do not create significant off-site impacts such as smoke, noise, odor, glare, or vibration. Includes the manufacturing of electronics, textiles, instruments, and components, as well as food and beverage products where activities are conducted entirely within enclosed buildings and do not involve slaughtering, rendering, or large-scale cold storage.~~

Manufacturing and Fabrication, Medium

~~The transformation of materials or substances into new products including construction and assembling of component parts, and the blending of materials such as lubricating oils, plastics, resins or liquors. Medium manufacturing and fabrication is characterized by need for only very limited areas of outdoor storage and may create minor external environmental impacts during the conduct of operations but most impacts are contained on site. This definition includes but is not limited to manufacture and fabrication of alcoholic products, paints, printing ink, leather goods, and other manufacturing and fabrication uses as determined by the Director. The fabrication, processing, assembly, or treatment of products, parts, or materials involving mechanical equipment or industrial processes. Includes activities such as metal fabrication, cabinetry and millwork, textile or apparel manufacturing, and small-scale machinery production. Generally conducted within enclosed buildings.~~

Manufacturing and Fabrication, Heavy

The large-scale processing, fabrication, assembly, or treatment of raw or partially processed materials using industrial equipment or processes. Includes concrete or asphalt plants, metal foundries, chemical manufacturing, large-scale food processing, bulk fuel storage, and heavy equipment fabrication.

~~Massage Business~~

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

Maximum Yard Setback

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

Medical Office/Outpatient Clinic

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

Middle Housing

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

Mitigation of Environmental Impacts

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

- A. Avoiding the impact by not taking a certain action;
- B. Minimizing the impact by limiting the degree or magnitude of the action by using appropriate technology or by taking affirmative steps to avoid or reduce the impact;
- C. Rectifying the impact by repairing, rehabilitating or restoring the affected sensitive area or buffer;

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- D. Reducing or eliminating the impact over time by preservation or maintenance operations during the life of the development proposal;
- E. Compensating for the impact by replacing, enhancing or providing substitute sensitive areas and environments; and
- F. Monitoring the impact and taking appropriate corrective measures.

Mobile Food Vending

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

Mobile Refueling Operation

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

Modular Home

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

Monitoring

Evaluating the impacts of development proposals on biologic, hydrologic and geologic systems and assessing the performance of required mitigation through the collection and analysis of data for the purpose of understanding and documenting changes in natural ecosystems, functions and features including, but not limited to, gathering baseline data.

Multi-Family Building

A building containing seven (7) or more attached dwelling units that does not meet the definition of middle housing.

Multi-Use Complex

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

Museum

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

15.105.140 “N” Definitions.

Native Vegetated Surface

A surface in which the soil conditions, ground cover, and species of vegetation are like or similar to those of the original native condition for the site.

Noise

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

Nonconformance, Legal

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

Nonconforming Use

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

Nonprofit Organization

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

Noxious Weed

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

Nursing Home

See definition of “Convalescent Center/Nursing Home.”

15.105.150 “O” Definitions.

Office

A use providing professional, administrative, or business services conducted primarily within an office setting and not involving the production, distribution, sale, or repair of goods. Includes offices operated by private businesses, nonprofit organizations, or public agencies. Excludes medical or other healthcare offices or clinics where patients receive examination and treatment services (see Medical Office/Outpatient Clinic).

Off-Site Hazardous Waste Treatment and Storage

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

Open Space

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

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

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- H. Lands that create corridors between natural features;
- I. Areas defined as critical areas under Chapter 15.700 SMC;
- J. Any landscaped area that exceeds the minimum adopted landscape requirements;
- K. Vegetated LID BMPs.

Opiate Substitution Treatment Facility

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

Outdoor Encampment

Any temporary tent or structure encampment, or both.

15.105.160 “P” Definitions.

Park

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

Parking Lot

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

Parking Lot, Public/Private

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

Parking Space

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

Parties of Record

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

Passenger Terminal

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

Pedestrian Access

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

Perimeter Landscaping

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

Permanent Supportive Housing

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

Permanent Supportive Housing, Small-Scale

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

Personal Services

Establishments that provide personal or small-group services directly to individual customers or clients, where goods are not typically sold on-site other than incidental products related to the service. Includes beauty salons, shoe repair, tattoo or piercing studios, and massage therapy.

Pet Grooming and Services

A facility that provides non-medical care and personal services for household pets, including grooming, basic training, daycare, and sale of pet-related goods.

Pharmacy

An establishment primarily engaged in the preparation, dispensing, and retail sale of prescription drugs, non-prescription medications, and related health and personal care products. Includes ancillary services such as immunizations, health screenings, and medical consultations conducted by licensed pharmacists.

Police Facility

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

Preschool

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

Primary Use

The primary or predominant use of any lot or parcel.

Primary Vehicle Access

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

Principal Unit

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

~~Produce Stand~~

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

~~Professional/Business Office~~

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

Public Access

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

Public Access Pier or Boardwalk

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

~~Public Agency Office~~

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

Public Agency Yard

~~A yard or facility used as a place to store materials used by any public agency, political subdivision or unit of local government of this State including but not limited to municipal corporations, special purpose districts, and local service districts, and agency of the State of Washington or of the United States or any state thereof, as such materials are used by the “outdoor” operations of the public agency, and further used as a place to maintain equipment and facilities of the public agency. A site operated by a local, state, or federal agency for public service functions including the storage of materials and equipment, parking of fleet vehicles, vehicle/equipment repair, dispatch services, and related administrative functions. This use is limited to government or public utility operators and is distinct from contractor yards or commercial storage facilities.~~

~~Public Archives~~

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

15.105.180 “R” Definitions.

Radio Tower

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

Reasonable Use

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

Recreation, Community (Recreational Center)

~~A recreational use, building, or event maintained and operated by a nonprofit club, or an organization whose membership is for a specified group. A public or nonprofit use that provides indoor and/or outdoor facilities for organized recreation, fitness, or social activities serving the community. Typical components may include gymnasiums, swimming pools, classrooms, meeting rooms, or program spaces used for community recreation, cultural, or educational purposes.~~

Recreation, Indoor

A commercial establishment in which recreational, physical fitness, or athletic activities are conducted entirely within an enclosed building. Includes fitness centers, martial arts studios, indoor sports courts or fields, dance studios, climbing gyms, trampoline parks, skating rinks, batting cages, bowling alleys, virtual reality or simulation gaming centers, and indoor amusement or play centers. Facilities include ancillary uses such as locker rooms, equipment rental, concessions, and accessory retail sales directly related to the primary recreational use, provided such sales are subordinate to and not operated as a separate primary retail use.

Recreation, Private Outdoor

A privately-owned and operated facility or establishment that provides outdoor recreational activities or entertainment for the general public or members, for a fee or admission. Includes driving ranges, miniature golf courses, batting cages, climbing structures, and similar outdoor recreational activities. Excludes public parks or recreation facilities operated by a governmental agency, nor does it include spectator sports facilities or stadiums.

Recreation, Public

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

Recycling or Material Processing Facility

~~Source separation or the processing of solid waste mechanically or by hand to segregate materials for sale or reuse. Materials which can be removed through recycling include, but are not limited to, mixed paper, newsprint, cardboard, aluminum, glass, plastics, chemicals, oil, wood, compostable organics (food and yard debris), ferrous metal, and inorganics (rubble and inert material). A facility where recyclable or recoverable materials such as metal, paper, plastics, glass, electronics, or construction debris are received, sorted, processed, or temporarily stored for transfer to another location. This use does not include recycling collection bins, small-scale donation drop boxes, or incidental collection as part of a retail or office use.~~

Reentry Center

A facility or institution operated under contract with the Department of Corrections, and/or owned by the State or a government agency, used for incarcerated individuals to serve the remainder of a court-imposed sentence for a period not to exceed twelve (12) months in partial confinement. Also referred to as “work release” in accordance with Chapter 72.65 RCW. This definition excludes at-home electronic surveillance.

Regional Utility Corridor

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

Religious Organization

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A Federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property. (RCW 36.01.290(6)(c))

Religious Use Facility

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

Religious Use Facility, Accessory

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

Replacement Cost

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

Research and Development (R&D)

A facility primarily engaged in scientific, technological, or industrial research, testing, analysis, or product development, where activities are focused on experimentation, evaluation, and pre-production development rather than the manufacturing of goods for sale. Includes laboratories, clean rooms, testing facilities, and limited prototype fabrication, as well as ancillary office or administrative functions directly related to the research activity.

Resident-Oriented Uses

A non-residential use that primarily seeks to serve local residents and the community's day-to-day needs. Examples of resident-oriented uses include but are not limited to cafes, restaurants, barber shops, hair salons, libraries, community centers, and grocery or convenience stores. Resident-oriented uses do not include hotels, motels, bed and breakfast, or other short-term rentals.

~~Restaurant~~

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

~~Restaurant, Fast Food~~

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

Retail

A commercial establishment engaged in the sale or rental of goods, products, or merchandise directly to consumers. Includes small-scale and large-format retail such as department stores, grocery stores, convenience stores, and hardware stores, and incidental services such as equipment rental, delivery, or on-site assembly. This definition excludes pawn shops.

~~Retail, Big Box~~

~~A retail or wholesale establishment in a building greater than fifty thousand (50,000) square feet of gross floor area that typically requires a high parking to building area ratio. Big box retail buildings are typically single-story structures. Accessory outdoor display of some materials may occur.~~

~~Retail Establishment~~

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

~~A. — A retail establishment includes but is not limited to: antique/secondhand store; apparel/accessory store; department/variety store; drug store; florist shop; food/grocery store; furniture store; hardware/garden store; hobby/toy store; jewelry store; liquor store; pet store; and sporting goods store.~~

~~B. — A retail establishment does not include pawn shops.~~

~~Retail, General~~

~~A retail establishment within a permanent structure engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This definition excludes retail, big box uses and pawn shops.~~

Retirement Apartments

A multi-family building or buildings, with occupancy restricted to at least one (1) individual aged fifty-five (55) or older per unit, which may contain communal recreational and dining facilities.

Right-of-Way

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

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.

Shared Kitchen

A kitchen that is used, intended, or designed to be used by residents of multiple dwelling or sleeping units for preparing food simultaneously.

Shared-Use Commercial Kitchen

A licensed food production facility providing kitchen space and equipment for use by multiple food businesses, caterers, or entrepreneurs.

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.

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D. A co-living sleeping unit.

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.~~

Specialized/Technical School

An establishment providing specialized education or training in professional, technical, trade, or artistic subjects, including but not limited to vocational training, computer skills, music, art, dance, driver education, or similar instruction not otherwise classified as a public or private school.

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.

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~~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~~ facility that provides individual, enclosed storage units or compartments for rent to the general public or businesses for the storage of personal property. Each unit is typically accessed directly by the renter and secured individually. The use may include limited outdoor vehicle storage as an accessory component, clearly subordinate to the enclosed storage units. This use does not include warehousing, distribution, or outdoor storage as a primary use.

Storm Drainage

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

Street, Private

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

Street, Public

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

Structure

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

Supportive Housing Facilities

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

Surface Water Design Manual

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

15.105.200 “T” Definitions.

~~Tavern~~

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

Temporary Emergency Evacuation Storage Sites

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

Tent Structure

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



Tent Structure, Canopy

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



Theater/Entertainment Club

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

Theater, Movie

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

Topsoil

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

Towing Operation

~~Any person, corporation or enterprise engaged in the moving of inoperable motor vehicles and storing (long term or short term) in an enclosed area. All such operations shall be in compliance with minimum State standards prior to commencing. A facility used for the dispatching of tow vehicles and the temporary storage or impoundment of vehicles that have been towed from public or private property. Includes accessory dispatch offices, parking of tow trucks and service vehicles, and short-term storage of operable or inoperable vehicles directly associated with towing activity. Excludes dismantling, crushing, salvage operations, or long-term vehicle storage unrelated to towing.~~

Townhouse

A building containing at least three (3) attached dwelling units that extend from foundation to roof and that have a yard or public way on not less than two (2) sides.

Traffic Control Devices

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

Transit Park and Ride Lot

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

Transitional Housing

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

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Transitional Housing, Small-Scale

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

Triplex

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

Truck Terminal

~~A building or area in which semitrailers, including tractor and trailer units, and other trucks are parked or stored for seventy-two (72) hours or less before being dispatched. This facility may include incidental servicing and washing facilities. A facility primarily used for the transfer, staging, and dispatch of goods or cargo transported by truck, where activities are focused on the movement and routing of freight rather than the storage or inventory management of goods. The use may include cross-docking operations, truck and trailer staging areas, fleet dispatching, and short-term holding of trailers or cargo directly incidental to transfer or dispatch.~~

15.105.210 “U” Definitions.

Unit Lot Subdivision

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

Urban Center

~~An area of the City of SeaTac that is delineated on the City of SeaTac Official Zoning Map where urban densities and design standards are required, specifically within the UH UCR, CB-C, O/CM, and RBX zones designated in the Comprehensive Plan as part of the City’s Regional Growth Center, intended to accommodate higher-density development, employment, housing, and multimodal transportation consistent with regional growth management policies.~~

Use

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

Use, Primary

The primary or predominant use of any lot or parcel.

Use, Subsidiary

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

Utility Pole

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

Utility Substation

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

Utility Use

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

15.105.220 “V” Definitions.

Vegetated LID BMPs

LID BMPs that utilize landscaping.

~~Vehicle, Large~~

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

Vehicle Rental/Sale

A use involving the sale, lease, or rental of motor vehicles, boats, recreational vehicles, or trailers to the general public. The use may include limited, accessory repair or maintenance services directly related to vehicles offered for sale or rental, indoor or outdoor customer-oriented display of vehicles, and accessory offices.

~~Vehicle Rental/Sales, Large~~

~~Rental, sales and incidental servicing of motor vehicles including, but not limited to, trucks, recreational vehicles, buses, boats, and heavy equipment, and similar size vehicles which have gross vehicle weights greater than sixteen thousand (16,000) pounds, but excluding airplanes or aircraft.~~

~~Vehicle Rental/Sales, Small~~

~~Sales, rental and incidental servicing of motor vehicles including, but not limited to, motorcycles, passenger cars, watercraft, light trucks, vans, and similar size vehicles which have gross vehicle weights less than sixteen thousand (16,000) pounds.~~

Vehicle Repair

A facility where motor vehicles are serviced, repaired, or maintained, including mechanical, electrical, or structural work such as oil changes, brake replacement, diagnostics, tire and muffler service, engine transmission work, and similar activities. This use also includes body or collision repair, painting, detailing, and other vehicle maintenance services for passenger vehicles, commercial vehicles, trucks, buses, or similar motorized vehicles.

~~Vehicle Repair, Large~~

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

~~Vehicle Repair, Small~~

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

~~Vehicle, Small~~

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

Veterinary Clinic

~~A place where domestic animals are given medical care and the boarding of animals is limited to short term care incidental to the clinic use facility for the diagnosis, care, and treatment of domestic animals by licensed veterinary professionals. Includes minor grooming or short-term overnight stays for recovery or observation. Excludes long-term boarding, outdoor kennels, or animal breeding.~~

~~Vocational/Technical Schools~~

~~Schools and institutions providing longer term (at least one (1) year) programs leading to proficiency, certification and associate degrees in vocational programs including computers, mechanical, food and hospitality service, automotive and aircraft services, surveying, welding, photography, carpentry, agriculture, horticulture, electrical, plumbing and construction trades. Truck driving instructional schools and heavy equipment operational schools also fall within this definition. (Ord. 16 1022 § 1 (Exh. C); Ord. 16 1009 § 8; Ord. 15 1018 § 1)~~

15.105.230 “W” Definitions.

Walking Distance

An area without physical space impediments for a walkable pathway without ADA obstruction.

Warehousing

~~A facility primarily used for the storage and inventory management of goods, materials, or products prior to further distribution, sale, or use. Warehousing may include limited handling, sorting, or repackaging of stored items but does not include manufacturing, retail sales, order fulfillment for direct-to-consumer delivery, or truck terminals.~~

~~Winery/Brewery/Distillery~~

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

~~Winery/Brewery/Distillery, Micro~~

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

Chapter 15.205
Land Use Chart

Sections:
15.205.040 Use Chart

15.205.040 Use Chart

ZONES:

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

P – Permitted Use; C – Conditional Use Permit required

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
ANIMALS																
Animal Boarding and Breeding Facility													C(1)	P(2,3)		<p>(1) All boarding, training, and care activities shall occur within an enclosed building. A small, enclosed outdoor relief area may be provided if the area does not exceed 10% of the indoor animal area or 1,000 square feet, whichever is less.</p> <p>(2) Any outdoor animal exercise, training, or relief area shall be enclosed by a minimum six (6) foot high solid fence or wall.</p> <p>(3) Outdoor kennels or runs shall not be located within 50 feet of a property line abutting a residential or mixed-use zone.</p>
Butterfly/Moth Breeding								P			P	P	P	P		
Kennel/Cattery								P			P	P		P		
Pet Grooming and Services							P(1,2)	P	P(1,2)	P(1,2)	P(3)	P(2)	P(4)			<p>(1) Permitted only as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.</p> <p>(2) All activities shall occur within an enclosed building. No outdoor kennels, runs, or play areas are permitted.</p> <p>(3) All activities shall occur within an enclosed building. A small,</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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																<p><u>enclosed outdoor relief area may be provided if the area does not exceed 10% of the indoor animal area or 400 square feet, whichever is less, and is fully screened from public rights-of-way and adjacent residential uses.</u></p> <p><u>(4) All grooming and care activities shall occur within an enclosed building. A small, fenced outdoor relief area may be provided for short-term use, if screened from view of adjacent properties and not located along a street frontage.</u></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		<p>(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.</p> <p>(2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p> <p><u>(2) All activities, including treatment, boarding, and animal holding, shall occur within an enclosed building. A small fenced</u></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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																outdoor relief area may be provided if screened from adjacent properties and not located along a street frontage.
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 C(1-3)	P		(1) Must provide a street-facing public entrance. (2) No loading ramps, service doors, or roll-ups on the primary frontage. (3) Where abutting residential zones, no outdoor amplified sound 10:00 p.m. – 8:00 a.m.
Construction/Trade											€	€	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Distribution Center/Warehouse											€		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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
Equipment Rental, Large													€	P		
Equipment Rental, Small								P	P(1)	P(1)	P	P		P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Repair, Large														P		
Equipment Repair, Small								P	P(1)	P(1)	P	P	P(2)	P		(1) Permitted only as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed-Use. (2) Permitted only as accessory to primary use not to exceed 20% of total square footage of building(s).
Helipad/Heliport and Facilities													C(1-5)	P		(1) FAA approval required. (2) Limited to an accessory facility serving a Hospital or Public Agency Facility (police/fire/emergency management). Passenger terminals, hangars, and fueling are prohibited. (3) Minimum 300 feet from any residentially-zoned boundary. (4) Lighting and beacons shall be the minimum required for safety and shielded to limit off-site glare. (5) Routine operations are prohibited between 10:00 p.m. and 7:00 a.m. when

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																<u>within 500 feet of a residential zoning district boundary; emergency operations are exempt.</u>
<u>Landscaping Business</u>											P	P	P	P		
<u>Office</u>					P(1)	P(2)	P(2)	P(3)	P(2)	P(2)	P	P	P	P(4)		(1) Permitted only when located within an existing or new residential building, and not exceeding 2,000 square feet or 25% of the total building floor area, whichever is less. (2) Permitted only as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use. (3) Office uses shall not exceed 25% of the total building floor area per site. (4) Permitted only as an accessory to the primary industrial use, not to exceed 20% of the total building floor area, and must be located within the same structure as production activities. Freestanding office pads within front setbacks or primary frontages are prohibited.
<u>Professional Office</u>					P(1)	P(1)	P(1)	P	P(1)	P(1)	P	P	P	P		(1) Permitted only as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use.

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
Storage, Self-Service											P	P	C(1,2)	P(3)		<p>(1) Permitted as a <u>conditional use when located on sites that are not suited for retail or office due to parcel configuration, access, or adjacency to industrial uses.</u></p> <p>(2) All storage shall occur <u>entirely within an enclosed building;</u> outdoor storage or display of vehicles, boats, or equipment is prohibited.</p> <p>(3) Outdoor vehicle or equipment storage may be allowed as an accessory component, provided that:</p> <p>(a) The area devoted to outdoor storage shall not exceed 25% of the total building floor area per site;</p> <p>(b) All outdoor storage areas shall be located to the side or rear of buildings and fully screened from public rights-of-way and adjacent non-industrial properties by a solid wall or fence at least six (6) feet in height; and</p> <p>(c) Outdoor storage shall not include active repair, dismantling, or loading/unloading of vehicles or equipment other than by the renter.</p>
Truck Terminal											€		P(1)	P		<p>(1) Permitted as accessory to primary use not to</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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																exceed 20% of total-square footage of building(s).
CIVIC AND INSTITUTIONAL																
Cemetery		C	C								P	P	P	C(1)	C	(1) Minimum lot size of five (5) acres. Conditional Use review shall ensure compatibility with surrounding industrial operations.
City Hall			C		C	C	C		P	P	P	P	P			
Court			C		C	C	C		P	P	P	P	P C(1)	P		(1) Permitted as a conditional use only as an accessory component to a Police Facility. Stand-alone or full courthouse facilities are prohibited.
Fire Facility	C	P	P		P	P	P	P	P	P	P	P	P C(1)	P C(1)	P	(1) Conditional Use review shall evaluate access, noise, lighting, and site design to ensure compatibility with surrounding development.
Funeral Home/Crematory											P	P	P C(1.2)	P	C	(1) All activities, including services, preparation, and cremation, shall occur entirely within an enclosed building. Conditional Use review shall evaluate potential impacts related to noise, odor, emissions, traffic circulation, and compatibility with adjacent uses.

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																(2) Cremation components shall meet applicable Puget Sound Clean Air Agency and Department of Ecology permitting requirements.
Police Facility	C	P	P		P	P	P	P	P	P	P	P	P C(1)	P	P	(1) Conditional Use review shall evaluate potential impacts related to noise, lighting, fleet access, and site design to ensure compatibility with adjacent development.
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(1-5)	P(3-5)		(1) A street-facing office/dispatch liner on designated pedestrian frontages shall be provided. (2) All outdoor yard/storage shall be located at the rear or interior sides, outside front setbacks. (3) No staging in the right-of-way. (4) Where abutting residential zones, outdoor handling shall be limited to 7:00 a.m. – 9:00 p.m. (5) Office/dispatch/crew space accessory to the yard shall be allowed up to 20% of total building floor area per site.

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
Public Archives								E	P	P	P	P	P	P	C(+)	(1) Limited to existing structures.
Social Service Office					P(+)	P(+)	P(+)	P	P(+)	P(+)	P	P	P	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
EDUCATIONAL																
College/University							C(1)				C(2)	C(2)	C(2)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as a conditional use, subject to criteria in SMC 15.115.020(C), Conditional Use Permit (CUP).
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/Technical School							C(1.3)	P(1.2)	P(1)	P(1.2)	P(1.2)	P(1)	P(1)	P(1)	C(4)	(1) Must provide a street-facing pedestrian entrance. (2) Permitted only as part of a mixed-use or non-residential building. Stand-alone facilities are prohibited on parcels or floors devoted exclusively to residential use. (3) Facilities shall be located within a mixed-use or multi-family building or front a collector or arterial street.

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																(4) Permitted as a conditional use when industrial or trade-oriented and compatible with surrounding industrial operations. Conditional Use review shall evaluate access, circulation, and safety to ensure compatibility with nearby industrial uses.
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								€	P	P(1)	P	P	€	€		(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.

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 SMC 15.520.400 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(1,2)	P(1,2)	P(1,2)	P(1)	P(1)	P(1,2)			P (1,3)	C(4)		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). (3) Any outdoor play areas shall be fenced, screened from adjacent properties, and not located along designated pedestrian frontages or within required setbacks. (4) Permitted only as an accessory use serving on-site employees or tenants, not to exceed 20% of the total building floor area per site, subject to Conditional Use review under SMC 15.115.020(C) for safety and access compatibility. Facilities shall not be located adjacent to or within proximity of high-

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																hazard or heavy industrial uses involving hazardous materials or fuels.
Day Care II	C(1)	P	P		P	P(2)	P(2)	P	P	P(2)	P	P	P C(3)			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. (3) Any outdoor play areas shall be fenced, screened from adjacent properties, and not located along designated pedestrian frontages or within required setbacks.
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 C(1)			(1) Conditional Use review shall evaluate traffic, access, emergency circulation, noise, and design compatibility with surrounding commercial or employment uses.
Medical Office/Outpatient Clinic					P	P	P	P	P	P	P	P	P	P		

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
Apparel/Textile Products											€	€		P		(1) Outdoor storage must be screened.
Batch Plants														€		
Biomedical Product Facility													P	P		
Chemical/Petroleum Products														P		
Commercial/Industrial Machinery														P		
Computer/Office Equipment													€	P		
Contractor Office and Yard													C(1)	P(2)		(1) Outdoor storage, vehicle parking, and equipment areas shall be located to the side or rear of buildings and shall not exceed 25% of the total building floor area per site. (2) Outdoor storage areas shall be screened from public rights-of-way by a solid wall or fence at least six (6) feet in height.
Data Center														C(1)		(1) The applicant shall demonstrate, through a third-party engineering analysis, that: (a) Sufficient electrical and water infrastructure capacity exists without requiring expansion of public infrastructure; (b) Noise levels at all property lines comply with SMC 15.460. Performance Standards - General, and;

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																(c) No on-site evaporating cooling systems are proposed.
Distribution Center													C(1.2)	P(3-5)		(1) Distribution centers shall be permitted only when clearly incidental and subordinate to a primary manufacturing, assembly, airport-related, or employment-intensive commercial use on the same site and shall not function as a stand-alone regional freight facility. (2) A traffic impact study may be required, as determined by the City Engineer, consistent with adopted transportation analysis guidelines. (3) Truck loading shall comply with SMC 15.455.200, Off-Street Loading Requirements. Site circulation shall be designed to safely accommodate truck movements and prevent backing movements into the public rights-of-way. (4) No truck queuing, loading, or idling is shall occur within public rights-of-way or required landscape setbacks. (5) Loading docks and freight loading areas shall be located to the side or rear of primary buildings and screened from public rights-of-way and

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																adjacent non-industrial zones through building placement, walls, fencing, or landscaping consistent with SMC 15.445, Landscaping and Tree Retention.
Electronic Assembly													C	P		
Equipment Rental											C(1.2)	C(1.2)	P(1.2)	P(3)		(1) All rental operations, storage, and repair activities shall occur within enclosed buildings, except for display of small equipment (such as hand tools, portable power tools, or similarly sized items) located in designated outdoor areas not exceeding 5% of the total building floor area per site. (2) No outdoor storage or display of heavy machinery, vehicles, or large equipment (such as backhoes, excavators, lifts or similar equipment) is permitted. (3) Outdoor storage of equipment or machinery shall be located to the side or rear of buildings and screened from public rights-of-way and adjacent non-industrial zones through building placement, walls, fencing, or landscaping consistent with SMC 15.445.

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																Landscaping and Tree Retention.
Equipment Repair													P(1-4)	P		(1) Diagnosis, repair, and testing shall occur entirely within enclosed buildings. (2) On designated pedestrian frontages, a street-facing lobby or office shall occupy the first 30 feet of ground floor depth. Roll-up doors, service bays, or loading areas are prohibited along the primary frontage. (3) No staging, loading, or equipment handling shall occur within public rights-of-way. (4) Outdoor storage of equipment, materials, or parts is prohibited.
Fabricated Metal Products														P		
Food Processing											P	P		P		
Furniture/Fixtures														P		
Indoor Agriculture													C(1)	P		(1) All cultivation, processing, and related activities shall occur entirely within an enclosed building. The use shall not generate odor, glare, or noise perceptible beyond the property line, and shall not involve hazardous materials other than nutrients customarily used

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																in hydroponic or aquaponic systems.
Innovation Flex Space													P(1,2)	C(3,4)		(1) All production, assembly, or warehousing activities shall occur entirely within enclosed buildings. (2) Sites shall have direct access to a collector or arterial street and shall not derive primary access from local streets serving freight-dependent industrial uses. (3) Sites shall have direct access to a collector or arterial street. (4) Innovation Flex Space shall not be located within 300 feet of a truck terminal, distribution center, or freight yard unless separated by an arterial street.
Laboratories, Research, Development and Testing											C	C	P	P		
Manufacturing and Fabrication, Light													P(1-3)	P		(1) All manufacturing, fabrication, and assembly activities shall occur entirely within an enclosed building. (2) Outdoor storage of materials or equipment is prohibited. Noise, vibration, odor, and glare shall comply with SMC 15.460, Performance Standards - General.

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																(3) Accessory retail display areas and on-site food and beverage service areas may be permitted when clearly incidental to on-site production. Such accessory uses, combined, shall not exceed 25% of the total building floor area per site and shall not establish retail or food and beverage service as a primary use.
Manufacturing and Fabrication, Medium													C(1.2)		P(3)	(1) All manufacturing and fabrication activities shall occur entirely within enclosed buildings. (2) Outdoor storage of materials or products is prohibited. Noise, vibration, odor, and glare shall comply with SMC 15.460, Performance Standards – General. (3) Outdoor storage areas shall be located to the side or rear of buildings and screened from public rights-of-way and adjacent non-industrial zones through building placement, walls, fencing, or landscaping consistent with SMC 15.445, Landscaping and Tree Retention.
Manufacturing and Fabrication, Heavy															P(1)	(1) Outdoor operations, processing, or storage areas shall be located to the side or rear of

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																buildings and screened from public rights-of-way and adjacent non-industrial zones by a minimum 6-ft solid wall or fence. Landscaping consistent with SMC 15.445, Landscaping and Tree Retention, may supplement, but not replace, the required wall or fence.
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 or Material Processing Facility														C(1-3)		(1) Outdoor processing or storage areas shall be located to the side or rear of buildings and screened from public rights-of-way and adjacent non-industrial zones by a minimum 6-ft solid wall or fence. Landscaping consistent with SMC 15.445 , Landscaping and Tree Retention may supplement, but not replace, the required wall or fence. (2) Facilities shall comply with SMC 15.460 .

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																Performance Standards - General, and all applicable WAC solid waste handling standards. (3) A traffic impact study and truck-routing plan may be required as determined by the City Engineer, consistent with adopted transportation impact analysis guidelines.
Research and Development (R&D)											P(1,2)	P(1-3)	P	P		(1) Research and development uses shall be conducted entirely within enclosed buildings and shall not include outdoor storage or industrial operations. (2) Fabrication, assembly, or testing activities shall comply with applicable performance standards in SMC 15.460. Performance Standards – General. (3) On designated pedestrian frontages, R&D uses shall comply with applicable pedestrian frontage standards and shall not present blank walls, service bays, or loading areas along the primary frontage.
Rubber/Plastic/Leather/Mineral Products														p		
Shared-Use Commercial Kitchen											C(1-3)	C(1-3)	P(1,3,4)	P(1,3,4)		(1) All food preparation, packaging, and related

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																<p><u>activities shall occur entirely within an enclosed building.</u></p> <p><u>(2) On-site dining or retail food service may be permitted as an accessory component, provided such space does not exceed 25% of the total building floor area per site and complies with applicable pedestrian frontage standards.</u></p> <p><u>(3) Loading and service areas shall be located to the side or rear of buildings and screened from public rights-of-way in accordance with SMC 15.445, Landscaping and Tree Retention. Waste storage areas shall be screened in accordance with SMC 15.445.</u></p> <p><u>(4) On-site dining, tasting, or retail food service open to the general public is prohibited.</u></p>
<u>Textile Mill</u>											€			P		
<u>Warehousing</u>													<u>C(1,2)</u>	<u>P(3-5)</u>		<p><u>(1) Warehousing shall be permitted only when subordinate to or in combination with manufacturing, assembly, or other employment-intensive commercial uses on the same site.</u></p> <p><u>(2) Truck loading spaces shall be provided and located in accordance</u></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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																with SMC 15.455.200 , Off-Street Loading Requirements . Loading areas shall be designed to prevent trucks from projecting into public rights-of-way and internal circulation aisles. (3) Truck loading spaces shall be provided and located in accordance with SMC 15.455.200 , Off-Street Loading Requirements . (4) Truck idling, fueling, and maintenance activities shall occur only within areas designated on an approved site plan. Where visible from a public right-of-way or adjacent non-industrial zone, such areas shall be screened to minimize direct views through placement, walls, fencing, and/or landscaping consistent with SMC 15.445 , Landscaping and Tree Retention . (5) A traffic impact study may be required in accordance with City development review standards when a proposed facility is anticipated to generate significant truck traffic or utilize local streets for primary access.

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
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		
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 C(1)		See SMC 15.415.100 , Fueling/Service Stations.

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																(1) Permitted only as a conditional use when clearly accessory to an approved Truck Terminal or Contractor Office and Yard. Facilities shall be designed to serve on-site fleet or employee vehicles and shall not function as a stand-alone retail fueling station open to the general public.
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(1)	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 C(1,2)	P		(1) Permitted only when located within a structured or underground parking facility. Structured parking shall incorporate ground floor active uses such as retail, office, or other publicly accessible spaces along street-facing facades. Where active uses are not feasible, facades shall provide architectural detailing, artwork, or landscaping to maintain visual interest. (2) Surface parking as a primary use is prohibited.
Fire Retreading														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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
Towing Operation														C(1-3)		<p>(1) Vehicle storage areas shall comply with the applicable landscaping and buffering requirements of SMC 15.445, Landscaping and Tree Retention.</p> <p>(2) Vehicle storage areas shall be paved or surfaced with an approved dust-free, all-weather material and shall comply with applicable stormwater regulations.</p> <p>(3) Vehicle wrecking or dismantling is prohibited. Storage of inoperable vehicles beyond the period permitted under applicable state impound or law enforcement requirements is prohibited.</p>
Truck Terminal														P(1-3)		<p>(1) Truck loading areas shall comply with SMC 15.455.200, Off-Street Loading Requirements. Truck circulation and staging areas shall be designed to provide safe internal circulation, prevent backing movements onto public rights-of-way, and minimize conflicts between freight vehicles and passenger vehicles.</p> <p>(2) Access shall be provided directly from an arterial or collector street; truck terminals shall not</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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																<p>take access from local streets.</p> <p>(3) All vehicle and trailer parking or staging areas shall be located to the side or rear of primary buildings and shall not be located between a primary building and a public street. Where visible from a public right-of-way or adjacent non-industrial zone, such areas shall be screened to minimize direct views through building placement, walls, fencing, and/or landscaping consistent with SMC 15.445. Landscaping and Tree Retention.</p>
Vehicle Rental/Sale											P	P	P(1-4)	P C(3,5,6)		<p>(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p> <p>(1) Vehicle display, storage, and service areas shall be located to the side or rear of buildings and shall be screened to minimize direct views of vehicles from public rights-of-way. Screening may be achieved through building placement, walls, fencing, and/or landscaping consistent with SMC 15.445. Landscaping and Tree Retention.</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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																<p>(2) Along each street frontage, at least 25% of the linear frontage shall consist of building facade or pedestrian-oriented open space that includes amenities such as seating, lighting, landscaping, or similar features designed for public use.</p> <p>(3) Vehicle maintenance, washing, and detailing shall occur entirely within an enclosed building.</p> <p>(4) No vehicle inventory storage is permitted within required landscape buffers or between the building and the public right-of-way.</p> <p>(5) Retail vehicle sales or public-facing showrooms are prohibited.</p> <p>(6) No storage is permitted within required landscape buffers or between the primary building and the street.</p>
Vehicle Repair													C(1-5)	P(1,6-8)		<p>(1) All vehicle repair, body work, painting, detailing, and similar activities shall occur entirely within an enclosed building in compliance with Puget Sound Clean Air Agency regulations.</p> <p>(2) Outdoor storage of vehicles, parts, or equipment is prohibited, except for customer</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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																<p><u>vehicles awaiting service or pick-up. Customer vehicles shall not encroach into required landscape buffers and shall comply with applicable landscaping and screening requirements of SMC 15.445, Landscaping and Tree Retention.</u></p> <p><u>(3) Accessory uses such as towing, fleet storage, or impound operations are prohibited unless separately permitted.</u></p> <p><u>(4) Sites shall have direct access to an arterial or designated truck route.</u></p> <p><u>(5) No portion of the use shall operate between 10:00 p.m. and 8:00 a.m. when located within 150 feet of a residentially-zoned property.</u></p> <p><u>(6) Outdoor storage of vehicles, parts, or equipment is permitted only as an accessory use and shall be screened from public rights-of-way and adjacent non-industrial zones. Required screening shall be provided through buildings, walls, fencing, and/or landscaping consistent with SMC 15.445, Landscaping and Tree Retention.</u></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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																(7) <u>Accessory towing, fleet maintenance, or parking uses may be permitted provided they comply with all applicable performance and circulation standards.</u> (8) <u>When located within 150 feet of a residential zone, operations shall not occur between 10:00 p.m. and 8:00 a.m. unless conducted entirely within a fully enclosed structure.</u>
Vehicle Repair, Large														P		
Vehicle Repair, Small								C			P	P		P		
Vehicle Wrecking														C(1-5)		(1) <u>All dismantling, fluid removal, or vehicle crushing activities shall occur within an enclosed building or an outdoor area screened by a minimum eight-foot (8') high solid wall or fence.</u> (2) <u>All fluids, batteries, and hazardous materials shall be drained, stored, and disposed of in compliance with Department of Ecology and Puget Sound Clean Air Agency regulations.</u> (3) <u>Outdoor storage of wrecked, salvaged, or inoperable vehicles shall not exceed an area equivalent to 100% of the total building floor area.</u>

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																<p><u>Outdoor storage areas shall comply with applicable screening and buffer requirements of SMC 15.445, Landscaping and Tree Retention.</u></p> <p><u>(4) All storage and dismantling areas shall be located on impervious, curbed, and drained surfaces that direct runoff to approved stormwater facilities.</u></p> <p><u>(5) No retail sales to the public shall occur on-site except for wholesale parts distribution or transactions accessory to the primary use.</u></p>
RECREATIONAL AND CULTURE																
Amusement Park											C	C	C(2)		C(1)	<p><u>(1) Site must be adjacent to an improved arterial.</u></p> <p><u>(2) Conditional Use review shall evaluate site size, access, and potential impacts related to traffic, lighting, noise, and hours of operation.</u></p> <p><u>The use shall meet the following standards:</u></p> <p><u>(a) Located on a site with direct access to an arterial or collector street;</u></p> <p><u>(b) Minimum site area of five (5) acres;</u></p> <p><u>(c) All rides, amplified sound, and outdoor attractions shall be located at least 200 feet from any</u></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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																residential or mixed-use zone; (d) Outdoor lighting shall be fully shielded and directed away from adjacent properties and public rights-of-way; and (e) Hours of outdoor operation may be limited through the CUP to ensure compatibility with surrounding development.
Community Center	C	C	C		C	C	C	P	P	P	P	P	P		P	(1) Permitted as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed Use.
Drive-In Theater											P					
Golf Course											C				P	
Health Club					C(+)	C(+)	P(+)	P	P	P(+)	P	P	P	P		(1) Permitted as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed Use.
Library	P	P	P		C	C	C	P	P	P	P	P	P C(1,2)			(1) Library facilities shall be located on sites with direct access to a collector or arterial street. (2) Building and site design shall emphasize pedestrian-oriented frontage and building orientation consistent with the pedestrian circulation and urban design objectives of SMC 15.515.100, Standards

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																Common to the RBX, CB-C, URH-MU and NV Zones.
Museum			C		C	C	C	C	P	P	P	P	P C(1,2)			(1) Museum facilities shall be located on sites with direct access to a collector or arterial street. (2) Building and site design shall emphasize pedestrian-oriented frontage and building orientation consistent with the pedestrian circulation and urban design objectives of SMC 15.515.100, Standards Common to the RBX, CB-C, URH-MU and NV Zones.
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	
Recreation, Indoor						P(1)	P(1)	P(2)	P(1)	P(1)	P(3)	P(3)	P(3)	P(4)		(1) Permitted only as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) The floor area devoted to the use shall not exceed 10,000 square feet and

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																<p><u>shall be located entirely within an enclosed building.</u> <u>(3) All activities shall occur entirely within enclosed buildings.</u> <u>(4) Permitted only when repurposing existing industrial space.</u></p>
<u>Recreation, Private Outdoor</u>											<u>P</u>	<u>C(1)</u>	<u>P</u>	<u>C(2)</u>		<p><u>(1) Permitted only as an accessory to a primary commercial or visitor-serving use on the same site. Private outdoor recreation areas shall not occupy more than 25% of the total site area.</u> <u>(2) Permitted only when located on a site with existing industrial development and when the use reuses or is accessory to an existing industrial structure.</u></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	<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</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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																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). (3) <u>Religious Use Facilities shall be located on sites with direct access to a collector or arterial street.</u> (4) <u>Building and site design shall emphasize pedestrian-oriented frontage and building orientation consistent with the pedestrian circulation and urban design objectives of SMC 15.515.100, Standards Common to the RBX, CB-C, URH-MU and NV Zones.</u> (5) <u>Parking and circulation shall be designed to prevent queuing or congestion on public streets, and shared or joint-use parking may be required when multiple assembly uses are clustered on one site.</u>

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
Religious Use Facility Accessory	C(1)	C(1)	C(1)		C	C	C	P	P	P	P	P	P C(2)		P(2)/C(3)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (3) Permitted as a conditional use, subject to criteria in SMC 15.115.020(C), Conditional Use Permit (CUP).
Sports Club	C(2)	C(2)	C(2)		P(1)	P(1)	P(1)	P	P	P(1)	P	P	P	P		(1) Permitted as a subsidiary use, subject to criteria in 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.

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
Co-Living			P(1)		P	P	P	C	P(2)	P(2)	P(2)	P(2)	C(2)			(1) See Maximum Number of Units Per Lot in SMC 15.400.100, Residential Standards Chart. (2) For projects fronting International Blvd or S 188 th 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. Co-living sleeping units may be located on upper stories in compliance with mixed-use development standards.
College Dormitory							C(1)				C(3)	C(3)	C(2)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use. (2) Permitted only when operated in direct connection with and accessory to an established College/University use on the same site. Stand-alone dormitory projects are prohibited. (3) Permitted as a conditional use, subject to criteria in SMC 15.115.020(C), Conditional Use Permit (CUP).
Dwelling Unit, Detached	P	P	P						P							

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
Manufactured/Modular Home	P	P	P	P												See SMC 15.465.600, Manufactured Home Park.
Manufactured Home Park	C(1)	C(1)	C(1)	P												See SMC 15.465.600, Manufactured Home Park. (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	C	P(1)	P(1)	P(1)	P(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.

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
Community Residential Facility II					P	P	P	C	P(1)	P(1)	P	P	P			See SMC 15.465.400, Community Residential Facilities Standards. (1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Continuing Care Retirement Community					P	P	P	C	P	P	P	P				
Convalescent Center/Nursing Home					P	P	P	P	P	P	P	P	P			
Retirement Apartments					P	P	P	C	P	P	P	P				
RESIDENTIAL, ACCESSORY																
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P		See SMC 15.465.500, Home Occupations.
Shed/Garage	P	P	P			P	P									See Chapter 15.405 SMC, Accessory and Tent Structures.
Tent Structure	P	P														See Chapter 15.405 SMC, Accessory and Tent Structures.
Tent Structure, Canopy	P	P														See Chapter 15.405 SMC, Accessory and Tent Structures.
RETAIL AND COMMERCIAL																
Agricultural Crop Sales (Farm Only)	P(1)										P	P	P	P		(1) No permanent retail sales structures permitted. Retail sales allowed on a seasonal basis for no more than 90 days in a calendar year. Wholesale sales permitted year round only.

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																for products-produced/grown on-site.
Arcade (Games/Food)					P(1)	P(1)	P(1)	P	P	P(1)	P(1)	P(1)	P(1)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Beauty Salon/Personal Grooming Service					C(1)	C(1)	C(1)	P(1)	P	P(2)	P	P	P			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Coffee Shop/Retail Food Shop					P(1)	P(1)	P(1)	P	P(2)	P(2)	P	P	P			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Concession Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Dry Cleaner					P(1,2)	P(1,2)	P(1,2)	P	P	P(1)	P	P	P(2,3,5)		P(4-6)	(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). (2) All cleaning, pressing, and associated operations.

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																<p>shall occur entirely within an enclosed building.</p> <p>(3) The use shall not include large-scale or regional processing facilities.</p> <p>(4) Permitted only if industrial-scale and non-customer service-facing.</p> <p>(5) All operations shall comply with Puget Sound Clean Air Agency and Washington State Department of Ecology regulations regarding solvent handling, emissions, and wastewater discharge.</p> <p>(6) Outdoor storage of chemicals or waste materials is prohibited.</p>
Espresso Stand					P(1)	P(1)	P(2)	P(1)	P	P(2)	P	P	P	P		<p>(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p> <p>(2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.</p>
Financial Institution					P	P	P(1)	P	P(1)	P(1)	P	P	P(2)	P		<p>Drive-Through Facilities are permitted only as accessory components to a Financial Institution use where expressly allowed by zone. Drive-throughs shall comply with standards in SMC 15.455.440, Stacking</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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																<p><u>Spaces for Drive-Through.</u></p> <p>(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.</p> <p><u>(2) Drive-through facilities are permitted as accessory to Financial Institution uses only when located on sites with adequate queuing capacity and direct access to an arterial, collector, or internal circulation drive. Drive-through lanes shall not be located between the building and a public street or designated pedestrian frontage and shall be screened from public view. Required screening shall be provided through buildings, walls, fencing, and/or landscaping consistent with SMC 15.445, Landscaping and Tree Retention.</u></p>
<u>Food and Beverage Service</u>					<u>P(1)</u>	<u>P(1)</u>	<u>P(2)</u>	<u>P(3)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(4)</u>	<u>P</u>	<u>P(4)</u>	<u>P(5)</u>		<p><u>Drive-Through Facilities are permitted only as accessory components to a Food and Beverage Service use where expressly allowed by zone. Drive-throughs shall comply with standards in SMC 15.455.440,</u></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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																<p><u>Stacking Spaces for Drive-Through.</u></p> <p><u>Outdoor seating areas associated with Food and Beverage Service uses are permitted and encouraged in all zones where the primary use is allowed. Seating areas shall maintain clear pedestrian circulation and shall not obstruct required building entrances or designated pedestrian frontages. Where a site adjoins a residential zone, outdoor seating shall be designed to minimize visual and operational impacts on adjacent residences, and required screening shall be provided through buildings, walls, fencing, and/or landscaping consistent with SMC 15.445, Landscaping and Tree Retention.</u></p> <p><u>(1) Permitted only when located within a multi-family development and within a fully enclosed building. The floor area devoted to the use shall not exceed 10% of the total building floor area or 2,500 square feet, whichever is less.</u></p> <p><u>(2) Permitted as part of a mixed use development.</u></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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																<p>as described in SMC 15.520.100, Definition of Mixed Use. (3) <u>All food preparation, service counters, and amplified sound shall be located within a fully enclosed building. The floor area devoted to the use shall not exceed 5,000 square feet of total building floor area.</u> (4) <u>Drive-through facilities are permitted as accessory to Food and Beverage Service uses only when located on sites with adequate queuing capacity and direct access to an arterial, collector, or internal circulation drive. Drive-through lanes shall not be located between the building and a public street or designated pedestrian frontage and shall be screened from public rights-of-way. Required screening shall be provided through buildings, walls, fencing, and/or landscaping consistent with SMC 15.445, Landscaping and Tree Retention.</u> (5) <u>Permitted only when accessory to a primary industrial, warehousing, or employment use. The floor area devoted to the use shall not exceed 20%.</u></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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																of the total building floor area or 5,000 square feet, whichever is less, and shall be located entirely within an enclosed building.
Forest Products					P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	(P1)	P(1)				(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 H 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	P	P	P	P	See SMC 15.415.300, Mobile Food Vending
Personal Services					P(1)	P(1)	P(2)	P	P(2)	P(2)	P	P	P			(1) Permitted only within a multi-family development and clearly subordinate to the residential use. The floor area devoted to personal services shall not exceed 20% of the total building floor area of the building in which it is located.

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																(2) Permitted as part of a mixed use development , as described in SMC 15.520.100, Definition of Mixed Use .
Produce Stand					P	P	P	P	P	P	P	P	P	P		No more than 25% of the gross floor area of the produce stand shall be used for the sale of incidental or accessory uses.
Restaurant					C(1,2)	C(1,2)	P(1,2)	P(1,2)	P(2)	P(2,3)	P	P	P	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s); (2) No drive-through facilities allowed. (3) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use .
Restaurant, Fast Food										P(1)	P	P	P	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use .
Retail					P(1)	P(1)	P(2)	P(3)	P(2)	P(2)	P(4)/C(6)	P(5)	P(4)/C(6)	P(7)		Drive-Through Facilities are expressly allowed by zone, and permitted only as accessory components to a pharmacy. Designated pickup stalls, curbside delivery areas, or online order lockers accessory to a retail use are not considered drive-through facilities. Drive-

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																<p>throughs shall comply with standards in SMC 15.455.440, Stacking Spaces for Drive-Through.</p> <p>(1) Permitted only when located within a residential or mixed-use building and clearly subordinate to the residential use. The floor area devoted to the retail use shall not exceed 2,000 square feet or 25% of the total building floor area, whichever is less. Outdoor display or storage of goods is prohibited.</p> <p>(2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.</p> <p>(3) No retail use shall occupy more than 20,000 square feet of total building floor area.</p> <p>(4) Drive-through facilities are permitted as accessory to Retail uses only when located on sites with adequate queuing capacity and direct access to an arterial, collector, or internal circulation drive. Drive-through lanes shall not be located between the building and a public street or designated</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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																<p><u>pedestrian frontage and shall be screened from public rights-of-way. Required screening shall be provided through buildings, walls, fencing, and/or landscaping consistent with SMC 15.445, Landscaping and Tree Retention.</u></p> <p><u>(5) No retail use shall occupy more than 50,000 square feet of total building floor area.</u></p> <p><u>(6) A retail use occupying more than 50,000 square feet of total building floor area shall be classified as Large-Format Retail and permitted only as a Conditional Use, subject to additional traffic, site design, and pedestrian access standards.</u></p> <p><u>(7) Use shall be clearly subordinate to the primary industrial use, shall not exceed 2,000 square feet or 10% of the total building floor area of the primary use, whichever is less, and shall primarily serve employees and businesses within the surrounding industrial area.</u></p>
Retail, Big Box							P(1)				€	€	€	P		<p><u>(1) Permitted as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed Use.</u></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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
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													C(1-2)			(1) Uses shall occur entirely within enclosed buildings. (2) Outdoor amplified sound is prohibited between 10:00 p.m. and 8:00 a.m.
Theater, Movie							P(1)				P	P	P(1) C(1)	P	P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (1) Conditional Use review shall evaluate access, parking layout, and traffic impacts to ensure compatibility with

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
																surrounding employment or industrial uses.
RETAIL AND COMMERCIAL, LODGING																
Bed and Breakfast	P	P	P		P	P	P	P	P	P						See SMC 15.465.300, Bed and Breakfast Standards.
Hostel			C		C	C	P	P	C	C	P	P	P			
Hotel/Motel and Associated Uses								P			P	P	P(1-4)			<p>(1) Hotel and motel uses shall provide a street-facing entrance and lobby oriented toward the primary public frontage.</p> <p>(2) Parking areas shall be located to the side or rear of buildings where feasible. Where parking is visible from a public right-of-way, required landscaping shall be provided consistent with SMC 15.445.</p> <p>Landscaping and Tree Retention.</p> <p>(3) Ground-floor building facades along designated pedestrian frontages shall include transparent windows, guest amenities, or other active spaces such as dining areas, lobbies, or conference rooms.</p> <p>(4) All accessory uses shall be located within the primary building.</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.

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 SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.
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.

RBX/I Code Amendments
PED – April 16, 2026
Chapter 15.300 City Center Overlay District

Chapter 15.300

City Center Overlay District

Sections:

- 15.300.055 City Center Overlay District Use Chart
- 15.300.410 Off-Street Parking Requirements and Reductions

15.300.055 City Center Overlay District Use Chart

ZONES:

URM – Urban Residential Medium

UVH – Urban Village High

MHP – Manufactured Home Park

UVM – Urban Village Medium

URH – Urban Residential High

URH-MU – Urban Residential High – Mixed Use

CB-C – Community Business in the Urban Center

P – Permitted Use; C – Conditional Use Permit required

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH (1)	UVM (1)	Additional Regulations (1) See ground floor active use standards in SMC 15.300.730(F) , Ground Floor Active Uses in Village Zones.
ANIMALS								
Animal Boarding and Breeding Facility								
Kennel/Cattery					P(+)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Pet Grooming and Services				P(1.2)	P(2)	P(1.2)	P(1.2)	(1) Permitted only as part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use. (2) All activities shall occur within an enclosed building. No outdoor kennels, runs, or play areas are permitted.
Stables								
Veterinary Clinic			P(1)	P(1)	P	P(1)	P(1)	(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720 , Definition of Mixed Use.
BUSINESS SERVICES								
Airport Support Facility								
Commercial/Industrial Accessory Uses					€	€		
Conference/Convention Center					P			
Construction/Trade					€	€		
Distribution Center/Warehouse								
Equipment Rental, Large								
Equipment Rental, Small					€	P(1)		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Repair, Large								
Equipment Repair, Small					P(+)	P(2)		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Helipad/Heliport and Facilities								
Office			P(1)	P(1)	P	P(1)	P(1)	(1) Permitted only as part of a mixed use development, as described in SMC 15.300.720 , Definition of Mixed Use.

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH (1)	UVM (1)	Additional Regulations (1) See ground floor active use standards in SMC 15.300.730(F) , Ground Floor Active Uses in Village Zones.
Professional Office			P(1)	P(1)	P	P	P	(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Storage, Self-Service								
Truck Terminal								
CIVIC AND INSTITUTIONAL								
Cemetery		C	C		C			
City Hall				P(1)	P			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Court		C	C		P	P		
Fire Facility		P	P	P	P	P	P	
Funeral Home/Crematory					P(1)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
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(1)	C(2)	C(1)		(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use. (2) Permitted as a conditional use, subject to criteria under SMC 15.115.020(C), Conditional Use Permit (CUP).
Elementary/Middle School		C	C	C				
High School		C	C	C	C			
Specialized/Technical School			C(1-3)	P(1.4)	P(1)	P(1.4)	P(1.4)	(1) Must provide a street-facing pedestrian entrance and comply with applicable design standards in SMC 15.300, City Center Overlay District. (2) The primary entrance shall be located on a collector or arterial street.

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH (1)	UVM (1)	Additional Regulations (1) See ground floor active use standards in SMC 15.300.730(F) , Ground Floor Active Uses in Village Zones.
								(3) The use shall be located within a multi-family residential building and shall not occupy a stand-alone non-residential building. (4) The use shall be located within a mixed-use building and shall not occupy a building devoted exclusively to residential use.
Specialized Instruction School		P(1)	P(1)	P	P	P(2)	P(2)	(1) Limited to 3 students per day. (2) Permitted as a part of a mixed use development, as described in SMC-15.300.720, Definition of Mixed Use.
Vocational/Technical School					P	P(1)	P(1)	(1) Permitted as a part of a mixed use development, as described in SMC-15.300.720, Definition of Mixed Use.
HEALTH AND HUMAN SERVICES								
Day Care I		P(1)	P(1)	P(1)		P(1,2)	P(1,2)	See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200, Family Day Care Facilities apply. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Day Care II		P	P(1)	P	P	P(1)	P(1)	See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Emergency Housing	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	(1) See SMC 15.465.350, Supportive Housing Facilities Standards.
Emergency Shelters	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	(1) See SMC 15.465.350, Supportive Housing Facilities Standards.
Hospital					P	C		
Medical Office/Outpatient Clinic			P	P	P	P	P	
Opiate Substitution Treatment Facility					C			Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).
Permanent Supportive Housing (1)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	(1) Small-scale permanent supportive housing facilities are defined as a community residential facility I. See 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).

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH (1)	UVM (1)	Additional Regulations (1) See ground floor active use standards in SMC 15.300.730(F) , Ground Floor Active Uses in Village Zones.
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								
Contractor Office and Yard								
Data Center								
Distribution Center								
Electronic Assembly								
Equipment Rental								
Equipment Repair								
Fabricated Metal Products								
Food Processing								
Furniture/Fixtures								
Indoor Agriculture								
Innovation Flex Space								
Laboratories, Research, Development and-Testing					C			

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH (1)	UVM (1)	Additional Regulations (1) See ground floor active use standards in SMC 15.300.730(F) , Ground Floor Active Uses in Village Zones.
Manufacturing and Fabrication, Light								
Manufacturing and Fabrication, Medium								
Manufacturing and Fabrication, Heavy								
Manufacturing, Light-Misc-								
Winery/Brewery/Distillery					P	P	€	Micro-winery/brewery/distillery with retail section.
Paper Products								
Primary Metal Industry								
Printing/Publishing					€			
Recycling or Material Processing Facility								
Research and Development (R&D)					P(1)			(1) Research and development uses shall occur entirely within enclosed buildings. Outdoor storage, processing, or testing is prohibited. All activities shall comply with SMC 15.460, Performance Standards – General.
Rubber/Plastic/Leather/Mineral Products								
Shared-Use Commercial Kitchen					C(1-3)			(1) All food preparation, packaging, and related activities shall occur entirely within an enclosed building. (2) Where visible from a public right-of-way, loading and waste areas shall be screened through building placement, walls, fencing, or landscaping consistent with SMC 15.445, Landscaping and Tree Retention. (3) On-site dining or retail food service may be permitted as an accessory component, provided such space does not exceed 25% of the total building floor area and complies with applicable City Center pedestrian frontage standards.
Textile Mill								
Warehousing								
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).

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH (1)	UVM (1)	Additional Regulations (1) See ground floor active use standards in SMC 15.300.730(F) , Ground Floor Active Uses in Village Zones.
Auto Service Center					P			
Auto Supply Store					P(+)	C(+)	C(+)	(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Auto Wrecking								
Commercial Marine Supply					P			
Electric Vehicle Infrastructure		P(1)	P(2)	P(2)	P	P	P	(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station					P			
Mobile Refueling Operation		P(1)	P(1)	P(1)	P	P	P(1)	See Chapter 15.450 SMC, Mobile Refueling Operations. (1) Permitted only to refuel heavy equipment at a construction site.
Public/Private Parking					P(1,2)			(1) Public/private parking lots (including park-and-fly and other commercial parking) are only permitted within a structure. See SMC 15.300.450(A) for provisions regarding public/private surface parking lot as an interim use. See SMC 15.300.460 for parking structure design and development standards. (2) Public/private parking lot structures are permitted up to one thousand two hundred (1,200) spaces. (See SMC 15.300.460(A), Parking Structures with Public/Private Parking Uses.) Additional spaces may be added only via the incentive method defined in SMC 15.300.460(A)(2).
Fire Retreading								
Towing Operation								
Truck Terminal								
Vehicle Rental/Sales					P(+)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Vehicle Repair								
Vehicle Repair, Large								
Vehicle Repair, Small					P			
Vehicle Wrecking								
RECREATIONAL AND CULTURAL								

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH (1)	UVM (1)	Additional Regulations (1) See ground floor active use standards in SMC 15.300.730(F) , Ground Floor Active Uses in Village Zones.
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. (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	
Recreation, Indoor			P(1.2)	P(1.2)	P(2)	P(1.2)	P(1.2)	(1) Permitted only as part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use. (2) All activities shall occur entirely within enclosed buildings.
Recreation, Private Outdoor					C(1)			(1) Permitted only as an accessory to a primary commercial or visitor-serving use on the same site. Private outdoor recreation areas shall not occupy more than 25% of the total site area and shall be integrated into the overall site or building design.
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								

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH (1)	UVM (1)	Additional Regulations (1) See ground floor active use standards in SMC 15.300.730(F) , Ground Floor Active Uses in Village Zones.
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.
Co-Living		P(1)	P	P	P(2)	P	P	(1) See Maximum Number of Units Per Lot in SMC 15.400.100, Residential Standards Chart. (2) 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.
College Dormitory				C(1)	C(2)	C(1)		(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use. (2) Permitted as a conditional use, subject to criteria under SMC 15.115.020(C), Conditional Use Permit (CUP).
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 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.

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH (1)	UVM (1)	Additional Regulations (1) See ground floor active use standards in SMC 15.300.730(F) , Ground Floor Active Uses in Village Zones.
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	
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.
<u>Food and Beverage Service</u>			<u>P(1)</u>	<u>P(2)</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>	<u>Outdoor seating areas associated with Food and Beverage Service uses are permitted and encouraged in all zones where the primary use is allowed. Seating areas shall maintain clear pedestrian circulation and shall not obstruct required building entrances or designated pedestrian frontages. Outdoor seating areas shall</u>

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH (1)	UVM (1)	Additional Regulations (1) See ground floor active use standards in SMC 15.300.730(F) , Ground Floor Active Uses in Village Zones.
								<u>comply with required side/rear landscape buffer standards pursuant to 15.445, Landscaping and Tree Retention, where adjacent to residentially zoned property.</u> <u>(1) Permitted only when located within a multi-family development and within a fully enclosed building. The floor area devoted to the use shall not exceed 10% of the total building floor area or 2,500 square feet, whichever is less.</u> <u>(2) Permitted as part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.</u>
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	P	P	P	P	See SMC 15.415.300 , Mobile Food Vending.
<u>Personal Services</u>			<u>P(1)</u>	<u>P(2)</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>	<u>(1) Permitted only within a multi-family development and clearly subordinate to the residential use. The floor area devoted to personal services shall not exceed 20% of the total building floor area of the building in which it is located.</u> <u>(2) Permitted as part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.</u>
Restaurant			€(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)	€(1)	€(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			
<u>Retail</u>			<u>P(1)</u>	<u>P(2)</u>	<u>P(3)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>(1) Permitted only when located within a residential or mixed-use building and clearly subordinate to the residential use. Retail floor area shall not exceed 2,000 square feet or 25% of the total building floor area, whichever is less. Outdoor display or storage of goods is prohibited.</u> <u>(2) Permitted as part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.</u> <u>(3) Individual retail tenants or buildings shall not exceed 50,000 square feet of total building floor area.</u>

LAND USE	MHP	URM	URH	URH-MU	CB-C	UVH (1)	UVM (1)	Additional Regulations (1) See ground floor active use standards in SMC 15.300.730(F) , Ground Floor Active Uses in Village Zones.
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		
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.

*Code reviser’s note: This section has been updated to correct inadvertent omissions from Ordinance 24-1022, Exhibit C, to properly implement City Council’s adopted policy direction.

RBX/I Code Amendments
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 Chapter 15.300 City Center Overlay District

15.300.410 Off-Street Parking Requirements and Reductions

A. Required Off-Street Parking Spaces.

1. **Minimum Parking Requirements.** The minimum parking spaces required shall be those established in the parking chart in Chapter 15.455 SMC, Parking and Circulation.

a. In cases where the minimum parking standards established in SMC 15.455.120 are greater than the maximum spaces allowed in subsection (A)(2) of this section, then the parking standards within this chapter as specified in subsection (A)(2) of this section shall supersede and also serve as the minimum number of parking spaces required.

2. Maximum Parking Requirements.

LAND USE	MAXIMUM SPACES ALLOWED	NOTES
<i>Where calculations result in fractions of parking spaces, the maximum number of parking stalls shall be determined by rounding up to the next whole number.</i>		
Residential Uses		
Accessory Dwelling Unit (ADU)	1 per accessory dwelling unit 2 per accessory dwelling unit greater than 600 square feet in area	Minimum spaces required in addition to spaces required for principal unit. Standards apply before any zero lot line subdivisions or lot splits.
Co-Living	0.5 per sleeping unit	
College Dormitory	0.5 per unit/room	---
Middle Housing (duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing)	1.25 per dwelling unit	Standards apply before any zero lot line subdivisions or lot splits.
Multi-Family	1 per bedroom, up to 2 per dwelling unit maximum	Unless modified by a parking plan demonstrating an increased need to serve residents.
Community Residential Facility	1 per bed	
Convalescent Center/Nursing Home	1 per 3 beds	
Retirement Apartments	1 per unit	
Recreational/Cultural Uses		
Conference/Convention Center	5 per 1,000 SF of <u>building area gfa</u>	---
Library/Museum/Cultural Facility	4 per 1,000 SF of <u>building area gfa</u>	---
Community Center/Recreation Center	4 per 1,000 SF of <u>building area gfa</u>	---
<u>Recreation, Indoor</u>	<u>1 per 500 sf of gfa</u>	<u>Where occupancy is primarily class-based, the Director may adjust parking downward based on demonstrated operating characteristics and availability of shared or structured parking.</u>
<u>Recreation, Private Outdoor</u>	<u>1 per 2,000 sf of outdoor activity area, plus 1 per 500 sf of enclosed gfa</u>	<u>Where parking demand is driven by time-based occupancy peaks, the Director may adjust the maximum parking allowance downward based on documented operating characteristics and availability of shared or structured parking.</u>
<u>Sports/Fitness/Health Club</u>	<u>4 per 1,000 SF of building area</u>	---

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LAND USE	MAXIMUM SPACES ALLOWED	NOTES
Theater	0.75 per fixed seat, plus 1 per employee	---
General, Educational and Health Services Uses		
General Service Uses	4 per 1,000 SF of building area	---
Educational Uses	1 per employee, plus 1 per 2 students	---
Health Services Uses	4 per 1,000 SF of building area <u>gfa</u>	---
Transitional Housing	1 per 2 bedrooms	Unless modified by a parking plan demonstrating an increased need to serve residents.
Government/Office, Business Uses		
Business Service/Office Uses	5 per 1,000 SF of building area	Maximum parking for business service/office uses may be increased to seven and one-half (7-1/2) per one thousand (1,000) square feet of building area through the establishment of a development agreement between the city and a developer.
<u>Office</u>	<u>5 per 1,000 sf of gfa</u>	<u>Maximum parking for business service/office uses may be increased to seven and one-half (7-1/2) per one thousand (1,000) square feet of building area through the establishment of a development agreement between the city and a developer.</u>
Retail/Commercial/Manufacturing Uses		
<u>Food and Beverage Service</u>	<u>Indoor Seating: 1 per 500 sf of gfa devoted to customer seating, dining, or service, plus 1 per 800 sf of kitchen, prep, or back-of-house area</u>	<u>Outdoor seating areas not included in the calculation of required parking.</u>
<u>Personal Services</u>	<u>1 per 800 sf of gfa</u>	
Retail Uses	4 per 1,000 SF of leasable space <u>gfa</u>	
Bed and Breakfast	1 per bedroom, plus 2 for residents	---
Hotel/Motel and Associated Uses	1 per bedroom, plus the following for associated uses:	---
• with restaurant/lounge/bar	• 4 per 1,000 SF of building area <u>gfa</u>	---
• with banquet/meeting room	• 5 per 1,000 SF of gross-building area <u>gfa</u>	---
Manufacturing Uses	1 per employee, plus 2 per 1,000-SF of building area	---
<u>Research and Development (R&D)</u>	<u>1 per 800 sf of gfa</u>	
<u>Shared-Use Commercial Kitchen</u>	<u>1 per 1,000 sf of gfa used for shared kitchen/production</u>	
Motor Vehicles		
Public/Private Parking	See SMC 15.300.450 for provisions regarding public/private surface parking as an interim use. See SMC 15.300.460(A) for provisions related to public/private parking in structures.	

B. **Parking Reductions.** See Chapter 15.455 SMC, Parking and Circulation, for available parking reductions.

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 Chapter 15.305 South 154th Street Station Area Overlay
 District

Chapter 15.305

South 154th Street Station Area Overlay District

Sections:

15.305.055 South 154th Street Station Area Overlay District Use Chart

15.305.055 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					
<u>Animal Boarding and Breeding Facility</u>					
<u>Kennel/Cattery</u>				P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
<u>Pet Grooming and Services</u>			P(1,2)	P(2)	(1) Permitted only as part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use. (2) All activities shall occur within an enclosed building. No outdoor kennels, runs, or play areas are permitted.
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					
<u>Cargo Containers</u>					
<u>Commercial/Industrial Accessory Uses</u>					
Conference/Convention Center				P	
<u>Construction/Landscaping Yard</u>					
<u>Distribution Center/Warehouse</u>					
<u>Equipment Rental, Large</u>					
<u>Equipment Rental, Small</u>				C	
<u>Equipment Repair, Large</u>					

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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.
Equipment Repair, Small				P	
Helipad/Heliport and Facilities					
Office		P(1)	P(1)	P	(1) Permitted only as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
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					
City Hall	C	C	C	P	
Court	C	C	C	P	
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(1)	C(2)	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) Permitted as a conditional use, subject to criteria under SMC 15.115.020(C), Conditional Use Permit (CUP).
Elementary/Middle School	C	C	C		
High School	C	C	C	C	
Specialized/Technical School		C(1-3)	P(1,4)	P(1)	(1) Must provide a street-facing pedestrian entrance and comply with applicable design standards in SMC 15.300, City Center Overlay District. (2) The primary entrance shall be located on a collector or arterial street. (3) The use shall be located within a multi-family residential building and shall not occupy a stand-alone non-residential building. (4) The use shall be located within a mixed-use building and shall not occupy a building devoted exclusively to residential use.
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.

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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.
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	
Medical Office/Outpatient Clinic		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.
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					
Contractor Office and Yard					
Data Center					
Distribution Center					
Equipment Rental					
Equipment Repair					
Food Processing					
Indoor Agriculture					

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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.
<u>Innovation Flex Space</u>					
Laboratories, Research, Development and Testing				€	
Manufacturing and Fabrication, Light					
Manufacturing and Fabrication, Medium					
Manufacturing and Fabrication, Heavy					
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 or Material Processing Facility					
Research and Development (R&D)				P(1-2)	(1) Research and development uses shall occur entirely within enclosed buildings. Outdoor storage, outdoor processing, and outdoor testing are prohibited. (2) Fabrication, assembly, or testing activities are permitted only when fully enclosed and in compliance with SMC 15.460, Performance Standards – General. No activity shall exceed applicable noise, vibration, odor, glare or other performance standards.
Shared-Use Commercial Kitchen				C(1-3)	(1) All food preparation, packaging, and related activities shall occur entirely within an enclosed building. (2) Where visible from a public right-of-way, loading and waste areas shall be screened through building placement, walls, fencing, or landscaping consistent with SMC 15.445, Landscaping and Tree Retention. (3) On-site dining or retail food service may be permitted as an accessory component, provided such space does not exceed 25% of the total building floor area and complies with applicable City Center pedestrian frontage standards.
Warehousing					
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					
Truck Terminal					
Vehicle Rental/Sales					

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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 Rental/Sales, Large					
Vehicle Repair					
Vehicle Repair, Large					
Vehicle Repair, Small					
Vehicle Wrecking					
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	
Recreation, Indoor		P(1)	P(1)	P(2)	(1) Permitted only as part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use. (2) All activities shall occur entirely within enclosed buildings.
Recreation, Private Outdoor				C(1)	(1) Permitted only as an accessory to a primary commercial or visitor-serving use on the same site. Private outdoor recreation areas shall not occupy more than 25% of the total site area and shall be integrated into the overall site or building design.
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					

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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.
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.
Co-Living	P(1)	P	P(3)	P(2)	(1) See Maximum Number of Units Per Lot in SMC 15.400.100, Residential Standards Chart. (2) Co-living projects within the CB-C zone shall comply with the pedestrian-oriented use requirements in SMC 15.305.057. (3) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
College Dormitory			C(1)	C(2)	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) Permitted as a conditional use, subject to criteria under SMC 15.115.020(C), Conditional Use Permit (CUP).
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.
Multi-Family		P	P(2)	P(1)	(1) Multi-family projects within the CB-C zone shall comply with the pedestrian-oriented use requirements in SMC 15.305.057. (2) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
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)					

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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.
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.
Food and Beverage Service		P(1)	P(2)	P	<u>Outdoor seating areas associated with Food and Beverage Service uses are permitted and encouraged in all zones where the primary use is allowed. Seating areas shall maintain clear pedestrian circulation and shall not obstruct required building entrances or designated pedestrian frontages. Outdoor seating areas shall comply with required side/rear landscape buffer standards pursuant to 15.445, Landscaping and Tree Retention, where adjacent to residentially zoned property.</u> <u>(1) Permitted only when located within a multi-family development. The establishment shall primarily serve residents or occupants of the development or immediate neighborhood, shall be located within a fully enclosed building, and shall not exceed 10% of the total building floor area or 2,500 square feet, whichever is less.</u> <u>(2) Permitted as part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.</u>
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	P	See SMC 15.415.300, Mobile Food Vending.
Personal Services		P(1)	P(2)	P	<u>(1) Permitted only within a multi-family development as a small, resident-oriented use not to exceed 20% of the total building floor area per site.</u> <u>(2) Permitted as part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.</u>
Produce Stand					
Restaurant		C(1,2)	P(1,2)	P	(1) Permitted as part of a mixed-use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Restaurant, Fast Food		P(1,2)	P(1,2)	P	(1) Permitted as part of a mixed-use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Retail		P(1)	P(2)	P(3)	<u>(1) Permitted only when located within a residential or mixed-use building and clearly subordinate to the residential use. Retail floor area shall not exceed 2,000 square feet or 25% of the total building floor area.</u>

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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.
					whichever is less. Outdoor display or storage of goods is prohibited. (2) Permitted as part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use. (3) Individual retail tenants or buildings shall not exceed 50,000 square feet of total building floor area.
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.

RBX/I Code Amendments
PED – April 16, 2026
Chapter 15.310 Angle Lake Station Area Overlay District

Chapter 15.310

Angle Lake Station Area Overlay District

Sections:

15.310.055 Angle Lake Station Area Overlay District Use Chart

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

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.
Equipment Repair, Small				P(+)	P(+)	P(+)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010.
Helipad/Heliport and Facilities									
Office		P(1)	P(1)	P(1)	P	P			(1) Permitted only as part of a mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Professional Office		P(+)	P(+)	P(+)	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(+)(2) C(1-3)				(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. (1) Permitted as a conditional use when located on sites that are not suited for retail, office, or other people-intensive uses due to parcel configuration, access limitations, or adjacency to industrial properties. (2) All storage shall occur entirely within an enclosed building. Outdoor storage or display of vehicles, boats, or equipment is prohibited. (3) Not permitted within the District Center as defined in SMC 15.310.010. Self-service storage uses shall not occupy parcels fronting designated pedestrian streets or primary corridors.
Truck Terminal									
CIVIC AND INSTITUTIONAL									
Cemetery									
City Hall	C	C	C	P	P	P			
Court	C	C	C	P	C(1-3)				(1) The use shall function as an indoor civic facility with administrative, judicial, or hearing functions. Outdoor holding areas, secure vehicle storage, or fleet operations are prohibited. (2) The building shall provide a pedestrian-oriented frontage and primary public entrance on a public street, consistent with SMC 15.310.200 and SMC 15.310.210. (3) Parking, staff entries, and secure areas shall be located to the side or rear of the building and screened from public rights-of-way. Required screening shall be provided through buildings, walls, fencing, and/or landscaping consistent with SMC 15.445, Landscaping and Tree Retention.
Fire Facility	P	P	P	P(1)	P C(1,2)	P(1)	P	P	(1) Not permitted within the District Center. See map in SMC 15.310.010. (2) Conditional Use review shall evaluate access, noise, lighting, and site design to ensure compatibility with surrounding development.
Funeral Home/Crematory					P(+)			C	(1) Not permitted within the District Center. See map in SMC 15.310.010.

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.
Police Facility	P	P	P	P	P C(1,2)	P	P	P	(1) Conditional Use review shall evaluate potential impacts related to noise, lighting, fleet access, and site design to ensure compatibility with adjacent development. (2) Not permitted within the District Center as defined in SMC 15.310.010, Authority and Application.
Public Agency Office		P	P	P	P	P	P		
Public Agency Yard									
EDUCATIONAL									
College/University			C(1)	C(1)	C(2)	C(2)			(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) Permitted as a conditional use, subject to criteria under SMC 15.115.020(C), Conditional Use Permit (CUP).
Elementary/Middle School	C	C	C						
High School	C	C	C			C(1)	€		(1) Not permitted within the District Center. See map in SMC 15.310.010.
Specialized/Technical School		C(1,3)	P(1,2)	P(1,2)	P(1)	P(1)			(1) Must provide a street-facing pedestrian entrance. (2) Permitted only as part of a mixed-use or non-residential building. Stand-alone facilities are prohibited on parcels or floors devoted exclusively to residential use. (3) Permitted only as part of a mixed-use or multi-family development.
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.

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.
Hospital									
Medical Office/Outpatient Clinic		P	P	P	P	P	P		
Opiate Substitution Treatment Facility						C(1)	€		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)	€		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, Retirement and Assisted Living section of this use chart. (2) See SMC 15.465.350, Supportive Housing Facilities Standards.
MANUFACTURING									
<u>Assembly and Packaging</u>					P(1)				(1) Not permitted within the District Center. See map in SMC 15.310.010.
<u>Contractor Office and Yard</u>					C(1.2)				(1) All outdoor storage of materials, vehicles, or equipment shall be located to the side or rear of buildings, fully screened from public rights-of-way and adjacent properties by a solid wall or fence at least six (6) feet in height, and limited to 25% of the total building floor area per site. (2) Uses shall not front designated pedestrian streets and shall meet applicable design and frontage standards of SMC 15.310, Angle Lake Station Area Overlay District.
<u>Data Center</u>									
<u>Distribution Center</u>									
<u>Equipment Rental</u>					C(1.2)				(1) Conditional Use review shall evaluate truck access, circulation, and compatibility with adjacent development. (2) All storage and display of equipment shall occur within a building or within a rear or interior-side yard fully screened by a solid wall or fence at least six (6) feet in height. Outdoor storage shall not exceed 25% of the total building floor area per site.
<u>Equipment Repair</u>					C(1-3)				(1) All repair activity shall occur entirely within an enclosed building. (2) Outdoor storage of staging of equipment shall be located to the side or rear of buildings, screened from public rights-of-way and adjacent properties by a solid wall or fence at least six (6) feet in height.

LAND USE	URM	URH	URH-MU	UVH	RBX	CB-C	I	P	Additional Regulations See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
									<u>(3) Not permitted within the District Center. See map in SMC 15.310.010, Authority and Application.</u>
Food Processing					P(1)	P(1)(2)	P(2)		<u>(1) Not permitted within the District Center. See map in SMC 15.310.010.</u> <u>(2) Food processing with retail section or restaurant to be oriented to the public street.</u>
Indoor Agriculture					C(1-3)				<u>(1) Operations shall be fully enclosed within a building with no detectable odor, noise, or light spillover beyond the property line.</u> <u>(2) Buildings shall comply with applicable design and screening standards in SMC 15.310, Angle Lake Station Area Overlay District, and SMC 15.445, Landscaping and Tree Retention.</u> <u>(3) Not permitted on designated pedestrian frontages or within the District Center. See map in SMC 15.310.010, Authority and Application.</u>
Innovation Flex Space					P(1-3)				<u>(1) All activities shall occur entirely within an enclosed building with no detectable odor, noise, or vibration beyond the property line.</u> <u>(2) Buildings shall comply with design and screening standards in SMC 15.310, Angle Lake Station Area Overlay District, and SMC 15.445, Landscaping and Tree Retention, and maintain pedestrian-oriented facades along designated frontages.</u> <u>(3) Not permitted within the District Center. See map in SMC 15.310.010, Authority and Application.</u>
Laboratories, Research, Development and Testing					P(1)	P(1)	P		<u>(1) Not permitted within the District Center. See map in SMC 15.310.010.</u>
Manufacturing and Fabrication, Light					P(1-4)				<u>(1) Not permitted within the District Center. See map in SMC 15.310.010.</u> <u>(2) All manufacturing, fabrication, and assembly activities shall occur entirely within an enclosed building.</u> <u>(3) Outdoor storage, heavy truck traffic, or emissions of noise, vibration, odor, or glare detectable beyond the property line are prohibited.</u> <u>(4) Retail display areas may be permitted when accessory to on-site production, provided such areas do not exceed 25% of the total building floor area per site.</u>
Manufacturing and Fabrication, Medium					C(1-3)				<u>(1) All manufacturing, fabrication, and assembly activities shall occur entirely within an enclosed building.</u> <u>(2) Outdoor storage, frequent heavy truck traffic, or emissions of noise, vibration, odor, or glare detectable beyond the property line are prohibited.</u> <u>(3) Not permitted on designated pedestrian frontages or within the District Center (see SMC 15.310.010, Authority and Application).</u>
Manufacturing and Fabrication, Heavy									
Micro-winery/Brewery/Distillery				P(1)	P(1)	P(1)	P(1)		<u>(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.</u>

LAND USE	URM	URH	URH-MU	UVH	RBX	CB-C	I	P	Additional Regulations See ground floor active use standards in SMC 15.310.730, Ground Floor Uses in Mixed Use Projects.
Recycling <u>or Material Processing Facility</u>									(1) All activities shall occur entirely within an enclosed building. (2) Any outdoor mechanical or service equipment shall be screened from public rights-of-way and adjacent properties per SMC 15.445, Landscaping and Tree Retention, and shall comply with design standards in SMC 15.310, Angle Lake Station Area Overlay District.
<u>Research and Development (R&D)</u>					<u>P(1-3)</u>	<u>P(1-3)</u>			(1) Research and development uses shall be conducted entirely within enclosed buildings and shall function in character and appearance similar to an office or laboratory. (2) No fabrication, assembly, or testing that generates noise, vibration, odor, or glare perceptible beyond the property line is permitted. (3) Research and development uses shall not occupy ground floor spaces along designated pedestrian frontages unless combined with an active storefront or retail component.
<u>Shared-Use Commercial Kitchen</u>					<u>P(1-3)</u>	<u>P(1-3)</u>			(1) All food preparation, packaging, and related activities shall occur entirely within an enclosed building. (2) Outdoor loading areas shall be located and designed to minimize visibility from public view. Waste storage areas shall be screened in accordance with SMC 15.445, Landscaping and Tree Retention. (3) On-site dining, tasting, or retail food service to the general public is prohibited.
<u>Warehousing</u>					<u>C(1,2)</u>				(1) Warehousing shall be permitted only when subordinate to or in combination with manufacturing, assembly, or other employment-intensive commercial uses on the same site. (2) Truck access, loading, and staging areas shall be designed to accommodate on-site truck circulation and queuing and to minimize conflicts with pedestrian and vehicle traffic. Such areas shall comply with applicable circulation and access standards in SMC 15.455, Parking and Circulation.
MOTOR VEHICLES									
<u>Auto Service Center</u>									
<u>Auto Wrecking</u>									
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					<u>P(+)</u>	P(1)	P		<u>See SMC 15.415.100, Fueling/Service Stations.</u> (1) Not permitted within the District Center. See map in SMC 15.310.010.
Public/Private Parking					<u>P C(1,2)</u>	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.

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.
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.
Co-Living	P(1)	P	P	P(2)	P(2)	P(2)	P		(1) See Maximum Number of Units Per Lot in SMC 15.400.100, Residential Standards Chart. (2) 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.
College Dormitory			C(1)	C(1)	C(3)	C(2)			(1) Permitted as a part of a mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) Permitted as a conditional use, subject to criteria under SMC 15.115.020(C), Conditional Use Permit (CUP). (3) Permitted only when operated in direct connection with and accessory to an established College/University use on the same site. Stand-alone dormitory projects are prohibited.
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 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.

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.
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(2-4)	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) All cleaning, pressing, and associated operations shall occur entirely within an enclosed building. (3) The use shall not include large-scale or regional processing facilities. (4) All operations shall comply with Puget Sound Clean Air Agency and Washington State Department of Ecology regulations regarding solvent handling, emissions, and wastewater discharge.
Entertainment Club				P	P	P	P		

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.
Espresso Stand		P(1,2)	P(1,2)	P(2)	P(2)	P(2)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Financial Institution		P(1)	P(1)	P(2)	P(2,3,4)	P(2)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010. (3) Drive-through facilities are prohibited. (4) Financial Institutions shall provide pedestrian-oriented entrances facing the primary street consistent with SMC 15.310, Angle Lake Station Area Overlay District.
Food and Beverage Service		P(1)	P(2)	P(2)	P	P			<u>Outdoor seating areas associated with Food and Beverage Service uses are permitted and encouraged in all zones where the primary use is allowed. Seating areas shall maintain clear pedestrian circulation and shall not obstruct required building entrances or designated pedestrian frontages. Outdoor seating areas shall comply with required side/rear landscape buffer standards pursuant to 15.445, Landscaping and Tree Retention, where adjacent to residentially zoned property.</u> <u>(1) Permitted only when located within a multi-family development. The establishment shall primarily serve residents or occupants of the development or immediate neighborhood, shall be located within a fully enclosed building, and shall not exceed 10% of the total building floor area or 2,500 square feet, whichever is less.</u> <u>(2) Permitted as part of a mixed-use development, as described in SMC 15.310.720, Definition of Mixed Use.</u>
Laundromat		P(1)	P(1)	P	P	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Mobile Food Vending	P	P	P	P	P	P	P		See SMC 15.415.300, Mobile Food Vending.
Personal Services		P(1)	P(2)	P(2)	P	P			<u>(1) Small resident-oriented use only, not to exceed 20% of the total building floor area per site.</u> <u>(2) Permitted as part of a mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.</u>
Produce Stand									
Restaurant		P(1,2)	P(1,2)	P(2,3)	P(3)	P(3)	P		(1) No drive-through facilities allowed. (2) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (3) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.

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.
Restaurant, Fast Food				P(1)	P(1)	P(1)	P		(1) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Retail		P(1)	P(2)	P(2)	P(3)	P(3)			(1) Permitted only when located within a residential or mixed-use building and clearly subordinate to the residential use. Retail floor area shall not exceed 2,000 square feet or 25% of the total building floor area, whichever is less. Outdoor display or storage of goods is prohibited. (2) Permitted as part of a mixed-use development, as described in SMC 15.310.720, Definition of Mixed Use. (3) Individual retail tenants or buildings shall not exceed 50,000 square feet of total building floor area.
Retail, Big Box			C(2)		P(1)				(1) Not permitted within the District Center. (2) Permitted as part of a residential mixed-use development, as described in SMC 15.310.720, Definition of Mixed Use.
Retail, General		P(1)	P(1)	P(1)	P	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Sexually Oriented Business						C(1)	C		See SMC 15.415.200, Sexually Oriented Business. (1) Not permitted within the District Center. See map in SMC 15.310.010.
Tavern			P(1)	P(2)	P	P	P		(1) Permitted as part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) Small, resident-oriented uses only.
Theater/Entertainment Club					P C(1-3)	P	P		(1) Uses shall occur entirely within enclosed buildings. (2) Outdoor amplified sound is prohibited between 10:00 p.m. and 8:00 a.m. Sites shall provide adequate soundproofing and queuing areas to prevent noise and crowd impacts on adjacent uses. (3) Primary entrances shall front a public street or pedestrian plaza consistent with SMC 15.310.
Theater, Movie				P	P(2-4)	P(1)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010. (2) Uses shall occur entirely within enclosed buildings and comply with the design and frontage standards of SMC 15.310, Angle Lake Station Area Overlay District. (3) Vehicular access and parking shall be located to the side or rear of the building, and no surface parking or queuing shall be permitted between the building and the public street. (4) Outdoor amplified sound is prohibited.
RETAIL AND COMMERCIAL, LODGING									
Bed and Breakfast	P	P	P						See SMC 15.465.300, Bed and Breakfast Standards.
Hotel/Motel and Associated Uses					P	P	P		Hotel/motel lobby and restaurant to be located at, and oriented to, the public street and located at the ground floor.

RBX/I Code Amendments
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 Chapter 15.310 Angle Lake Station Area Overlay District

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.
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	€		
Utility Use	C	C	C	C		C	€		
Wireless Communications Facility	C/P	C/P	C/P	C/P	C/P	C/P	€ P		See Chapter 15.480 SMC, Wireless Communication Facilities, for specific use and development standards.

RBX/I Code Amendments
PED – April 16, 2026
Chapter 15.310 Angle Lake Station Area Overlay District

Chapter 15.410

CARGO CONTAINERS

Sections:

- 15.410.005 Purpose
- 15.410.010 Authority and Application
- 15.410.020 Allowed Installations
- 15.410.100 General Standards
- 15.410.200 ~~Accessory Use Cargo Containers~~ Temporary Cargo Containers
- 15.410.250 Permanent Cargo Containers
- 15.410.300 Cargo Containers – Loss of Nonconforming Status

15.410.005 Purpose

The purpose of this chapter is to ~~clearly delineate regulations that apply to cargo containers;~~ establish standards for the placement, use, safety, and screening of cargo containers.

15.410.010 Authority and Application

The provisions of this chapter shall apply to all cargo containers ~~within the following zones: Community Business (CB), Community Business in the Urban Center (CB-C), Regional Business Mix (RBX) and Industrial (I);~~ within the City of SeaTac.

15.410.020 Allowed Installations

A. Permanent Cargo Containers. Permanent cargo containers are permitted only in the Industrial (I) zone and only as provided in SMC 15.410.250.

B. Temporary Cargo Containers. Temporary cargo containers may be placed in nonresidential and mixed-use zones when consistent with SMC 15.410.200. In residential zones, temporary cargo containers are permitted only as provided in this chapter.

15.410.100 General Standards

A. ~~Location.~~ Use Restrictions.

1. Cargo containers ~~shall not occupy any required off-street parking spaces for the site or property and the location must comply with all setback requirements;~~ shall not be used for human occupancy.
2. ~~The location of a cargo container within a structure shall be approved by the Fire Department and Building Division.~~ Cargo containers shall not function as independent commercial storage businesses, including uses that constitute Storage, Self-Service as defined in SMC 15.105.
3. Cargo containers are not permitted as a primary or standalone land use in any zone.

B. ~~Adjacent to Residential Zone.~~ Placement.

1. ~~Size and Design.~~ If a cargo container is located on a lot adjacent to a residential zone, the cargo container shall be no greater in size than ten (10) feet by twenty (20) feet, and shall have a stick-built structure, with a peaked roof, constructed to completely enclose the container. Cargo containers shall not be placed within:
 - a. Required setbacks;
 - b. Required landscape areas;
 - c. Required parking spaces;
 - d. Fire lanes or emergency access routes;
 - e. Critical areas or buffers.

~~2. No stick-built structure shall be required if the cargo container is totally screened from adjacent residential properties as determined by the Director. Containers shall not obstruct circulation, hydrants, utilities, or internal drive aisles.~~

~~a. Adjacent property is defined as property that abuts the residential zone. Property located across a public right of way is not regarded as adjacent property.~~

C. Stacking. ~~Stacking of cargo containers is prohibited except as expressly allowed for permanent installations under SMC 15.410.250.~~

~~1. Cargo containers shall be stacked no more than two (2) containers high.~~

~~2. Stacking of cargo containers within a building is prohibited.~~

D. Screening. ~~Cargo containers shall be screened only where landscaping or buffering is otherwise required under SMC 15.445, Landscaping and Tree Retention, as part of a permitted use, development activity, or site improvement, unless otherwise provided in SMC 15.410.200(E)(1).~~

~~1. Cargo containers shall be screened from adjacent properties and rights of way.~~

~~2. Screening may be a combination of solid fencing, landscaping, or the placement of the cargo containers behind, between, or within buildings. All proposed screening shall be submitted for the review and approval by the Director.~~

E. Fire and Life Safety.

~~1. Containers shall not obstruct required fire apparatus access.~~

~~2. Fire-separation distances required by applicable codes shall be maintained.~~

~~3. Containers storing hazardous materials must comply with the International Fire Code.~~

F. Moving and Relocation Units. ~~Portable moving or relocation storage units used for short-term household moving are not considered cargo containers for purposes of this chapter and are exempt from its requirements. Such units may not obstruct fire lanes, public rights-of-way, or required emergency access. Placement of such units for more than thirty (30) consecutive days may constitute a nuisance or obstruction enforceable under other provisions of the SMC, but shall not be regulated as cargo containers under this chapter.~~

G. Structures Incorporating Cargo Containers. ~~Cargo containers that are permanently altered, used as a building material, and reviewed under the International Building Code are not considered cargo containers for purposes of this chapter and shall be reviewed as buildings.~~

15.410.200 Accessory Use Cargo Containers Temporary Cargo Containers

~~In addition to the standards listed in SMC 15.410.100, General Standards, the following regulations shall apply to cargo containers permitted as an accessory use:~~

A. Allowance. ~~Temporary cargo containers may be placed subject to the requirements of this section where allowed under SMC 15.410.020.~~

A B. Limitations. ~~Only one (1) cargo container shall be allowed on property located within a residential zone or on property located adjacent to a residential zone. The property owner may request additional cargo containers subject to the Conditional Use Permit (CUP) process under SMC 15.115.020. (Adjacent property is defined as property that abuts the residential zone. Property located across a public right of way is not regarded as adjacent property.) Permit Requirements.~~

1. A Temporary Use Permit (TUP) is required when a cargo container is placed on a site for more than thirty (30) consecutive days in a nonresidential or mixed-use zone, unless exempt under subsection (C).

2. Temporary cargo containers are not permitted on sites where residential use is permitted as a primary use, except as expressly exempted under subsection (C).

3. A TUP is not required for temporary cargo containers that remain on a site thirty (30) days or fewer in a nonresidential or mixed-use zone.

~~B C. **Location.** Cargo containers shall be located to minimize the visual impact to adjacent properties, streets, and pedestrian facilities. **Exemptions.** A TUP is not required for:~~

1. Cargo containers placed on a site with an active building, grading, or demolition permit, when used solely for construction-related storage.

2. Moving and relocation pods exempt under SMC 15.410.100(F).

~~C D. **Stacking Prohibited.** Cargo containers shall not be stacked. **Standards.** All temporary cargo containers shall comply with the General Standards in SMC 15.410.100, except that compliance with screening or setback-related placement standards may be modified for containers exempt under subsection (C)(1), as determined by the Director. Fire and life safety requirements in SMC 15.410.100(E) shall always apply.~~

~~D E. **Design.** Cargo containers shall be painted to match the color(s) of the adjacent building. If the container is located within a building or not visible from adjacent properties as determined by the Director, painting is not required. (Ord. 15-1018 § 1) **Screening.**~~

1. Screening is required only for temporary cargo containers placed under a TUP.

2. When required under subsection (E)(1), screening shall consist of fencing, panels, screening fabric, or other temporary materials that provide a minimum of seventy-five percent (75%) visual opacity and are positioned to screen the container from view from adjacent public rights-of-way or residentially zoned properties. Permanent landscaping consistent with SMC 15.445 is not required unless specifically determined necessary by the Director due to the length or visibility of the installation.

F. **Duration.**

1. Containers exempt under subsection (C)(1) may remain for the duration of the associated construction permit.

2. Containers authorized under a TUP shall comply with the duration specified in the permit.

G. **Removal.** Temporary cargo containers shall be removed immediately upon:

1. Final inspection approval or issuance of a certificate of occupancy for the associated building, grading, or demolition permit, or expiration of that permit, whichever occurs first;

2. Expiration of the TUP; or

3. The conclusion of the thirty-day exemption period for containers not requiring a TUP.

15.410.250 Permanent Cargo Containers

A. Permanent cargo containers are permitted only on sites developed with a nonresidential use permitted in the Industrial (I) zone.

B. Permanent containers shall comply with the following standards:

1. Meet accessory structure setbacks in SMC 15.405, Accessory and Tent Structures; and

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2. Be placed on a permanent foundation, slab, or engineered base; and
3. Permanent cargo containers shall be subject to applicable building permit requirements as determined by the Building Official; and
4. Stacking of permanent cargo containers is permitted only when structurally engineered and approved under applicable building permit requirements.

15.410.300 Cargo Containers – Loss of Nonconforming Status

~~Cargo containers that have been legally located on property prior to the adoption of Ordinance 01-1010 shall be a legal nonconforming use of the property.~~ Cargo containers shall lose legal nonconforming status under the following circumstances:

- A. Any legal nonconforming cargo container that is moved to a different location on a site shall comply with the requirements of this chapter.
- B. If a legal nonconforming cargo container is removed from a property, any subsequent cargo containers placed on the property shall comply with the requirements of this chapter.
- C. If a legal nonconforming cargo container is moved off a residential zoned property containing a residential use, no new container may be moved onto the property.

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Chapter 15.445 LANDSCAPING AND TREE
RETENTION

15.445.210 Landscaping Standards Chart

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
ANIMALS						
<u>Animal Boarding and Breeding Facility</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>I/15 ft.</u>	<u>I/15 ft. (1)</u>	<u>Yes</u>	(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240.
<u>Butterfly/Moth Breeding</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft. (1)</u>	<u>Yes</u>	(1) Adjacent to residential low density (RL), medium-density (RM, URM), or multi-family zones (RH, URH or MHP) for buffering purposes. See SMC 15.445.240.
<u>Kennel/Cattery</u>	<u>IV/10 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>I/10 ft. (1)</u>	<u>N/A</u>	(1) Adjacent to residential low density (RL) or medium-density (RM, URM) zones for buffering purposes.
<u>Pet Grooming and Services</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>II/10 ft. (1)</u>	<u>Yes</u>	(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240.
Stables	N/A	N/A	N/A	N/A	N/A	
Veterinary Clinic	IV/10 ft.	V/5 ft.	III/5 ft.	N/A	N/A	
BUSINESS SERVICES						
Airport Support Facility	IV/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
<u>Commercial/Industrial Accessory Uses</u>	<u>II/10 ft.</u>	<u>V/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (1)</u>	<u>Yes</u>	(1) Adjacent to residential low density or medium density (RL, RM, or URM) zones for buffering purposes.
Conference/Convention Center	IV/10 ft.	V/5 ft.	I/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM, or URM) zones for buffering purposes.
<u>Construction/Trade</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>I/10 ft. (1)</u>	<u>N/A</u>	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
<u>Construction/Landscaping Yard</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>I/10 ft. (1)</u>	<u>N/A</u>	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
<u>Distribution Center/Warehouse</u>	<u>II/10 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (1)</u>	<u>Yes</u>	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Equipment Rental, Large	III/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH or MHP) for buffering purposes. See SMC 15.445.240.
Equipment Rental, Small	IV/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM, or URM) zones for buffering purposes.
Equipment Repair, Large	II/10 ft.	V/5 ft.	II/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Equipment Repair, Small	II/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to residential low density or medium density (RL, RM, or URM) zones for buffering purposes.
Helipad/Heliport Facility	I/10 ft.	N/A	I/10 ft.	I/20 ft. (1)	N/A	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Landscaping Business	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Office	III/10 ft.	V/5 ft.	II/5 ft.	II/10 ft. (1)	Yes	(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240.
Professional Office	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Storage, Self-Service	III/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Truck Terminal	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
CIVIC AND INSTITUTIONAL						
Cemetery	IV/20 ft.	N/A	N/A	N/A	N/A	

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
City Hall	IV/10 ft.	V/5 ft.	III/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes. See SMC 15.445.240.
Court	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM, or URM) zones for buffering purposes.
Fire Facility	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM, or URM) zones for buffering purposes.
Funeral Home/Crematory	IV/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM, or URM) zones for buffering purposes.
Police Facility	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM, or URM) zones for buffering purposes.
Public Agency Office	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM, or URM) zones for buffering purposes.
Public Agency Yard	III/20 ft.	V/5 ft.	III/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM, or URM) zones for buffering purposes.
Public Archives	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM, or URM) zones for buffering purposes.
Social Service Office	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM, or URM) zones for buffering purposes.
EDUCATIONAL						
College/University	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
Elementary/Middle School	IV/10 ft.	V/5 ft.	IV/5 ft.	N/A	Yes	
High School	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
Specialized/Technical School	III/10 ft.	V/5 ft.	II/5 ft.	II/10 ft. (1)	Yes	(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240.
Specialized Instruction School	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
Vocational/Technical School	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	

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

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Aerospace Equipment	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Apparel/Textile Products	II/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Assembly and Packaging	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Batch Plant	I/20 ft.	V/5 ft.	I/20 ft.	I/35 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Biomedical Products Facility	III/15 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Chemical/Petroleum Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Commercial/Industrial Machinery	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Computer/Office Equipment	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
<u>Contractor Office and Yard</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>III/10 ft.</u>	<u>I/15 ft. (1)</u>	<u>Yes</u>	<u>(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240. Outdoor yard, storage, or equipment areas shall be fully screened by a minimum 6-ft solid wall or fence, in addition to the required landscape buffer.</u>
<u>Data Center</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (1)</u>	<u>Yes</u>	<u>(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240. Mechanical yards, generator yards, or transformer areas shall be fully screened by a minimum 6-ft solid wall or fence, in addition to required landscaping.</u>

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
<u>Distribution Center</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>III/10 ft.</u>	<u>I/15 ft. (1)</u>	<u>Yes</u>	<u>(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240. Loading docks, trailer storage, and truck circulation areas shall be fully screened from residential properties through a combination of required landscaping and a minimum 6-ft solid wall or fence.</u>
<u>Electronic Assembly</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (1)</u>	<u>Yes</u>	<u>(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.</u>
<u>Equipment Rental</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>III/10 ft.</u>	<u>I/15 ft. (1)</u>	<u>Yes</u>	<u>(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240. Outdoor equipment or storage areas located within 50 feet of a residential zone shall be screened by the required landscape buffer and a minimum 6-ft solid wall or fence.</u>
<u>Equipment Repair</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>I/15 ft. (1)</u>	<u>Yes</u>	<u>(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240. Outdoor equipment, staging, storage, or repair areas located within 50 feet of a residential or mixed-use zone shall be screened by the required landscape buffer and a minimum 6-ft solid wall or fence.</u>
<u>Fabricated Metal Products</u>	<u>I/10 ft.</u>	<u>V/5 ft.</u>	<u>I/10 ft.</u>	<u>I/20 ft. (1)</u>	<u>Yes</u>	<u>(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.</u>
<u>Food Processing</u>	<u>III/20 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (1)</u>	<u>Yes</u>	<u>(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.</u>
<u>Furniture/Fixtures</u>	<u>III/15 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>I/10 ft. (1)</u>	<u>Yes</u>	<u>(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.</u>
<u>Indoor Agriculture</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>I/15 ft. (1)</u>	<u>Yes</u>	<u>(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240. Mechanical equipment yards, vents, or filtration systems shall be fully screened by a minimum 6-ft solid wall or fence, in addition to the required landscape buffer.</u>

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
<u>Innovation Flex Space</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>II/10 ft. (1)</u>	<u>Yes</u>	<u>(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240. Mechanical equipment or loading areas located within 50 feet of a residential zone shall be screened by the required landscape buffer and a minimum 6-ft solid wall or fence.</u>
<u>Laboratories, Research, Development and Testing</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>II/10 ft.</u>	<u>I/20 ft. (1)</u>	<u>Yes</u>	<u>(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.</u>
<u>Manufacturing and Fabrication, Light</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>II/10 ft.</u>	<u>I/10 ft. (1)</u>	<u>Yes</u>	<u>(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.</u>
<u>Manufacturing and Fabrication, Medium</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>II/10 ft.</u>	<u>I/10 ft. (1)</u>	<u>Yes</u>	<u>(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.</u>
<u>Manufacturing and Fabrication, Heavy</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>III/10 ft.</u>	<u>I/15 ft. (1)</u>	<u>Yes</u>	<u>(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240. Mechanic yards, outdoor fabrication areas, or material storage areas located within 50 ft of a residential zone shall be screened by the required landscape buffer and a minimum 6-ft solid wall or fence.</u>
<u>Manufacturing, Light Misc.</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>II/10 ft.</u>	<u>I/10 ft. (1)</u>	<u>Yes</u>	<u>(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.</u>
<u>Micro-Winery/Brewery/Distillery</u>	<u>III/15 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (1)</u>	<u>Yes</u>	<u>(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.</u>
<u>Off-Site Hazardous Waste Treatment and Storage Facilities</u>	<u>II/10 ft.</u>	<u>V/5 ft.</u>	<u>II/10 ft.</u>	<u>I/10 ft. (1)</u>	<u>Yes</u>	<u>(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.</u>
<u>Paper Products</u>	<u>III/15 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>I/10 ft. (1)</u>	<u>Yes</u>	<u>(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.</u>

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Primary-Metal Industry	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP)-for buffering purposes.
Printing/Publishing	III/15 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP)-for buffering purposes.
Recycling or Material Processing Facility	II/20 ft.	V/5 ft.	I/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Research and Development (R&D)	III/10 ft.	V/5 ft.	II/5 ft.	II/10 ft. (1)	Yes	(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240. Any side or rear mechanical ventilation, exhaust equipment, or loading areas located within 50 feet of a residential zone shall be fully screened by a minimum 6-ft solid wall or fence, in addition to the required landscape buffer.
Rubber/Plastic/Leather/Mineral Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP)-for buffering purposes.
Shared-Use Commercial Kitchen	III/10 ft.	V/5 ft.	II/5 ft.	III/10 ft. (1)	Yes	(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240. Mechanical exhaust, hood venting, or loading areas located within 50 feet of a residential zone shall be screened by the required landscape buffer and a minimum 6-ft solid wall or fence.
Textile Mill	II/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP)-for buffering purposes.
Warehousing	III/10 ft.	V/5 ft.	II/5 ft.	I/15 ft. (1)	Yes	(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240. Any side or rear loading areas or mechanical equipment located within 50 feet of a residential zone shall be fully screened by a minimum 6-ft solid wall or fence, in addition to the required landscape buffer.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Winery/Brewery/Distillery	III/15 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Wood Products	II/20 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
MOTOR VEHICLES RELATED						
Auto/Boat Dealer	III/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density or multi-family zones (RL, RH, URH, or MHP) for buffering purposes.
Auto Service Center	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Auto Supply Store	III/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Auto Wrecking	II/10 ft.	N/A	I/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Commercial Marine Supplies	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Electric Vehicle Infrastructure – Battery Exchange Station and Level 3 Rapid Charging Station Only	III/5 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	Required for rapid charging station only if it is a primary use on the property. (1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Fueling/Service Station	III/5 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)(2)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes. (2) See applicable standards in SMC 15.415.100, Fueling/Service Stations.
Public/Private Parking	III/10 ft.	V/5 ft.	II/10 ft.	II/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Tire Retreading	I/20 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Towing Operation	II/10 ft.	N/A	I/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
<u>Truck Terminal</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>I/15 ft.</u>	<u>I/15 ft. (1)</u>	<u>Yes</u>	<u>(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240. Any truck loading, trailer staging, idling, or mechanical equipment areas located within 50 feet of a residential zone shall be fully screened by a minimum 6-ft solid wall or fence, in addition to the required landscape buffer.</u>
Vehicle Rental/Sales	IV/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Vehicle Rental/Sales, Large	IV/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
<u>Vehicle Repair</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>I/15 ft. (1)</u>	<u>Yes</u>	<u>(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240. Any outdoor vehicle staging, tow-in areas, or repair-related loading located within 50 feet of a residential zone shall be fully screened by a minimum 6-ft solid wall or fence, in addition to the required landscape buffer.</u>
Vehicle Repair, Large	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Vehicle Repair, Small	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
<u>Vehicle Wrecking</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>I/15 ft.</u>	<u>I/20 ft. (1)</u>	<u>Yes</u>	<u>(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240. Any outdoor dismantling, parts storage, or vehicle stacking located within 50 feet of a residential zone shall be fully</u>

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
						<u>screened by a minimum 6-ft solid wall or fence, in addition to the required landscape buffer.</u>
RECREATIONAL AND CULTURAL						
Amusement Park	IV/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Community Center	II/10 ft.	N/A	N/A	N/A	Yes	
Drive-In Theater	IV/20 ft.	N/A	1/5 ft.	1/20 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Golf Course	N/A	N/A	N/A	N/A	Yes	
Health Club	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft.	Yes	
Library	IV/10 ft.	N/A	III/5 ft.	N/A	Yes	
Museum	IV/10 ft.	N/A	II/10 ft.	N/A	Yes	
Park	N/A	N/A	N/A	N/A	N/A	
<u>Recreation, Indoor</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>I/15 ft. (1)</u>	<u>Yes</u>	<u>(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240.</u>
<u>Recreation, Private Outdoor</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>II/10 ft.</u>	<u>II/10 ft.</u>	<u>Yes</u>	<u>(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240.</u>
Recreational Center	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft.	Yes	
Religious Use Facility	IV/10 ft.	N/A	N/A	I/10 ft.	Yes	
Religious Use Facility, Accessory	IV/10 ft.	N/A	N/A	I/10 ft.	Yes	
Sports Club	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft.	Yes	
Stadium/Arena/ Auditorium	IV/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
RESIDENTIAL						

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Co-Living	III/10 ft. (1)	V/5 ft.	III/5 ft.	I/10 ft.	Yes	(1) In RH and URH zones, street frontage landscaping can be reduced up to 5 feet if combined with contiguous building facade landscaping for a total of 10 feet immediately abutting building. No path or other design feature may encroach within the combined landscaping.
College Dormitory	IV/10 ft.	N/A	IV/5 ft.	II/10 ft.	Yes	
Dwelling Unit, Detached	V/5 ft.	N/A	III/5 ft.	N/A	N/A	
Manufactured/Modular Home	N/A	N/A	N/A	N/A	N/A	
Manufactured Home Park	II/20 ft.	N/A	I/20 ft.	N/A	N/A	
Middle Housing	V/5 ft.	N/A	III/5 ft.	N/A	N/A	
Multi-Family	III/10 ft. (1)	V/5 ft.	III/5 ft.	I/10 ft.	Yes	(1) In RH and URH zones, street frontage landscaping can be reduced up to 5 feet if combined with contiguous building facade landscaping for a total of 10 feet immediately abutting building. No path or other design feature may encroach within the combined landscaping.
Townhouse	See SMC 15.505.510, Landscaping					
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING						
Assisted Living Facility	III/20 ft.	V/5 ft.	III/5 ft.	I/15 ft.	Yes	
Community Residential Facility I	N/A	N/A	N/A	N/A	N/A	
Community Residential Facility II	II/20 ft.	V/5 ft.	III/5 ft.	I/5 ft.	Yes	
Continuing Care Retirement Community	III/10 ft.	V/5 ft.	III/5 ft.	I/5 ft.	Yes	
Convalescent Center/Nursing Home	II/20 ft.	V/5 ft.	II/15 ft.	N/A	Yes	
Retirement Apartments	III/10 ft. (1)	V/5 ft.	III/5 ft.	I/10 ft.	Yes	(1) In RH and URH zones, street frontage landscaping can be reduced up to 5 feet if combined with contiguous building facade landscaping for a total of 10 feet

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
						immediately abutting building. No path or other design feature may encroach within the combined landscaping.
RESIDENTIAL, ACCESSORY						
Home Occupation	N/A	N/A	N/A	N/A	N/A	
Shed/Garage	N/A	N/A	N/A	N/A	N/A	
RETAIL and COMMERCIAL						
Agricultural Crop Sales (Farm Only)	III/5 ft.	N/A	II/5 ft. (1)	II/10 ft. (1)(2)	Yes (1)	(1) Does not apply in the residential zone. (2) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Arcade (Games/Food)	IV/10 ft.	N/A	IV/5 ft.	II/10 ft.	Yes	
Beauty Salon/Personal Grooming Service	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Coffee Shop/Retail Food Shop	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Dry Cleaner	IV/10 ft.	V/5 ft.	III/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Entertainment Club	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Financial Institution	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Florist Shop	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Food and Beverage Service	III/10 ft.	V/5 ft.	II/5 ft.	I/15 ft. (1)	Yes	(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240.
Forest Products	II/10 ft.	V/5 ft.	I/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Laundromat	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Mobile Vending	N/A	N/A	N/A	N/A	N/A	
<u>Personal Services</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>II/5 ft.</u>	<u>I/15 ft. (1)</u>	<u>Yes</u>	<u>(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240.</u>
Produce Stand	IV/5 ft.	N/A	IV/5 ft.	N/A	N/A	
Restaurant	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Restaurant, Fast Food	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
<u>Retail</u> <u>Large Format (>50,000 sf)</u>	<u>III/10 ft.</u> <u>III/10 ft.</u>	<u>V/5 ft.</u> <u>V/5 ft.</u>	<u>II/5 ft.</u> <u>III/10 ft.</u>	<u>I/15 ft. (1)</u> <u>I/15 ft. (1,2)</u>	<u>Yes</u>	<u>(1) Where the site abuts a residential zone, a side/rear landscape buffer is required pursuant to SMC 15.445.240.</u> <u>(2) Any side or rear loading docks, delivery areas, refuse collection areas, or mechanical equipment located within 50 feet of a residential zone shall be fully screened by a minimum 6-ft solid wall or fence, in addition to the required landscape buffer.</u>
Retail, Big Box	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Retail, General	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to residential low density, medium density or multi-family zones (RL, RM, URM, RH, URH, or MHP) for buffering purposes.
Sexually Oriented Business	IV/10 ft.	V/5 ft.	II/5 ft.	N/A	Yes	
Tavern	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Theater/Entertainment Club	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Theater, Movie	II/20 ft.	N/A	I/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
RETAIL AND COMMERCIAL, LODGING						
Bed and Breakfast	N/A	N/A	N/A	N/A	N/A	
Hostel	III/10 ft.	V/5 ft.	III/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Hotel/Motel and Associated Uses	III/10 ft.	V/5 ft.	III/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
UTILITIES						
Communications Facilities	II/10 ft. I/10 ft. (1)	N/A	II/5 ft. I/10 ft. (1)	II/5 ft. I/10 ft. (1)	N/A	(1) Type II landscaping applies in high intensity zones. Type I landscaping applies in low intensity zones. See SMC 15.480.090(G).
Utility Substation	I/10 ft.	N/A	I/10 ft.	N/A	N/A	
Utility Use	III/10 ft.	V/5 ft.	IV/10 ft.	II/10 ft. (1)	Yes	(1) Adjacent to residential low density or medium density (RL, RM or URM) zones for buffering purposes.
Wireless Communications Facilities	II/10 ft. I/10 ft. (1)	N/A	II/5 ft. I/10 ft. (1)	II/10 ft. (2)	N/A	(1) Type II landscaping applies in high intensity zones. Type I landscaping applies in low intensity zones. See SMC 15.480.090(G). (2) Adjacent to residential or park zones for buffering purposes.

RBX/I Code Amendments

PED – April 16, 2026

Chapter 15.445 LANDSCAPING AND TREE
RETENTION

RBX/I Code Amendments

PED – April 16, 2026

Chapter 15.455 PARKING AND CIRCULATION

15.455.120 Parking Chart for Required Off-Street Spaces

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
ANIMALS		
Animal Boarding and Breeding Facility	1 per 500 sf of gfa, plus 1 per 5,000 sf outdoor area over 10,000 sf	
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	
Pet Grooming and Services	1 per 400 sf of gfa	
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	
Office	1 per 400 sf of gfa	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Professional Office	1 per 300 sf of office building	
Storage, Self Service	1 per employee (designated), plus 3 for customers	
Truck Terminal	1 per 250 sf of office or 1 per employee, whichever is greater	
CIVIC AND INSTITUTIONAL		
Cemetery	1 per 40 sf of chapel area, plus 1 per employee	
City Hall	1 space per 250 sf of office area plus 1 per 40 sf of fixed seats or assembly area if a municipal court use is located in City Hall	
Court	1 per employee, plus 1 per 40 sf of fixed seats or assembly areas	
Fire Facility	1 per employee, plus 1 per 100 sf of public office areas	
Funeral Home/Crematory	1 per 40 sf of chapel area, plus 1 per employee	
Police Facility	1 per employee, plus 1 per 100 sf of public office areas	
Public Agency Office	1 per 250 sf	
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/Technical School	1 per 350 sf of gfa	
Specialized Instruction School	1 per employee, 1 per 2 students	
Vocational/Technical School	1 per employee, 1 per 10 students	
HEALTH AND HUMAN SERVICES		

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Day Care I	2 per facility, plus 1 per employee	
Day Care II	2 per facility (minimum), plus 1 per employee, and 1 load/unload space per every 10 children	
Emergency Housing	Parking study from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
Emergency Shelter	Parking study from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
Hospital	1 per bed plus 5 per each 2 employees	
Medical/Dental Lab	1 per 300 sf of building	
Medical Lab	1 per 300 sf of building	
Medical Office/Outpatient Clinic	1 per 275 sf of building	
Miscellaneous Health	1 per 300 sf of building	
Opiate Substitution Treatment Facility	1 per 275 sf of building, unless modified by a parking plan as part of the CUP-EPF process	
Permanent Supportive Housing	Parking study from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
Reentry Center	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
Secure Community Transition Facility	1 per employee, plus 0.5 per resident for visitor parking	
Transitional Housing	Parking study from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
MANUFACTURING		
Aerospace Equipment	1 per employee, plus 1 per 500 sf of building	
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	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
<u>Batch Plants</u>	<u>1 per employee, plus 1 per 500 sf of building</u>	
<u>Biomedical Production Facility</u>	<u>1 per 500 sf of gross floor area, plus 1 space per employee</u>	
<u>Chemical/Petroleum Products</u>	<u>1 per employee, plus 1 per 500 sf of building</u>	
<u>Commercial/Industrial Machinery</u>	<u>1 per employee, plus 1 per 500 sf of building</u>	
<u>Computer/Office Equipment</u>	<u>1 per employee, plus 1 per 500 sf of building</u>	
<u>Contractor Office and Yard</u>	<u>1 per 1,000 sf of gfa</u>	
<u>Data Center</u>	<u>1 per 2,000 sf of gfa</u>	
<u>Distribution Center</u>	<u>1 per 2,000 sf of gfa</u>	<u>For facilities with multiple shifts, additional parking may be required to accommodate overlapping shift changes, as determined by the Director.</u>
<u>Electronic Assembly</u>	<u>1 per employee, plus 1 per 500 sf of building</u>	
<u>Equipment Rental</u>	<u>1 per 600 sf of indoor gfa, plus 1 per 10,000 sf of outdoor display/storage yard, plus 1 per service bay.</u>	
<u>Equipment Repair</u>	<u>1 per 800 sf of indoor gfa, plus 1 per service bay.</u>	
<u>Fabricated Metal Products</u>	<u>1 per employee, plus 1 per 500 sf of building</u>	
<u>Food Processing</u>	<u>1 per employee, plus 1 per 500 sf of building</u>	
<u>Furniture/Fixtures</u>	<u>1 per employee, plus 1 per 500 sf of building</u>	
<u>Indoor Agriculture</u>	<u>1 per 1,000 sf of gfa.</u>	
<u>Innovation Flex Space</u>	<u>1 per 600 sf of gfa.</u>	
<u>Laboratories, Research, Development and Testing</u>	<u>1 per 300 sf</u>	
<u>Manufacturing and Fabrication, Light</u>	<u>1 per employee, plus 1 per 500 sf of building 800 sf of gfa</u>	
<u>Manufacturing and Fabrication, Medium</u>	<u>1 per employee, plus 1 per 500 sf of building 1,000 sf of gfa</u>	<u>Where multiple shifts occur, the Director may require additional spaces to accommodate overlapping shift changes.</u>
<u>Manufacturing and Fabrication, Heavy</u>	<u>1 per 1,500 sf of gfa</u>	<u>Outdoor storage areas and yards are not included in gfa for parking calculations.</u>
<u>Manufacturing, Light Misc.</u>	<u>1 per employee, plus 1 per 500 sf of building</u>	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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 or Material Processing Facility	1 per 1,000 sf or 1 per employee, whichever is greater	
Research and Development (R&D)	1 per 600 sf of gfa	
Rubber/Plastic/Leather/Mineral Products	1 per employee, plus 1 per 500 sf of building	
Shared-Use Commercial Kitchen	1 per 700 sf of gfa used for shared kitchen/production Customer dining area (where allowed): 1 per 250 sf of customer seating or dining area	
Textile Mill	1 per employee, plus 1 per 500 sf of building	
Warehousing	1 per 1,500 sf of gfa	Where multiple shifts occur, the Director may require additional parking to accommodate overlapping shift changes. Outdoor storage areas, yard space, and truck courts are not included in gfa for calculating parking.
Winery/Brewery/Distillery	1 per employee, plus 1 per 40 sf of tasting area	
Wood Products	1 per employee, plus 1 per 500 sf of building	
MOTOR VEHICLE RELATED		
Auto/Boat Dealer	1 per 300 sf of building, plus 1 per employee	
Auto Service Center	4 spaces, plus 6 stacking spaces	
Auto Supply Store	1 per 250 sf of leasable space	
Auto Wrecking	1 per employee (designated), plus 3 for customers	
Commercial Marine Supply	1 per 1,000 sf of gross floor area, plus 1 space per employee	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Electric Vehicle Infrastructure – Battery Exchange Station and Rapid Charging Station Only	1 per employee 0.65 spaces per rapid charging station space for customers waiting to use rapid charging station (Required only if the use is the primary use on the property)	
Fueling/Service Station	Without grocery store attached: 1 per employee, plus 1 per service bay With grocery store attached: 1 per employee, plus 1 per 200 sf of store area	
Public/Private Parking	1 per employee (designated)	
Tire Retreading	1 per employee, plus 1 per 500 sf of building	
Towing Operation	1 per employee (designated)	
<u>Truck Terminal</u>	<u>1 per 2,000 sf of indoor gfa</u>	<u>Additional parking may be required to accommodate overlapping shifts, as determined by the Director.</u> <u>Truck courts, loading areas, maneuvering aisles, and outdoor storage areas are not included in gfa for parking calculations.</u> <u>Employee parking shall be clearly separated from truck circulation and staging areas.</u>
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	
<u>Vehicle Repair</u>	<u>1 per 500 sf of indoor gfa, plus 1 per service bay.</u>	<u>All parking must be clearly separated from vehicle service areas, tow-in areas, and any screened storage yards.</u> <u>Customer vehicles awaiting service or pickup are not counted as required parking spaces.</u> <u>Outdoor storage areas are not included in the floor area calculation for parking.</u> <u>Where multiple shifts occur, the Director may require additional parking to accommodate overlapping staffing.</u>
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	
<u>Vehicle Wrecking</u>	<u>1 per 2,000 sf of gfa.</u>	<u>Outdoor storage, dismantling yards, and salvage areas not included in gfa for parking calculations.</u>

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
		<u>Parking for employees must be clearly separated from tow-in areas, dismantling areas, and salvage yard circulation.</u>
RECREATIONAL AND CULTURAL		
Amusement Park	1 per 200 sf of area within enclosed buildings, plus 1 for every 3 persons that the outdoor facilities are designed to accommodate at maximum capacity	
Community Center	1 per 400 sf of building, plus 1 per employee	
Drive-In Theater	---	
Golf Course	3 per hole, plus 1 per employee	
Health Club	1 per 150 sf of leasable space	
Library	1 per 200 sf of building	
Museum	1 per 200 sf of building	
Park	1 space for each 3 users at maximum utilization	
<u>Recreation, Indoor</u>	<u>1 per 300 sf of gfa</u>	<u>Where occupancy is primarily class-based, the Director may adjust parking upward based on maximum class size or overlapping class schedules.</u>
<u>Recreation, Private Outdoor</u>	<u>1 per 1,000 sf of outdoor activity area, plus 1 per 300 sf of enclosed gfa</u>	<u>Where parking demand is driven by time-based occupancy peaks, the Director may adjust parking upward based on the maximum simultaneous participant capacity, documented peak demand, or overlapping scheduled activities.</u>
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	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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)	Within one-mile radius of SeaTac International Airport: <ul style="list-style-type: none"> • 1 per accessory dwelling unit • 2 per accessory dwelling unit greater than 600 square feet in area Within one-half-mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport: <ul style="list-style-type: none"> • No off-street parking is required Beyond one-half-mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport: <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.
College Dormitory	1.5 per bedroom	
Middle Housing (duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing)	Within one-mile radius of SeaTac International Airport: <ul style="list-style-type: none"> • 1.25 per dwelling unit Within one-half-mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport: <ul style="list-style-type: none"> • No off-street parking is required Beyond one-half-mile radius of the major transit stops and beyond one-mile radius of SeaTac International Airport: <ul style="list-style-type: none"> • 1 per dwelling unit for lot no greater than 6,000 square feet • 1.25 per dwelling unit for lot greater than 6,000 square feet 	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%). Standards apply before any zero lot line subdivisions or lot splits.
Dwelling Unit, Detached	2 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
Manufactured/Modular Home	2 per dwelling unit	
Manufactured Home Park	2 per dwelling unit	
Multi-Family	Studio Unit: 1 per dwelling unit 1 Bedroom Unit: 1.5 per dwelling unit 2-3 Bedroom Unit: 2 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING		

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Assisted Living Facility	0.25 per unit/room	
Community Residential Facility I	Parking study from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker.	
Community Residential Facility II	Parking plan based on population served and projected needs should be submitted and approved by the City Manager, or designee.	
Continuing Care Retirement Community	0.25 per assisted living unit/room 0.75 per retirement apartment dwelling unit 1 per 5 beds for convalescent/nursing care	
Convalescent Center/Nursing Home	1 per 5 beds	
Retirement Apartments	0.75 per dwelling unit	
RESIDENTIAL, ACCESSORY		
Home Occupation	---	
Shed/Garage	---	
RETAIL AND COMMERCIAL		
Agricultural Crop Sales (Farm Only)	1 per 250 sf of leasable space	
Areade (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	
Food and Beverage Service	<u>Indoor Seating:</u> <u>1 per 250 sf of gfa devoted to customer seating, dining, or service, plus</u> <u>1 per 400 sf of kitchen, prep, or back-of-house area</u>	<u>Restaurants with both indoor seating and a drive-through shall meet the Indoor Seating requirement and the drive-through stacking requirement of SMC 15.455.440, Stacking Spaces for Drive-Through.</u>

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
	<p><u>Outdoor seating areas not included in the calculation of required parking.</u></p> <p><u>Drive-Through/Kiosk (No Seating):</u> 3 spaces per site and required stacking under SMC 15.455.440. <u>Stacking Spaces for Drive-Through</u></p>	
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	
Personal Services	1 per 300 sf of gfa	
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	1 per 300 sf of gfa	<p><u>For multi-tenant retail buildings, parking may be calculated based on overall leasable floor area rather than tenant-by-tenant.</u></p> <p><u>Outdoor display areas do not count as gross floor area for parking calculations.</u></p>
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	
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	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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	

Chapter 15.460

PERFORMANCE STANDARDS – GENERAL

Sections:

- 15.460.010 Authority and Application
15.460.020 Noise

15.460.010 Authority and Application

The following performance standards specifically govern industrial, manufacturing, processing, assembly and similar type uses typically found within industrial (I) zones or production-oriented uses allowed within the Regional Business Mix (RBX) zone. These standards may also apply to other uses and activities in other zones, which are not otherwise governed by other regulations of this code. (Ord. 15-1018 § 1) Where a conflict exists between these performance standards and a more specific requirement applicable to a particular use, frontage type, or zone (including RBX and I), the more specific standard shall control.

15.460.020 Noise

A. The noise emanating from the premises of industrial activities shall be muffled so as not to contribute to existing background noise, or become objectionable to adjacent residential property owners due to intermittent beat, frequency or shrillness, and shall not exceed those standards as determined by the Washington Administrative Code as amended.

B. Unusual noises, aside from the normal associated noises of the SeaTac Airport related to aircraft operations, emanating from the premises of residential or commercial use shall be muffled so as not to contribute to existing background noise, or become objectionable due to intermittent beat, frequency or shrillness, and shall not exceed those standards as determined by the Washington Administrative Code as amended.

C. Due to the proximity of the airport facilities, residential construction shall have sound attenuated or limited as consistent with adopted Port of Seattle/FAA noise remedy programs within significant LDN contours. (Ord. 15-1018 § 1)

D. For uses located in the RBX zone or any nonresidential zone abutting a residential zone or designated pedestrian frontage, noise-generating activities shall be located and designed to minimize noise impacts on adjacent residential or pedestrian-oriented areas, in addition to complying with applicable state noise standards.

RBX/I Code Amendments

Planning and Economic Development Committee

April 16, 2026



PURPOSE OF PRESENTATION

- Provide an overview of the Planning Commission-recommended RBX/Industrial code amendments.
- Ask for recommendation to Council.

WHY IS THIS ISSUE IMPORTANT?

1. RBX and Industrial zones are critical to SeaTac's economic base.
2. Updates help preserve employment and industrial lands near the airport.

POTENTIAL COMMITTEE ACTION

ACTION REQUESTED:

Recommend approval of the proposed code amendments and placement of the Ordinance on the consent agenda of the Regular Council Meeting on 04/14/2026.

REVIEWS TO DATE:

- 2025: July 1, September 16, November 18, December 16
- 2026: January 20

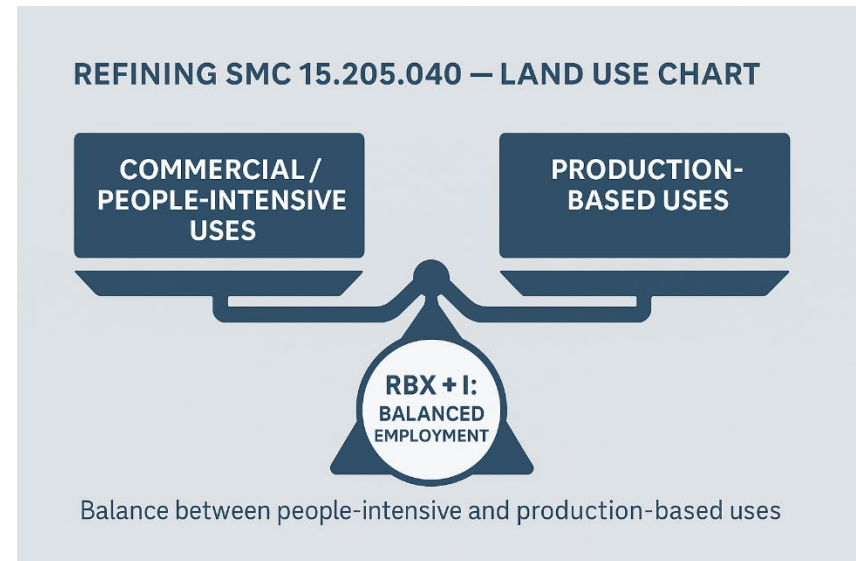
RECOMMENDATIONS TO DATE:

Planning Commission: Approval 02/17/2026

Staff: Approval



- Focused on refining SMC 15.205.040, **Land Use Chart**.
- Goals of the update:
 - Modernize outdated land use definitions
 - Eliminate overlapping and ambiguous categories
 - Clarify where employment and industrial uses are allowed
 - Align development standards with operational impacts



The Comprehensive Plan distinguishes between two types of employment areas:

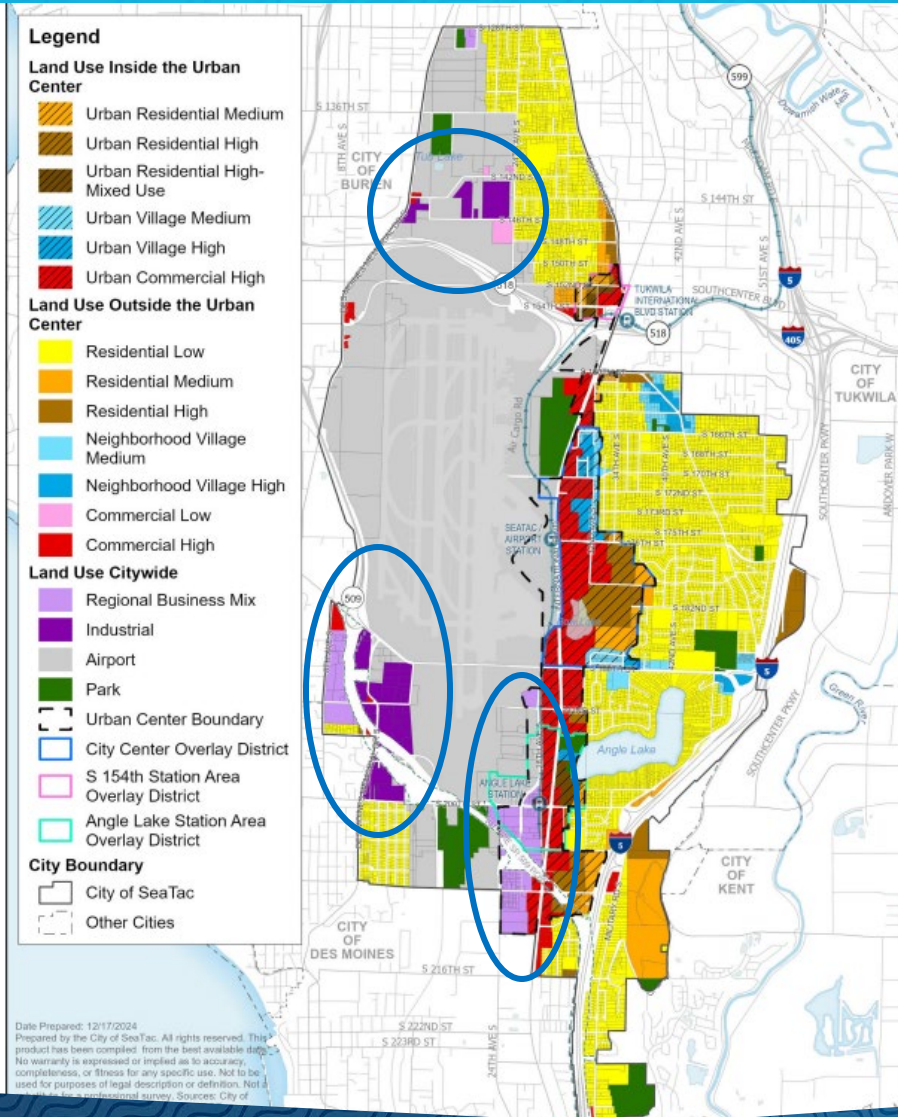
Regional Business Mix (RBX)

- People-intensive employment and compatible commercial uses.
- Examples:
 - Office
 - Research and development
 - Innovation flex space

Industrial (I)

- Freight, production, and logistics-oriented uses
- Examples:
 - Distribution centers
 - Manufacturing
 - Truck terminals

BACKGROUND – RBX/INDUSTRIAL



Date Prepared: 12/17/2024
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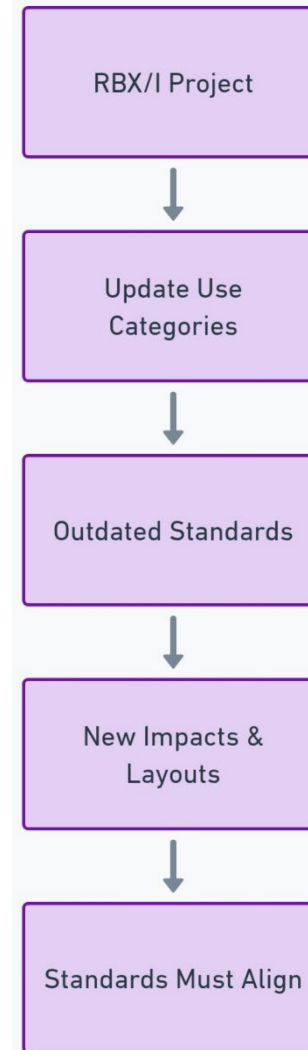


- Consolidate and modernize industrial and commercial use definitions.
- Eliminate overlapping and ambiguous categories.
- Clearly distinguish between people-intensive employment uses from freight/production-oriented uses.
- Clarify accessory vs. primary use relationships.
- Introduce refined use categories
 - Distribution Center, Warehousing, Innovation Flex Space, etc.

- Refine where employment and industrial uses are allowed.
- Direct higher-impact, freight-intensive uses to the Industrial zone.
- Preserve RBX for people-intensive employment and compatible commercial activity.
- Reinforce conditional review where compatibility and context require it.
- Clarify accessory use limitations to protect employment land.
- Angle Lake: Industrial zone removed from use table because no parcels are zoned Industrial within the station area.

SUMMARY OF AMENDMENTS – DEVELOPMENT STANDARDS

- Modernizes outdated development standards.
- Improves clarity and predictability for applicants.
- Enhances compatibility with residential uses.
- Reduces over-paving and stormwater impacts.
- Creates internal consistency across multiple code chapters.
- Implements the consolidated RBX/I use table.



- Assign landscaping based on use impacts, not zoning district
- Use consistent Type III frontage where frontage landscaping is required
 - Light visual buffer
- Require façade landscaping for large buildings (Type V)
- Calibrate side/rear yard buffers:
 - Lighter for lower-impact uses (Office, Personal Services)
 - Stronger for outdoor-intensive uses (Equipment Rental, Distribution)
- Apply Type I only where necessary for residential compatibility
 - Fully blocking landscape buffer



- Use Gross Floor Area (GFA) for consistency.
- Right-size parking ratios
 - Distribution Center: Lower ratio → low staffing and truck circulation needs
 - Warehousing: Slightly higher ratio → more employees
 - Food and Beverage Service: Higher demand → customer and staff peak overlap
- Updated ratios for:
 - Office
 - Manufacturing and Fabrication
 - Vehicle Repair
- City Center: Continues to be regulated through maximum parking standards
 - Updated use categories aligned with existing City Center maximums



What This Code Update Does

- Regulates cargo containers as site elements
- Clarifies where containers may be used
- Establishes placement, safety, and screening standards

What This Code Update Does Not Do

- Does not treat cargo containers as a land use
- Does not allow retail, food service, or human occupancy
- Does not regulate moving/relocation pods as cargo containers



Following the Planning Commission public hearing, staff made several technical refinements.

These changes:

- Improve clarity and internal consistency
- Align footnotes across use tables
- Refine references to landscaping and performance standards
- Clarify screening and access requirements.

These revisions do not change the policy direction of the proposal.



- Consistent with Envision SeaTac Comprehensive Plan
 - Supports preservation of employment and industrial lands
 - Advances economic development and job access goals
 - Improves compatibility between land use types



SEPA REVIEW

- The City served as SEPA Lead Agency for this proposal.
- Determination of Nonsignificance (DNS) and Adoption of Existing Document issued on January 30, 2026.
- Comment period expired on February 13, 2026 at 5 p.m.
- No public comments were received.

COMMERCE REVIEW

- The City submitted a request for 14-day review with Notice of Intent to Adopt Amendments to Commerce on February 2, 2026.
- No comments from Commerce were received.



POTENTIAL COMMITTEE ACTION

ACTION REQUESTED:

Recommend approval of the proposed code amendments and placement of the Ordinance on the consent agenda of the Regular Council Meeting on 05/12/2026.

REVIEWS TO DATE:

- 2025: July 1, September 16, November 18, December 16
- 2026: January 20

RECOMMENDATIONS TO DATE:

Planning Commission: Approval 02/17/2026

Staff: Approval





MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 4/16/2026
To: Planning and Economic Development (PED) Committee
From: Kaelene Nobis, AICP, Interim Planning Manager
Subject: Residential Conversions in Existing Buildings – HB 1757 Compliance

Purpose

The purpose of this memo is to provide the PED Committee with an overview of proposed amendments to the SeaTac Municipal Code (SMC) to allow the conversion of existing commercial and mixed-use buildings to residential uses, and the addition of dwelling units within existing buildings, in compliance with House Bill (HB) 1757 and RCW 35A.21.440.

The proposed amendments establish a new code section, SMC 15.465.700, and are intended to:

- Comply with state law requirements for residential conversions
- Reduce regulatory barriers to adaptive reuse projects
- Increase housing supply through reuse of existing buildings
- Maintain health, safety, and life safety standards
- Provide a clear and predictable local regulatory framework

Background

In 2023, the Washington State Legislature adopted legislation requiring cities to allow the conversion of existing commercial buildings into residential uses. During the 2025 legislative session, HB 1757 expanded these requirements.

The legislation is intended to increase housing supply by encouraging the adaptive reuse of existing buildings, which can reduce development costs, minimize construction waste, and activate underutilized commercial areas.

Under RCW 35A.21.440, cities must allow residential units within existing buildings in areas that permit multifamily housing and must limit regulatory requirements that could prevent conversions.

Key updates under HB 1757 include:

- Extending conversion allowances to residential zones, in addition to commercial and mixed-use zones
- Prohibiting cities from requiring a change of use permit for qualifying conversions
- Limiting application of the State Energy Code to only altered portions of buildings
- Establishing a compliance deadline of June 30, 2026

To meet these requirements, the City is proposing adoption of a new code section and related amendments to facilitate residential conversions while ensuring compliance with applicable safety standards.

Summary of Amendments

The Planning Commission reviewed draft amendments to the SeaTac Municipal Code, as detailed in Exhibit A. The proposed amendments focus on the following key areas:

A. Applicability and Density

The new code section applies in commercial, mixed-use, and residential zones that permit multifamily housing. Additional dwelling units may be added within an existing building up to 50 percent above the density otherwise allowed. An “existing building” is defined as one that received a certificate of occupancy at least three years prior to application. These provisions directly reflect state law requirements.

B. Building Envelope and Physical Limitations

New dwelling units must be constructed entirely within the existing building envelope. Exterior wall locations and overall building volume may not be expanded. Modifications necessary to meet building, fire, energy, or life safety codes are allowed. These provisions ensure the focus remains on adaptive reuse rather than expansion.

C. Ground Floor Commercial Protections

Existing ground floor commercial or retail uses located along designated major pedestrian corridors may not be converted to residential use. This provision preserves pedestrian-oriented commercial activity in key areas.

D. Parking

No additional parking is required for dwelling units added under this section. Existing required parking for both residential and nonresidential uses must be retained.

E. Energy Code

Only portions of the building altered as part of the conversion must meet current energy code requirements. Unchanged portions are exempt. Additional exemptions apply where:

- a. The added units are limited in size relative to the building
- b. The building complies with the Clean Buildings Performance Standard
- c. The unit is created within an existing home in a residential zone

F. Exemptions from Design, Concurrency, and SEPA

To reduce regulatory barriers, qualifying projects are exempt from certain development standards and review processes, including:

- a. Dimensional and design standards (except for health, safety, or historic structures)
- b. Transportation concurrency requirements
- c. Environmental review under SEPA

G. Permitting and Change of Use

The City may not require a change of use permit for qualifying conversions. No additional land use permits beyond those required for residential development may be imposed. Building permits are still required to ensure compliance with applicable codes.

H. Nonconformities

Existing nonconformities related to parking, height, setbacks, or other standards may not be used as a basis for denial unless they would cause a significant detriment to the surrounding area. This prevents legacy standards from limiting housing creation.

Planning Commission Review

The Planning Commission reviewed the proposed amendments at its March 3, 2026 meeting. A public hearing will be held for the Commission to take testimony and forward a recommendation to the City Council.

Regulatory Requirements

SEPA Review

The City issued a Determination of Nonsignificance (DNS) on March 11, 2026. The comment period closed on March 25, 2026, with no comments received.

Washington State Department of Commerce Review

The City submitted a request for expedited review to the Washington State Department of Commerce on March 11, 2026. The request for expedited review was denied, and the proposal is therefore subject to a 60-day review period from the date of submittal.

Staff is bringing the proposed amendments forward to the PED Committee during this review period to allow for early policy discussion. If comments are received from Commerce or other agencies that require modifications, staff will return to the PED Committee with those changes prior to Council consideration.

Public Hearing

Notice of the public hearing was posted on the City's Public Notices website on March 2, 2026. A public hearing was held on March 17, 2026 and no comments were received.

Staff Recommendation

Staff recommends that the PED Committee review the proposed amendments and recommend that the City Council adopt the code changes to SMC Title 15, as shown in Exhibit A, and place the ordinance on the consent agenda **provided no substantial changes are required** as a result of the Washington State Department of Commerce review period.

If substantive comments are received during the review period that necessitate revisions to the proposal, staff will return to the PED Committee for further consideration prior to Council action.

Packet Materials

1. Staff Presentation
2. Proposed code amendments
3. SEPA Determination of Non-Significance
4. Code Compliance Matrix

House Bill 1757- Code Amendments

Planning and Economic Development Committee

April 16, 2026



PURPOSE OF PRESENTATION

- Provide an overview of House Bill 1757 Code Update for Conversion of Existing Buildings into housing
- Ask for recommendation to Council.

WHY IS THIS ISSUE IMPORTANT?

- Ensures compliance with state law and statewide goals to increase housing production and remove barriers.



ACTION REQUESTED:

Recommend approval of the proposed code amendments and placement of the Ordinance on the consent agenda of the Regular Council Meeting on 06/23/2026, for compliance by the June 30, 2026, deadline.

REVIEWS TO DATE:

- Planning Commission, March 3, 2026
- Planning Commission Public Hearing, March 17, 2026

RECOMMENDATIONS TO DATE:

Planning Commission: Approval 03/17/2026

Staff: Approval



WHAT IS HB 1757?

The State adopted new requirements under HB 1757

- Amends RCW 35A.21.440
- Cities must adopt compliant regulations by **June 30, 2026**
- Today: overview of draft code + request for recommendation

HB 1757 is intended to:

- Increase housing supply
- Make commercial-to-residential conversions more cost effective
- Reduce regulatory barriers
- Encourage reuse of existing buildings

Key theme: adaptive reuse over new construction



WHAT IS REQUIRED

State law requires cities to:

- Allow conversions in **commercial, mixed-use, and residential zones** that permit multifamily
- Allow up to **50% more units** than zoning otherwise permits
- Prohibit requiring a **change of use permit**
- Prohibit additional parking requirements
- Limit energy code application
- Exempt projects from SEPA and concurrency



WHERE THIS APPLIES FOR SEATAC

Applies in zones that permit multifamily housing:

- Commercial zones
- Mixed-use zones
- Residential zones allowing multifamily

Building must:

- Have received a certificate of occupancy
- Be at least **3 years old**



Draft code allows in accordance with the minimum required:

- Up to **50% more dwelling units** than otherwise permitted

Example:

- 20 units allowed → up to 30 units permitted under this section

No Comprehensive Plan amendment required.



Conversions must:

- Occur entirely within the **existing building envelope**
- Not increase building volume
- Not move exterior walls

Allowed:

- Modifications needed to meet building, fire, or life safety codes

This is adaptive reuse, not expansion.



Draft maintains protection for:

- Existing ground floor commercial
- Abutting designated major pedestrian corridors

Purpose:

- Preserve active street frontage
- Maintain walkability goals



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State law requires:

- **No additional parking** for added dwelling units
- Existing required parking must be retained

Removes a common barrier to conversion projects.



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- Existing required parking must be retained

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Only **changed portions** of new units must meet current energy code.

Unchanged portions are exempt.

Energy code exemptions apply if:

- Units \leq 2,500 sq ft or \leq 50% of building
- Clean Buildings Performance Standard met
- Unit created within existing home in residential zone



Cities may NOT:

- Require a change of use permit
- Require additional land use permits beyond standard residential permitting

Still required:

- Building permits
- Fire and life safety review

Life safety protections remain intact.



Permits may NOT be denied due to:

- Parking nonconformities
- Height
- Setbacks
- Elevator size
- Modulation

Unless written findings show significant detriment.

Intent: prevent legacy issues from blocking housing.



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This is largely a **compliance update**.

Local discretion is limited.

Our role:

- Clarify procedures
- Ensure clean administrative implementation



ACTION REQUESTED:

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15.205.040 Use Chart

LAND USE	RL	RM	URM	MHP	RH	URH	URH-MU	CL	NVM (1)	NVH (1)	CB	CB-C	RBX	P	I	ADDITIONAL STANDARDS
Multi-Family					P(2)	P(2)	P(2)	C(2)	P(1)(2)	P(1)(2)	P(1)(2)	P(1)(2)	C(1)(2)			<p>(1) See SMC 15.520.400 for ground floor active use requirements in NVM and NVH zones.</p> <p>(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.</p> <p><i>(2) See SMC 15.465.700 for Conversion or Addition of Dwelling Units in Existing Buildings, for provisions for reuse and conversion of existing commercial, mixed-use, and residential buildings.</i></p>

15.465.700 Conversion or Addition of Dwelling Units in Existing Buildings.

A. Purpose and Authority.

1. Purpose. The purpose of this section is to implement RCW 35A.21.440, as amended, which requires code cities to allow additional dwelling units to be created within existing buildings. These provisions are intended to increase the supply and variety of housing by supporting the reuse and conversion of existing commercial, mixed-use, and residential buildings for residential purposes while ensuring compliance with health, safety, and life safety standards.
2. Authority. This section is adopted pursuant to RCW 35A.21.440 and related provisions of state law.

B. Regulations.

The following regulations apply to the creation of additional dwelling units within existing buildings as required by RCW 35A.21.440. In commercial, mixed-use, or residential zones that permit multifamily housing, dwelling units may be added within existing buildings up to a density of 50 percent more than what is allowed in the underlying zone. For the purpose of this section, an existing building means a building that received a certificate of occupancy at least three years prior to the permit application to add dwelling units. The following provisions apply:

1. Health and Safety. All applicable health and safety standards, including but not limited to building code and fire and life safety standards, shall be met.
2. Building Envelope. Dwelling units must be constructed entirely within the existing building envelope. Modifications to the envelope that are required to bring the additional units into compliance with applicable energy, building, fire, or life safety code standards are permitted so long as the volume of the building and the location of exterior walls do not change.
3. Ground Floor Uses. Dwelling units may be located in any part of the existing building except for existing ground floor commercial or retail spaces abutting a major pedestrian corridor as defined by the city.
4. Egress Windows. Windows required for egress may be added so long as they are the minimum size necessary to satisfy fire and life safety code requirements.

5. Parking. No additional parking shall be required for dwelling units added under this section. Existing required residential parking, and parking for nonresidential uses that remain, must be retained.
6. Energy Code. Changed portions of new dwelling units must meet the requirements of the current energy code. Unchanged portions of an existing building are not required to comply with the current energy code solely because of the addition of dwelling units. Energy code compliance is not required if:
 - a. The square footage of new dwelling units does not exceed 2,500 square feet or 50 percent of the total building square footage, whichever is greater;
 - b. The building owner demonstrates that the projected energy use intensity of the building's residential units is less than or equal to the clean buildings performance standard in RCW 19.27A.210; or
 - c. An additional housing unit is created within an existing home located in a residential zone.
7. Design Standards. Additional dwelling units under this section are exempt from dimensional standards, design standards, and design guidelines except as necessary for health and safety, or where the building is a designated landmark or is located within a historic district established by ordinance.
8. Transportation and Environmental Review. No transportation concurrency study under RCW 36.70A.070 or environmental review under chapter 43.21C RCW shall be required for the addition of dwelling units within an existing building under this section.
9. Permitting Requirements. No additional land use permitting requirements, including a change of use permit, shall be required for dwelling units added under this section beyond those generally applicable to residential development in the zone. Building permits required to demonstrate compliance with building, fire, and life safety standards shall continue to apply.
10. Nonconformities. A building permit application under this section may not be denied due to existing nonconformities related to parking, height, setbacks, elevator size, or modulation, unless the reviewing official makes written findings that the nonconformity is causing a significant detriment to the surrounding area.



DETERMINATION OF NONSIGNIFICANCE (DNS)

PROJECT NAME: HB 1757 Implementation – Conversion or Addition of Dwelling Units in Existing Buildings

PROJECT LOCATION: Citywide

PROJECT DESCRIPTION: This non-project proposal amends the SeaTac Municipal Code to add a new Section 15.465.700, Conversion or Addition of Dwelling Units in Existing Buildings. The amendments implement the requirements of Washington State House Bill 1757 and ensure compliance with RCW 35A.21.440, which requires cities planning under the Growth Management Act (GMA) to allow the conversion of existing buildings to residential use and the addition of dwelling units within existing structures. The proposal establishes a clear and streamlined local regulatory framework to facilitate adaptive reuse of existing buildings for residential purposes while maintaining health, safety, and life safety standards. Consistent with state law, the amendments reduce regulatory barriers to adaptive reuse projects, expand applicability to residential zones, limit change-of-use permitting requirements, clarify energy code applicability, and prohibit certain local regulatory requirements that would otherwise apply to new construction. The proposal is citywide in scope and is not site-specific.

PROPONENT: City of SeaTac, Community and Economic Development

LEAD AGENCY: City of SeaTac

STAFF CONTACT: Kaelene Nobis, AICP, *Interim Planning Manager*, Department of Community and Economic Development, 4800 South 188th Street, SeaTac, WA 98188, knobis@seatacwa.gov, 206-973-4834

RESPONSIBLE OFFICIAL: Kaelene Nobis, AICP, *Interim Planning Manager*, Department of Community and Economic Development, 4800 South 188th Street, SeaTac, WA 98188, knobis@seatacwa.gov, 206-973-4834

The City of SeaTac, as lead agency for this proposal, has determined that the proposal will not have a probable significant adverse impact on the environment, and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed Environmental Checklist and other information on file with the City of SeaTac.

COMMENT PERIOD: This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for **14 days** from the date of issuance. Comments must be submitted by **5:00 P.M. on Wednesday, March 25, 2026**. Detailed information is available to the public upon request.

APPEAL PERIOD: Any person wishing to appeal this determination may file such an appeal to the SeaTac City Clerk within **10 days** from the end of the comment period. All appeals of the above determination must be filed by **5:00 P.M. on Monday, April 06, 2026**. There is a fee to appeal this determination (see City of SeaTac fee schedule).

Kaelene Nobis

Kaelene Nobis, *Interim Planning Manager*

03/11/2026

Date Issued

RCW 35A.21.440 Compliance Chart

RCW 35A.21.440 Requirement	Draft Code Section 15.465.700 Provision
Adoption deadline: Cities must adopt regulations by June 30, 2026.	Covered in 15.465.700(A)(2) Authority – cites RCW 35A.21.440 as amended. Adoption timing handled via ordinance enactment.
Applies in commercial, mixed-use, or residential zones that allow multifamily housing.	15.465.700(B): specifies applicability to commercial, mixed-use, or residential zones permitting multifamily housing.
Density: Up to 50% more dwelling units than otherwise allowed.	15.465.700(B): permits dwelling units up to 50% more than underlying zoning allows.
Definition of existing building: must have certificate of occupancy at least 3 years old.	15.465.700(B): adopts 3-year certificate of occupancy requirement.
All applicable health and safety standards must be met.	15.465.700(B)(1) Health and Safety.
Dwelling units must be within existing building envelope. Modifications allowed only to meet code, not increase volume/footprint.	15.465.700(B)(2) Building Envelope.
Ground floor commercial abutting pedestrian corridor may not be converted.	15.465.700(B)(3) Ground Floor Uses.
Egress windows allowed if minimum size for life safety.	15.465.700(B)(4) Egress Windows.
No additional parking required. Existing required parking must be retained.	15.465.700(B)(5) Parking.

Energy code compliance only required for changed portions. Exemptions allowed if <2,500 sq ft or 50% of building, or clean buildings performance standard met, or unit in existing home.	15.465.700(B)(6) Energy Code. Matches statutory language with all three exemption options.
Exempt from dimensional standards, design standards, and guidelines (except health/safety or historic buildings).	15.465.700(B)(7) Design Standards.
No transportation concurrency or SEPA required.	15.465.700(B)(8) Transportation and Environmental Review.
No additional land use permits, including change of use, required. Building permits for health/safety still required.	15.465.700(B)(9) Permitting Requirements.
Cannot deny permit due to existing nonconformities (parking, height, setbacks, elevator, modulation) unless significant detriment findings made.	15.465.700(B)(10) Nonconformities.