

Chapter 15.35.40

Special Standards for the City Center SeaTac/Airport Station Area Overlay District

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15.3540.010 Purpose

~~A. The following special standards are intended to implement the City's vision for a vibrant new urban center in the SeaTac/Airport Station Area Overlay District. This new urban center will include high quality, pedestrian-friendly developments and offer a mix of commercial, residential, entertainment and civic uses. The standards in this chapter are meant to promote integrated development and pedestrian-oriented design, a diversity of uses within close proximity, open space, and a central focal point for the entire City.~~

~~The following special standards are intended to implement the City's vision for a City Center/central business district as set forth in the City of SeaTac Comprehensive Plan, by promoting integrated development and pedestrian-oriented design, a diversity of uses within close proximity, a linked series of open spaces, and a focal point for community identity.~~

1. Urban Design Vision.

~~a. The urban design vision for the SeaTac/Airport Station Area Overlay District is intended to support an environment that is pedestrian-oriented, visually pleasing and easily accessible to the pedestrian, motorist and public transit user. New development should contribute economic and social opportunities through the establishment of a mix of uses that provide local shopping, services, offices, restaurants, residences, festivals, special events and entertainment experiences.~~

~~b. New development should include public amenities, such as storefronts with canopies, street trees, seating, fountains or water features, outdoor cafes, sculpture or other forms of art, and places for gathering. The use of materials, color, texture, form and massing, proportion, public amenities, mitigation of environmental impacts, landscaping and vegetation and architectural detail should be incorporated in the design of new development with the purpose of supporting a human-scale, pedestrian-oriented station area. New development shall be coordinated and consistent with the SeaTac/Airport Station Area Action Plan.~~

~~c. New development should be designed to support an efficient and compact vehicular and pedestrian circulation system that enhances pedestrian connections and de-emphasizes automobile dependency.~~

~~B. Each standard includes examples and illustrations of ways in which the intent of the standard could be achieved. The graphic Graphic illustrations are~~

meant to be examples, and not the only acceptable means to accomplishing the intent of the illustrated standards. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples that fulfill the intent of the design standard.

15.3540.020 Authority and Applications

- A. The provisions of this chapter shall apply to the SeaTac/Airport Station Area City Center area Overlay District of the urban center as delineated in the City Center Overlay Area District Map map (see Figure 15.3530540.020 at the end of this section). Within the City Center, Chapter 15.35 SMC shall supersede existing regulations in SMC 15.13.110 (Special Standards for the CB-C, ABC, UH UCR and O/CM Zones) and elsewhere in SMC Title 15. Within the SeaTac/Airport Station Area Overlay District, this chapter shall supersede existing regulations elsewhere in SMC Title 15 when in conflict with this chapter.



[Figure 15.30540.020 Boundaries of SeaTac/Airport Overlay District](#)

- B. The provisions of this chapter shall apply to all development meeting one (1) or more of the following thresholds:
1. **New Construction.** All new construction requiring building permits; and/or
 2. **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.

- a. Only the portions of the building or site being altered or added to shall be required to integrate SeaTac/Airport Station Area City Center ~~special~~ Overlay District 1 standards into the design of the alteration or addition. ~~Project applicants proposing additions or alterations to a building or site conforming to the above criteria for major redevelopment shall arrange a pre-design meeting with Planning staff prior to meeting with the Development Review Committee in order to establish those design standards applicable to the proposed addition or alteration.~~

15.40.030 Departures and Development Agreements

CA. Departures. In order to provide flexibility and creativity of project designs, departures from these ~~special~~ standards may be permitted (~~except to SMC 15.35300.810 (Maximum Parking Requirements) and 15.35300.950 (Parking Bonus Incentive Program)~~), subject to the approval of the Director of Planning and Community Development:

1. If the strict interpretation or application of these ~~special~~ standards would be inconsistent with related provisions of the Zoning Code or would be contrary to the overall purpose or intent of City goals and objectives for the ~~City Center~~ SeaTac/Airport Station Area Overlay District or Comprehensive Plan; or
2. The departure creates a project design that meets or exceeds the overall purpose and intent of the design standards. ~~If it can be shown that the overall project design and feasibility can be improved.~~

DB. Development Agreements. In order to provide flexibility, to permit creativity of design, style, and technique, and to provide for phased development and interim uses, Development Agreements may be entered into by and between the City and property owners or developers, pursuant to RCW 36.70B.170 through 36.70B.200; provided, that the terms of any such development agreement shall be consistent with the purpose and intent of this chapter. Special conditions or exemptions established for a particular site or project through a development agreement shall include criteria or date for the termination of any such agreement.

~~E. Single family homes are exempt from the provisions of this chapter. In addition, the following zoning designations and related land uses are exempt from the provisions of this chapter:~~

- ~~1. Urban low (UL);~~
- ~~2. Aviation operations (AVO) and aviation commercial (AVC).~~

~~F. Development and application of these standards, where applicable, shall be consistent with the interlocal agreement (ILA) between the City of SeaTac and the Port of Seattle, adopted September 4, 1997.~~

~~G. Standards for high capacity transit facilities, as identified in Chapter 15.36 SMC, shall apply to all applicable development within the City Center area.~~

15.3540.030-040 Development Plan – Filing Requirements

Development applications must be submitted in sufficient detail to allow review of the project in accordance with the special standards of this chapter, SEPA requirements, and other applicable provisions of this code.

In addition to existing application requirements, the following information, at a minimum, must be included as elements in every City Center development application:

A. **Site Plan.** A site plan, at a scale no smaller than one (1) inch to twenty (20) feet, must show the following:

1. The location, size and finished grade of all proposed and existing on-site structures, as well as the existing topography and the grade of all public or private streets adjacent to the site;
2. A circulation plan which depicts access to the site and the vehicular, pedestrian and bicycle traffic flow on-site, as well as links with developments on adjoining parcels. Site access and circulation shall be approved by both the Director of Public Works and the Director of Planning and Community Development;
3. The location, arrangement, and total square footage of on-site useable open space areas, ~~as specified in SMC 15.35.410 through 15.35.430;~~
4. Links to open spaces and landscaped areas on adjacent parcels;
5. The lot lines and footprints of all structures on all parcels within two hundred (200) feet of the boundaries of the project parcel; and
6. Provide details on how all mechanical and utility rooftop equipment will be screened.

B. **Building Elevations.** For SEPA review, preliminary elevations will be accepted. A complete set of elevation drawings for proposed buildings on the project site showing trim details, dimensions and exterior materials including roofing, siding, windows and trim will be necessary for design review.

**15.3540.100 ~~City Center~~ SeaTac/Airport Station Area Overlay District
Land Use Regulations Charts**

SMC 15.40.100 through 15.40.130 presents information about uses that are allowed and prohibited within the SeaTac/Airport Station Area Overlay District.

15.40.110 Use Chart User Guide

A. About the Use Chart

The following chart lists all of the permitted and conditional land uses allowed in each zone.

B. How to use the Use Chart

The land uses are listed vertically along the left hand side and the zones are listed horizontally across the top. Each square in the chart shows the following possibilities for the use and the zone:

1. **P:** The use is permitted.
2. **C:** The use is allowed subject to a conditional use permit.
3. **Pa:** The use is permitted only as an accessory to the primary use of the site and shall not exceed twenty percent (20%) of the total building square footage.
4. **Ca:** The use is allowed subject to a conditional use permit and only as an accessory to the primary use of the site and shall not exceed twenty percent (20%) of the total building square footage.
5. **/rmu:** The use is allowed as part of a residential mixed-use development.
6. **/mu:** The use is allowed as part of a mixed-use development.
7. **n:** The user should refer to the regulations listed in the far right column for that use and zone.
8. If the square is blank, the use is not permitted in that zone.

C. Additional regulations according to use

The column on the far right lists additional regulations which apply to that particular use. If the regulation is not preceded by an “n”, the regulation applies to all zones.

D. Zone Abbreviations

1. UH – Urban High-Urban High Density Residential
2. O/CM – Office/Commercial Medium

| 3. CB – C Community Business in Urban Center

| **15.40.120 SeaTac/Airport Station Area Overlay District Use Chart**

| Insert Chart Here

SeaTac/Airport Overlay Use Chart

LAND USE	UH	O/CM	CB-C	ADDITIONAL REGULATIONS
ANIMALS				
Butterfly/Moth Breeding				
Kennel/Cattery			P _{mu} a	
Stables, Private/Public				
Veterinary Clinic		P _{mu}	P _{mu}	
BUSINESS SERVICES				
Airport Support Facility				
Cargo Containers	P _n n-1	P _n n-1	P	
Commercial/Industrial Accessory Uses		G	P	
Conference/Convention Center		P	P	
Construction/Trade Business		G	G	
Heavy Equipment Rental, Large				
Misc. Equipment Rental Facility, Small		Pa	PaG	
Heavy Equipment Repair, Large				
Equipment General Repair, Small		P _{amu}	Pa	
Helipad/Airport and Facilities				
Landscaping Business				
Professional Office	P _{mu}	P _{mu}	P _{mu}	
Research and Development R and D/Testing		C _{mu}	C _{mu}	
Self-Service Storage, Self-Service				
Truck Terminal				
Distribution Center/Warehouse/Storage		Ga		
CIVIC & INSTITUTIONAL				
Cemetery	G		G	
City Hall		P	P	

SeaTac/Airport Overlay Use Chart				
LAND USE	UH	O/CM	CB-C	ADDITIONAL REGULATIONS
Court		P	P	
Fire Facility	P	P	P	
Funeral Home/Crematory		<u>Pamu</u>	Pa	
Police Facility	P	P	P	
Public Agency Office	<u>Pmu</u>	P	P	
Public Agency Yard		G	G	
Public Archives		P	P	
Social Service Office	<u>Crmu</u>	<u>Pmu</u>	<u>Pmu</u>	
EDUCATIONAL				
College/University	C	P	P	
Elementary-Middle School Jr. High	G		G	
High School	G		G	
Specialized Instruction School	P	Pmu	<u>Pmu</u>	
Vocational School		Pmu	<u>Pmu</u>	
HEALTH AND HUMAN SERVICES				
Community Residential Facility I	P	<u>Pmu</u>	<u>Pmu</u>	No more than than five (5) nonsupport people, unless as modified (see SMC 15.12.018 for accommodation procedure for persons with disabilities); No more than two (2) support people; Any parking space in excess of two (2) shall be screened and not visible from public streets; Reasonable accommodation shall be made for persons with disabilities as required by state and federal law
Community Residential Facility II	P	<u>Pmu</u>	<u>Pmu</u>	
Convalescent Center/Nursing Home	P	Pmu		
Day Care I	<u>Pmu</u>	Pmu		
Day Care II	<u>Pmu</u>	Pmu	<u>Pmu</u>	n: Permitted only as subsidiary use, see SMC 15.12.100, Subsidiary Permitted Uses in Schools, Religious Use Facilities, and Park Facilities
<u>Halfway House</u>				
Hospital		C	P	

SeaTac/Airport Overlay Use Chart				
LAND USE	UH	O/CM	CB-C	ADDITIONAL REGULATIONS
Medical-Dental Lab	G	P	P	
Medical/Dental Office Office/Outpatient Clinic	Pmu	Pmu	Pmu	
Miscellaneous Health		G	P	
Overnight Shelter	Pa-n	Pa-n	Pa-n	n: Accessory to religious use facility only and requires operating plan
Opiate Substitution Treatment Facility			C	SMC 15.22, Decision Criteria (CUP-EPF siting process)
Secure Community Transition Facility		C	C	SMC 15.22, Decision Criteria (CUP-EPF siting process)
Transitional Housing	PmuG	C	Pmu	Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders.
MANUFACTURING				
Aerospace Equipment				
Apparel/Textile Products				
Batch Plants				
Biomedical Product Design & Development Facility				
Chemical/Petroleum Products				
Commercial/Industrial Machinery				
Computer/Office Equipment				
Electronic Assembly				
Fabricated Metal Products				
Food Processing				
Furniture/Fixtures				
Misc. Light Manufacturing				
Off-Site Hazardous Waste Treatment and Storage Facilities				

SeaTac/Airport Overlay Use Chart

LAND USE	UH	O/CM	CB-C	ADDITIONAL REGULATIONS
Paper Products				
Primary Metal Industry				
Printing/Publishing			G	
Recycling Products				
Rubber/Plastic/Leather/ Mineral Products				
Textile Mill				
Micro-Winery/Micro-Brewery		P-n	P-n	n: Micro-wineries and breweries shall have a retail section and/or food establishment.
Wood Products				
MOTOR VEHICLE RELATED				
Auto Service Center			P	
Auto Supply Store		Gmu	Pmu	
Auto/Boat Dealer		Ga	Pa	
Auto Wrecking				
Commercial Marine Supply			P	
Gasoline/Service Station			P	
Mobile Refueling Operation	P-n	P-n-1	P-n-1	n: See SMC 15.13.103, Mobile Refueling Operations in Residential Zones/Park and O/C/MU Zones-Criteria for Operations n-1: See SMC 15.13.102, Mobile Refueling Operations in Commercial/Industrial Zones-Criteria for Operations
Public/Private Parking Lot, <u>Park-and-Fly</u>		Cmu	Pmu	Maximum number of spaces for a stand alone park-and-fly parking use is 300. Only 1 parking structure per site.
Public/Private Parking Lot, <u>Short Term Public</u>		Cmu	Pmu	Only 1 parking structure per site.
<u>Storage, Large Vehicle and Equipment</u>				
Tire Retreading				
Towing Operation				
<u>Vehicle Rental/Sales, Large</u>				

SeaTac/Airport Overlay Use Chart

LAND USE	UH	O/CM	CB-C	ADDITIONAL REGULATIONS
Auto-Vehicle Rental/Sales, Small		Ga	Pa	
Auto-Vehicle Repair, Large				
Auto-Vehicle Repair, Small			P	
Vehicle Sales/Dealer, Large				
Vehicle Sales/Dealer, Small		Ga	Pa	
RECREATIONAL AND CULTURAL				
Amusement Park		G	G	
Community Center	CP	P	P	
Drive-In Theater			P	
Golf Course				
Health Club (Now part of Recreation Facility, Indoor)	Ga	P	P	
Library	Cr <u>mu</u>	P <u>mu</u>	P <u>mu</u>	
Museum	Cr <u>mu</u>	P <u>mu</u>	P <u>mu</u>	
Nonprofit Organization Meeting Facility	Cr <u>mu</u> P	P <u>mu</u>	P <u>mu</u>	
Park	P	P	P	
Recreational Center Facility, Indoor	Cr <u>mu</u> P	P <u>mu</u>	P <u>mu</u>	
Recreation Facility, Outdoor				
Religious Use Facility	P	P	P	
Religious Use Facility Accessory	G	P	P	
Sports Club (Now part of Recreation Facility, Indoor)			P	
Stadium/Arena/Auditorium		C	C	
RESIDENTIAL				
College Dormitory		P	P	
Duplex	P-n		P	Only permitted as part of a townhouse development. n: Only permitted in UH-1800
Dwelling Unit, Caretaker/Manager Single-Attached Dwelling Unit	P		P <u>mu</u>	
Dwelling Unit, Detached Single-Detached Dwelling Unit				

SeaTac/Airport Overlay Use Chart				
LAND USE	UH	O/CM	CB-C	ADDITIONAL REGULATIONS
Dwelling Unit, Small Lot Single Family	P			SMC 15.19.750, Small Lot Single Family
Manufactured/Modular Home (HUD)				
Manufactured/Mobile Home (nonHUD)				
Mobile Home Park	C	P		
Multi-Family	P	P-n /mu	P-n /mu	n: Mixed-use required when adjacent to Principal and Minor Arterials
Multi-Family Senior Citizen Multi	P	P-n	P-n	n: Mixed-use required when adjacent to Principal and Minor Arterials
Townhouse	P-n		P	n: Only permitted in UH-1800
RESIDENTIAL, ACCESSORY				
Accessory Dwelling Unit				
Canopy				
Home Occupation	P	P	P	SMC 15.17, Home Occupations
Shed/Garage	P			
Tent				
RETAIL and COMMERCIAL				
Adult Entertainment			Cmu	SMC 15.29, Adult Entertainment
Agricultural Crop Sales (Farm Only)			P	n: no permanent retail sales structures permitted in noted (n) zones. Retail sales allowed on a seasonal basis for no more than 90 days in a calendar year. Wholesale sales permitted year round only for products produced/grown on site.
Antique/Secondhand Store (now part of Retail, General)		Pmu	P	
Apparel/Accessory Store (now part of Retail, General)		P	P	
Arcade (Games/Food)	P mu a	P mu a	P mu	
Bed and Breakfast/ Guesthouse	P	C P		The maximum number of rooms is three (3) and the maximum number of guests is six (6).
Coffeehouse Retail Food Shop (now part of Food Establishment, Sit Down or Fast Food as appropriate)	P-n	P	P	

SeaTac/Airport Overlay Use Chart				
LAND USE	UH	O/CM	CB-C	ADDITIONAL REGULATIONS
Department/Variety Store (now part of Retail, Big Box)		Pmu	P	
Drug Store (now part of Retail, General)		Pmu	P	
Drinking Establishment Tavern		Pmu	<u>Pmu</u>	
Dry Cleaner	Parmu-n n-1	Pmu n-1	<u>Pmu</u> n-1	n: Small resident-oriented use only, not to exceed 2,000 square feet in total gross feet n-1: No drive-through facilities allowed.
Espresso Stand	<u>Prmu</u> a	<u>Pmu</u>	<u>Pmu</u>	No drive-through facilities allowed.
Produce Stand Farmers/Outdoor Markets			<u>P</u>	
Fabric Store (now part of Retail, General)		Pmu	P	
Financial Institution		<u>Pmu</u>	<u>Pmu</u>	No drive-through facilities allowed.
Florist Shop (now part of Retail, General)	Prmu-n	Pmu	P	
Food Establishment, Sit Down	<u>Crmu</u> a	Pmu	<u>Pmu</u>	No drive-through facilities allowed.
Food Establishment, Fast Food	<u>Crmu</u> a	Pmu	<u>Pmu</u>	No drive-through facilities allowed.
Food Store (now part of Retail, General)	P-n	Pmu	P	n: small resident-oriented use only, not to exceed 2,000 square feet in total gross feet-
Furniture Store (now part of Retail, General)		P	P	
Hobby/Toy Store (now part of Retail, General)		Pmu	P	
Hotel/Motel/Lodging and Associated Uses	<u>C</u>	P	P	
Jewelry Store (now part of Retail, General)		Pmu	P	
Laundromat	Prmu-n	<u>Pmu</u>	<u>Pmu</u>	n: small resident-oriented use only, not to exceed 2,000 square feet in total gross feet
Liquor Store		<u>Pmu</u>	<u>Pmu</u>	
Forest Products Lumberyard		Pmu	P	
Media Material (now part of Retail, General)	Prmu-n	P	P	n: small resident-oriented use only, not to exceed 2,000 square feet in total gross feet-
Other Retail Uses		P	P	
Pet Store (now part of Retail, General)		Pmu	P	
Photographic and Electronic Store (now part of Retail, General)		Pmu	P	

SeaTac/Airport Overlay Use Chart				
LAND USE	UH	O/CM	CB-C	ADDITIONAL REGULATIONS
Fast Food/Restaurant (now Food Establishment, Fast Food)		Pmu	P	
Fast Food/Restaurant (now Food Establishment, Sit Down)	Ga-n	Pmu	P	n: no drive-through facilities allowed
Mini-Casino			P-n	n: Permitted only as accessory to business primarily engaged in the selling of food or drink for consumption on the premises
Movie Theater		P	P	
Personal Grooming and Health Services Beauty-Salon	Pmu-n	PGmu	Pmu	
Retail, Big-Box				
Retail, General	Pmu	Pmu	Pmu	No drive-through facilities allowed.
Secondhand Store (now part of Retail/General)		Pmu	P	
Sporting Goods and Related Stores (now part of Retail/General)		Pmu	P	
Theater/Night Club/Entertainment Club		CPmu	Pmu	
Wholesale/Bulk Store (now part of Retail/Big Box)		Gmu	G	
UTILITIES				
Utilities, Large Utility Substation	C	C	C	
Utilities, Medium Utility Use	C	C	C	
Utilities, Small	P	P	P	
Wireless Communications Facilities & Communications Facilities	SMC 15.31A, Siting of Wireless Communications Facilities			

15.40.130 Ground Floor Use Requirements

- A. The purpose and intent of ground floor use requirements are to preserve, enhance and ensure establishment of pedestrian-oriented and other uses permitted within the SeaTac/Airport Station Area Overlay District within at least that portion of the street level of buildings that abut public or private streets.**
- B. Streets with Ground Floor Use Requirements.** Streets with ground floor use requirements are designated as Class A Pedestrian-Oriented Streets, Class B Pedestrian-Oriented Streets or Class C Streets. Streets designated as Class A Pedestrian-Oriented Streets, Class B Pedestrian-Oriented Streets or Class C Streets are subject to the provisions of this section.
- C. Map of Streets with Ground Floor Use Requirements.** The map in figure 15.40.130, at the end of this section, identifies Class A Pedestrian-Oriented Streets, Class B Pedestrian Oriented Streets and Class C Streets within the SeaTac/Airport Station Area Overlay District.
- D. Class A and B Pedestrian-Oriented Streets**
- 1. Ground Floor Pedestrian-Oriented Uses for Class A and Class B Pedestrian-Oriented Streets.** Streets designated as Class A or Class B Pedestrian-Oriented Streets shall provide the ground floor pedestrian-oriented uses identified in the following table.
- a. Table 1: Ground Floor Pedestrian-Oriented Uses for Class A and Class B Pedestrian-Oriented Streets.** The retail, restaurant, entertainment personal service and public/cultural uses listed in “Table 1: Ground Floor Pedestrian-Oriented Uses” shall be considered as ground floor pedestrian-oriented uses for Class A and Class B Pedestrian-Oriented Streets.

<u>TABLE 1: GROUND FLOOR PEDESTRIAN-ORIENTED USES FOR CLASS A AND CLASS B PEDESTRIAN-ORIENTED STREETS</u>
<p><u>RETAIL</u> <u>Arcade (Games/Food)</u> <u>Dry Cleaner (Class B Pedestrian-Oriented Streets only)</u> <u>Espresso Stand (no drive-throughs)</u> <u>Laundromat (Class B Pedestrian-Oriented Streets only)</u> <u>Liquor Store</u> <u>Retail, General</u></p>
<p><u>RESTAURANT</u> <u>Food Establishment, Fast Food (no drive-throughs)</u> <u>Food Establishment, Sit Down (no drive-throughs)</u></p>
<p><u>ENTERTAINMENT</u> <u>Drinking Establishment</u> <u>Theater/Night Club/Entertainment Club</u></p>
<p><u>PERSONAL SERVICE</u> <u>Personal Grooming and Health Services</u> <u>Recreation Facility, Indoor</u></p>
<p><u>PUBLIC/CULTURAL USES</u> <u>Library</u> <u>Museum</u> <u>Visitor Center</u></p>

- i. The Director of Planning and Community Development shall have the authority to determine that a use not listed in “Table 1: Ground Floor Pedestrian-Oriented Uses for Class A and Class B Pedestrian-Oriented Streets” is substantially similar to a listed use, and can therefore be considered an authorized ground floor pedestrian-oriented use.

- 2. **Class A Pedestrian-Oriented Streets.** On streets designated as Class A Pedestrian-Oriented Streets, a minimum of seventy-five (75) percent of the length of the exterior ground floor facing the street shall be occupied by ground floor pedestrian-oriented uses as listed in 15.40.130 (1) (a) Table 1: Ground Floor Pedestrian-Oriented Uses for Class A and Class B Pedestrian-Oriented Streets.
 - a. Streets designated as Class A Pedestrian-Oriented Streets are identified below.
 - i. **30th Avenue South:** Ground floor pedestrian-oriented uses shall be provided on both sides of the street.

ii. **S. 173rd Street:** Ground floor pedestrian-oriented uses shall be provided on both sides of the street.

3. **Class B Pedestrian-Oriented Street.** On streets designated as Class B Pedestrian-Oriented Streets, a minimum of sixty (60) percent of the length of the exterior ground floor facing the street shall be occupied by ground floor pedestrian-oriented uses as listed in SMC 15.40.130 (1) (a) Table 1: Ground Floor Pedestrian-Oriented Uses for Class A and Class B Pedestrian-Oriented Streets.

a. Streets designated as Class B Pedestrian-Oriented Streets are identified below.

i. **East-west street between S. 176th Street and S. 173rd Street:** Ground floor pedestrian-oriented uses shall be provided on both sides of the street.

iii. **East-west street between of S. 170th Street and S. 173rd Street:** Ground floor pedestrian-oriented uses shall be provided on both sides of the street.

E. Class C Streets.

1. **Ground Floor Use Requirements for Class C Streets.** Streets designated as Class C Streets shall provide uses at the street level that are permitted in SMC 15.40.120 SeaTac/Airport Station Area Overlay District Use Chart.

2. **Class C Street.** On streets designated as Class C Streets the following ground floor use requirements shall apply:

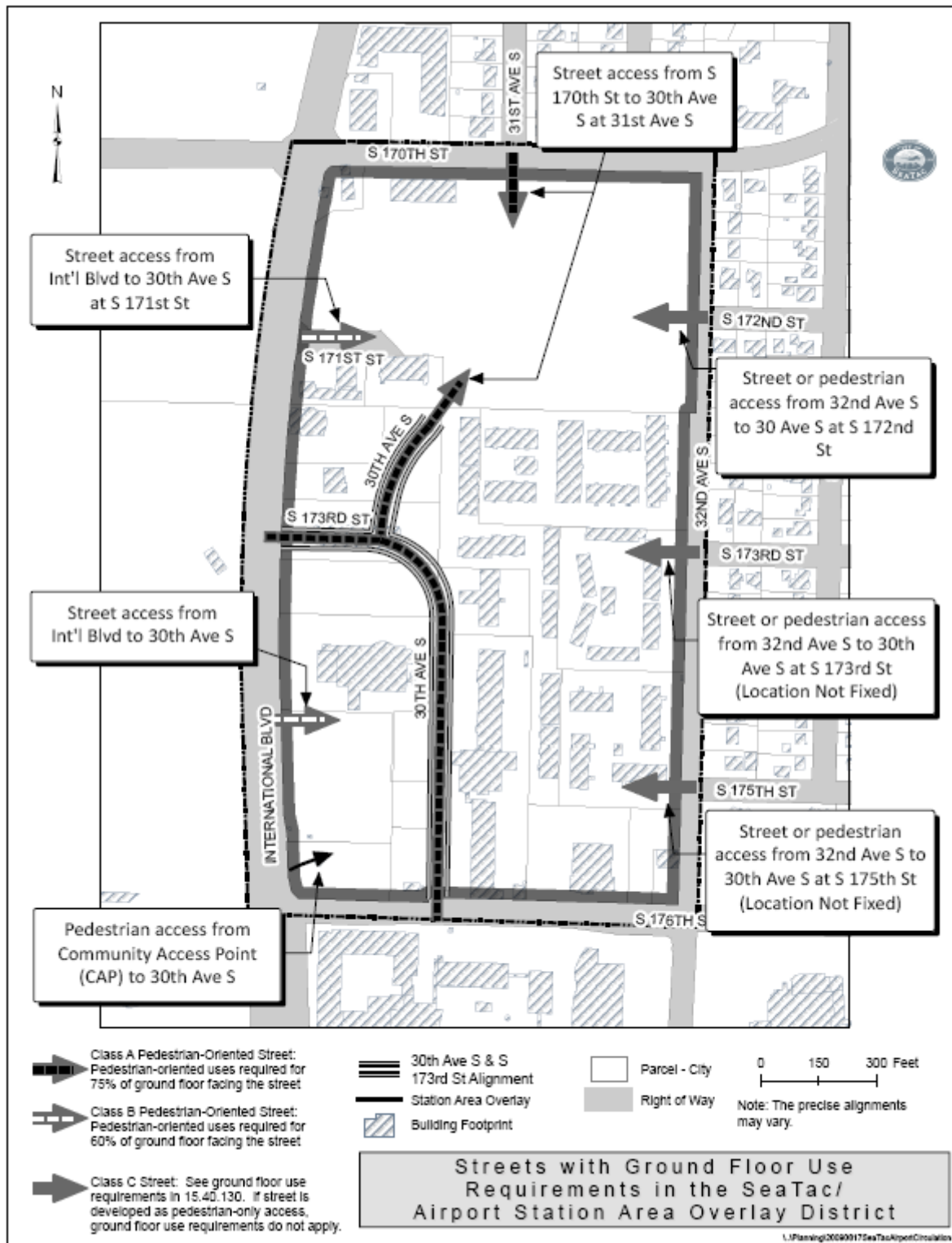
a. A minimum of fifty (50) percent of the exterior ground floor facing the street shall be occupied by uses permitted in SMC 15.40.120, SeaTac/Airport Station Area Overlay District Use Chart.

b. No more than fifty (50) percent of the length of the exterior ground floor facing the street shall be occupied by lobbies, parking garages, vehicle entrances and exits, stairwells or elevator shafts.

c. Streets designated as Class C Streets are identified below.

i. **International Boulevard between S. 176th Street and S. 170th Street:** Class C Ground Floor Use Requirements shall apply to the east side of International Boulevard only.

-
- ii. S. 176th Street between International Blvd. and 32nd Avenue S. Class C Ground Floor Use Requirements shall apply to the north side of the street only.
 - iii. S. 170th Street between International Blvd. and 32nd Avenue S. Class C Ground Floor Use Requirements shall apply to the south side of the street only.
 - iv. 32nd Avenue South between S. 176th Street and S. 170th Street. Class C Ground Floor Use Requirements shall apply to the west side of the street only.
 - v. East-west streets intersecting 32nd Avenue S.: For the east-west streets intersecting 32nd Avenue S. at approximately S. 172nd Street, S. 173rd Street and S. 175th Street, Class C Ground Floor Use Requirements shall apply to both sides of the streets. If these streets are developed as pedestrian-only access ways, no Class C Ground Floor Use requirements apply.



[Figure 15.40.130: Streets with Ground Floor Use Requirements in the SeaTac/Airport Station Area Overlay District.](#)

15.3540.200 Vehicular—Circulation in the SeaTac/Airport Station Area Overlay District

Purpose: Vehicular and pedestrian circulation within the SeaTac/Airport Station Area Overlay District is intended to provide for public access, safe traffic flow and connections to established vehicular and pedestrian routes. Sufficient vehicular and pedestrian circulation infrastructure should—shall be provided through the establishment of an adequate network of—collectors and minor arterials streets and sidewalks. Placement of structures, landscaping, circulation patterns and access points shall collectively seek to promote an integrated, multi-modal transportation system. Pedestrian corridors should be inviting in their overall design, such as through the provision of street furniture and landscaping, and should feel secure by providing adequate safety measures, such as lighting. **(Note: The preceding section which has been crossed out has been moved to Site Design/Pedestrian Access).** Circulation infrastructure within the SeaTac/Airport Station Area Overlay District shall be designed and constructed to achieve the Urban Design Vision set forth in—SMC 15.40.010, Purpose.

15.35.40.210 Street Network and Design Vehicular and Pedestrian Circulation Requirements

~~A. All new City Center streets shall be constructed within a minimum forty-eight (48) foot wide corridor (including streetfront pedestrian zones) and shall generally conform to the adopted City Center plan. Pedestrian and vehicular circulation within the City Center is intended to provide for public access, safe traffic flow, and connections to established vehicular and pedestrian routes, and is not intended to be applied prescriptively. Vehicular circulation shall be as approved by both the Director of Planning and Community Development and the Director of Public Works.~~

~~1. All collector streets shall be a minimum of forty-eight (48) feet in width and meet all applicable City Department of Public Works specifications.~~

~~2. All minor arterials shall be a minimum of sixty (60) feet in width and meet all City Department of Public Works specifications.~~

A. A network of streets is established to provide vehicular and pedestrian access to the interior of the station area overlay district, to create connections between existing streets and to provide opportunities for new street frontages for retail and other business. Vehicular and pedestrian access shall be as approved by both the Director of Planning and Community Development and the Director of Public Works.

B. Vehicular and Pedestrian Access Development shall provide vehicular and pedestrian access per the following (see Figure 15.40.210 for a map of vehicular and pedestrian access in the SeaTac/Airport Station Area Overlay District).

1. **30th Avenue South:** 30th Avenue shall extend from S. 176th Street to S. 170th Street, and shall be located between International Boulevard and 32nd Avenue S.

2. **South 173rd Street:** The street shall connect International Boulevard to 30th Avenue South, and shall be located approximately midway between S. 176th Street and S. 170th Street.
3. **East-west street between South 176th and South 173rd Street:** The street shall connect International Boulevard to 30th Avenue South, and shall be located between South 176th Street and South 173rd Street.
4. **East-west street between South 170th and South 173rd Street:** The street shall connect International Boulevard to 30th Avenue South and shall be located between South 170th Street and South 173rd Street.
5. **Street or pedestrian connections from 32nd Avenue South to 30th Avenue South, once 30th Avenue South has been constructed.** Streets or pedestrian connections shall connect 32nd Avenue South to 30th Avenue South at approximately South 172nd, South 173rd and South 175th streets.
6. **Pedestrian connection from Sound Transit Plaza at South 176th Street and International Blvd. to 30th Avenue South.** The pedestrian connection shall provide access from the Sound Transit Plaza to 30th Avenue South.

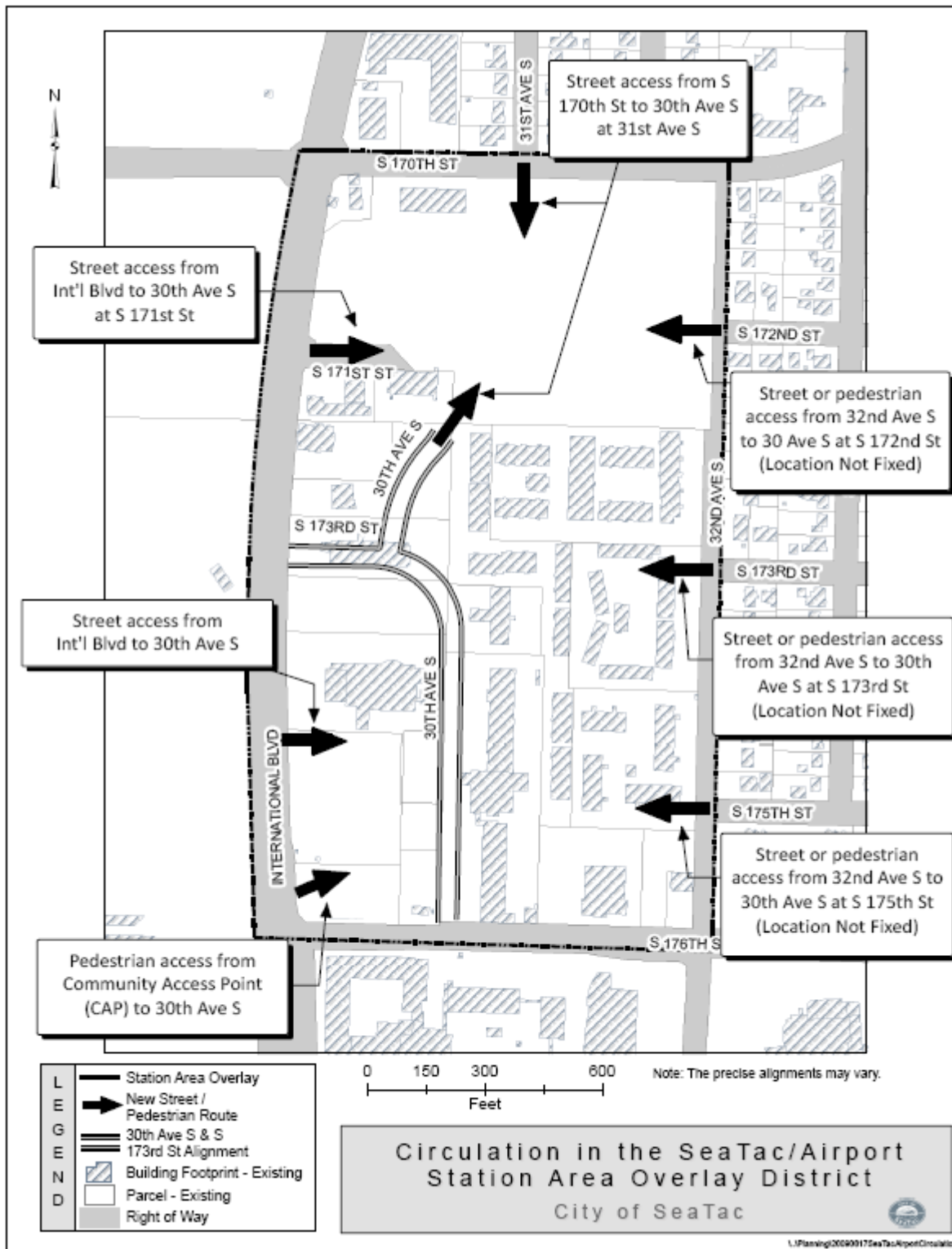


Figure 15.40.210 Vehicular and Pedestrian Access within the SeaTac/Airport Station Area Overlay District

~~B. All streets shall be designed to create blocks which are no greater than four hundred (400) feet on a side. In cases where topographic or other environmental constraints preclude the creation of a four hundred (400) feet by four hundred (400) feet block size, the four hundred (400) foot maximum block length shall apply to only two (2) sides of a block, and the maximum block length may be waived by the Director of Planning and Community Development.~~

C. Standards for New and Reconstructed Streets. All new or reconstructed streets in the SeaTac/Airport Station Area Overlay District, whether public or private, shall be constructed according to the City's adopted street standards. Street specifications and requirements can be found in SMC Title 11, Streets, Sidewalks, and Public Thoroughfares, which is administered by the City's Public Works Department.

CD. Coordination of Vehicular Circulation Routes. An owner or developer shall coordinate with owners of adjacent parcels and consolidate, wherever possible, vehicular circulation routes to interconnect public and/or private streets ~~in conformance with the adopted City Center Plan.~~

1. Where appropriate, circulation corridors shall extend to the boundary line of the site parcel in order to provide for future development of adjacent parcels and connections with existing public and/or private streets.

~~DE. Dead-End Streets.~~ Dead-end streets shall be permitted only where there is no feasible connection with an adjacent public and/or private street and during the phasing of construction of new roads.

EF. Half and Partial Streets. Half-streets shall not be allowed, except as an interim circulation route as approved by both the Director of Planning and Community Development and the Director of Public Works, in which the other half of the public or private street shall be developed on an adjacent parcel.

~~F. Public and private streets should not be enclosed. In cases where buildings are allowed to span public or private streets, the following standards shall apply:~~

~~1. The minimum ceiling height shall meet highway standards;~~

~~2. Lighting sufficient to provide a safe pedestrian environment shall be in operation at all times;~~

~~3. At the time of development, ground level retail space shall be constructed in accordance with the provisions of SMC 15.35.620, except as provided below:~~

~~a. Ground level retail space shall be constructed either on one (1) side of City Center streets (collectors or minor arterials), for the full length of the enclosed area; or~~

- ~~b. Shall be constructed on both sides of the collector or minor arterial for fifty percent (50%) of the length of the enclosed area; and~~
- ~~c. Shall be served by the minimum utilities necessary for occupancy. These utilities include electricity, and sewer and water service;~~
- ~~4. Ground level retail space shall conform to the ground level transparency requirements specified in SMC 15.35.510;~~
- ~~5. A minimum of one (1) piece of public art, approved by the Director of Planning and Community Development, shall be included for every fifty (50) feet of enclosed length. Art work may include, but is not limited to the following suggestions:

 - ~~a. Artistic wall treatments such as painted murals, bas relief murals, photographic montages, mosaics;~~
 - ~~b. Artistic pavement or ceiling treatments as approved by the Director of Planning and Community Development;~~
 - ~~c. Neon lighting sculptures or other artistic lighting displays;~~~~
- ~~6. Ventilation systems to provide air inside the covered area that is at least as clean as ambient levels in the City Center outside the enclosure shall be in operation at all times;~~
- ~~7. The interior space of the covered area shall appear in all aspects to be “pedestrian-oriented.” (Ord. 99-1050 § 8)~~

15.3540.220335 The Layout and Width of Streetfront Pedestrian Zone

Within the SeaTac/Airport Station Area City Center Overlay District, all new sidewalks and street improvements shall include a streetfront pedestrian zone, consisting of street landscaping and a sidewalk clear-through zone and a street landscaping/furniture zone as defined below. New development in the Overlay District shall provide sidewalks at the widths specified in SMC Title 11 Streets, Sidewalks, and Public Thoroughfares to provide safe and convenient access for pedestrians.

BA. Sidewalk Clear-Through Zone. A pedestrian sidewalk clear-through zone shall be created along the public and/or private street frontage that shall be consisting of a minimum eight (8) foot wide paving area free of physical obstructions to pedestrian movement.

- 1. Sidewalk Clear-Through Zone Dimensions.** A minimum eight (8) foot wide paving area shall be provided for the sidewalk clear-through zone.

~~The combination of street landscaping and sidewalk clear through zones shall form a minimum twelve (12) foot wide pedestrian zone between the street curb and any building edge or facade landscaping bed.~~

~~**AB. Street Landscaping/Furniture Zone.** A minimum four (4) foot wide street landscaping zone shall be required adjacent to the street curb. A street landscaping/furniture zone adjacent to the street curb shall be provided along the public and/or private street frontage that consists ~~consisting~~ of a combination of trees, landscaping, light poles, and street furniture in a manner to be approved by the Director of Planning and Community Development **and the Director of Public Works.**~~

1. **Street Landscaping/Furniture Zone Dimensions.** A minimum four (4) foot wide street landscaping/furniture zone adjacent to the street curb shall be required on streets **within the SeaTac/Airport Station Area Overlay District.**

~~The street landscaping zone will include either tree wells and grates for street trees; or shrubs, ground cover and/or lawn in addition to street trees.~~

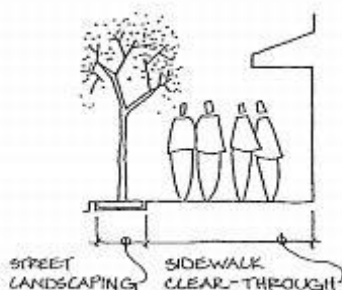
2. **Street Trees.** ~~Street trees shall be deciduous shade trees capable of at least twenty five (25) feet in height.~~ Street trees shall be planted within the street landscaping/furniture zone along public and/or private streets and be spaced no more than thirty (30) feet apart as described in SMC 15.14.130, **Street Landscaping**, except where variations in tree spacing, as approved by the Director of Planning and Community Development **and the Director of Public Works**, may be considered to enhance plaza areas, emphasize building focal points or avoid visually blocking retail storefront entrances.

a. Street trees shall be deciduous shade trees capable of at least twenty-five (25) feet in height

b. The street landscaping/furniture zone shall include City-approved tree wells and grates for street trees in addition to street trees. Landscaped tree wells may be allowed subject to approval by the Director of Planning and Community Development **and the Director of Public Works.**

~~C. Fences over four (4) feet in height or other features that form continuous visual barriers or block views to the windows of a ground level retail/commercial or service use are prohibited within the front yard setback zone. **(Note: This standard has been relocated to 15.40.900 Fences)**~~

~~D. Monument signs shall be located according to an approved site plan and in a manner that does not obstruct pedestrian movement. **(Note: This standard is addressed in SMC 15.16 Sign Code.)**~~



15.3540.300 Site Design Planning and Building Orientation

~~Purpose: Design structures~~ Structures shall be designed to orient ~~have both an external orientation,~~ to the streetscape, and ~~an internal orientation,~~ contribute to the pedestrian environment, ~~with unifying open space and pedestrian pathways.~~ Design emphasis ~~should shall~~ be given to the pedestrian rather than the auto environment, through placement of parking in a less prominent location (such as underground, or to the rear of the building, rather than in front); ~~the requirement of pedestrian level retail space, treatment of blank walls and facades and incorporation of prominent architectural features.~~ Site layout ~~should shall~~ emphasize the coordination of open spaces and pedestrian access with adjacent development or and public places, and compatibility with adjacent development with regard to scale proximity and landscaping. Lighting and landscaping should allow for safety and visibility of public and semi-public areas. Structures shall be sited and designed to achieve the urban design vision set forth in SMC 15.40.010, Purpose.

15.3540.310 Building Orientation and Location Placement/Setbacks

~~(Note: This section was redundant. Setbacks are addressed in Development Standards in SMC 15.13.)~~

~~A. For City Center properties zoned UH-UCR, CB-C, and O/CM, the maximum front yard setbacks shall be as follows, except as provided under SMC 15.35.915, Parking Structure Placement and/or Setbacks:~~

- ~~1. Twenty (20) feet adjacent to International Boulevard, for at least fifty percent (50%) of the building's front facade;~~
- ~~2. Ten (10) feet adjacent to all other City Center public and/or private streets, as specified in the City Center Plan (see City Center Plan, Figures 5.1—5.1b), for at least fifty percent (50%) of the building's front facade.~~

BA. Building Orientation

1. Front Facades. The front facades of ~~the primary building(s) on-site~~ shall be oriented toward ~~the front property lines,~~ with the main pedestrian entrance(s) located on this front facade. ~~Additional building entrances may be oriented toward~~

~~the rear or side of the building for access to and from parking lots. **(Note: From existing SMC 15.35.310 B)**~~

2. **Buildings on Corner Lots.** Buildings on corner lots shall orient front facades to both the corner and adjacent public and/or private street fronts. **(Note: From existing SMC 15.35.320 (B)).**

B. Building Location

- ~~A. 1. Amount of Building Façade Required within the Setback. At least fifty (50) percent of the building's front façade shall be located within the maximum front yard setback **(Note: From existing SMC 15.35.310 C.)**~~

- ~~2. Additional Building Façade Setback. The remaining portions of the Up to fifty (50) percent of the front facade may be stepped back a maximum of twenty (20) feet more than the established maximum setback, as approved by the Director of Planning and Community Development, if a pedestrian amenity is planned for that space. ~~for the purpose of accommodating public open space, porte cocheres, or recessed building entries.~~ **(Note: From existing SMC 15.35.310 C.)**~~

- ~~C. At least fifty percent (50%) of the building's front facade shall be located within the maximum front yard setback, as specified in subsection (A)(1) and (2) of this section. The remaining portions of the front facade may be stepped back a maximum of twenty (20) feet more than the established maximum setback, as approved by the Director of Planning and Community Development, for the purpose of accommodating public open space, porte cocheres, or recessed building entries. **(Note: This section has been integrated into B. 1 and 2 above)**~~

- ~~a. Pedestrian Amenities Required within Additional Building Façade Setback. Pedestrian amenities that shall be provided within additional building façade setbacks include but are not limited to pedestrian entries, entry plazas and plazas and publicly accessible courtyards.~~

- ~~i. The applicant may propose a greater setback to provide greater pedestrian interest and activity subject to approval by the Director of Planning and Community Development~~

- ~~D. Building placement and setback shall be arranged to accommodate the front yard open space requirement as specified in SMC 15.35.420. **(Note: This section is redundant and unnecessary.)**~~

- ~~C. Conflicts with Location of Utilities. Conflicts with the building location standards that arise because of the location of existing or required utilities may be allowed as approved by the Director of Planning and Community Development.~~

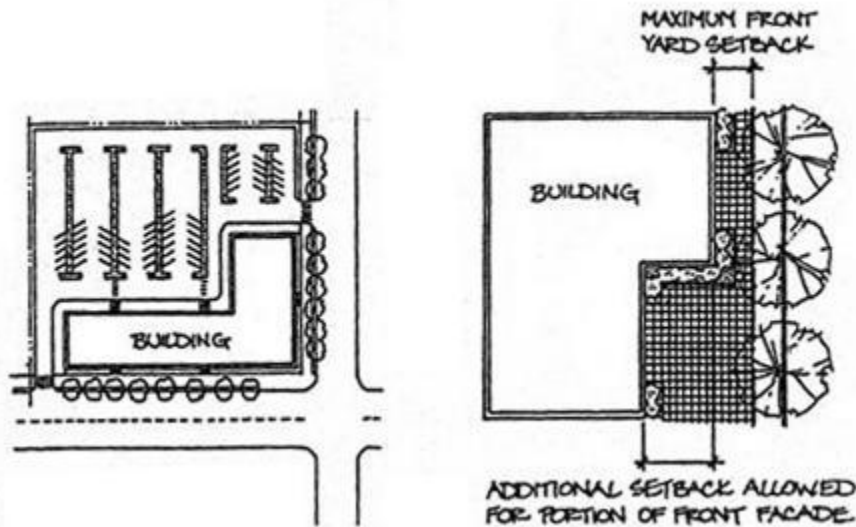
ED. Conflicts with Required Landscaping. For projects in the CB-C zone, where the side and rear setbacks in SMC 15.13.010 Standards Chart conflict with the required landscaping in SMC 15.14.060, Landscaping Standards, and SMC 15.14.120, Landscaping of Building Facades, the side and rear yard setbacks of SMC 15.13.010, Standards Chart, shall supersede. ~~This shall not apply where side and rear property lines abut a residential zone.~~

15.40.320 Location of Primary Pedestrian Entrances

- A. The primary pedestrian entrance shall be located on a front façade. (Note: From existing SMC 15.35.310 B)
- B. Development Abutting Two (2) or More Street Frontages. For buildings abutting two (2) or more street frontages, the primary pedestrian entrance shall be located on the street with the highest classification, or where approval is granted by the Director of the Department of Planning and Community Development. (Note: from 15.35.320)
 - 1. Pedestrian entries near or on the corner are encouraged. (Note: From existing SMC 15.35.320 A)

15.40.330 Location of Surface Parking

- A. See SMC 15.40.740, Location of Surface Parking Lots, for surface parking location requirements.

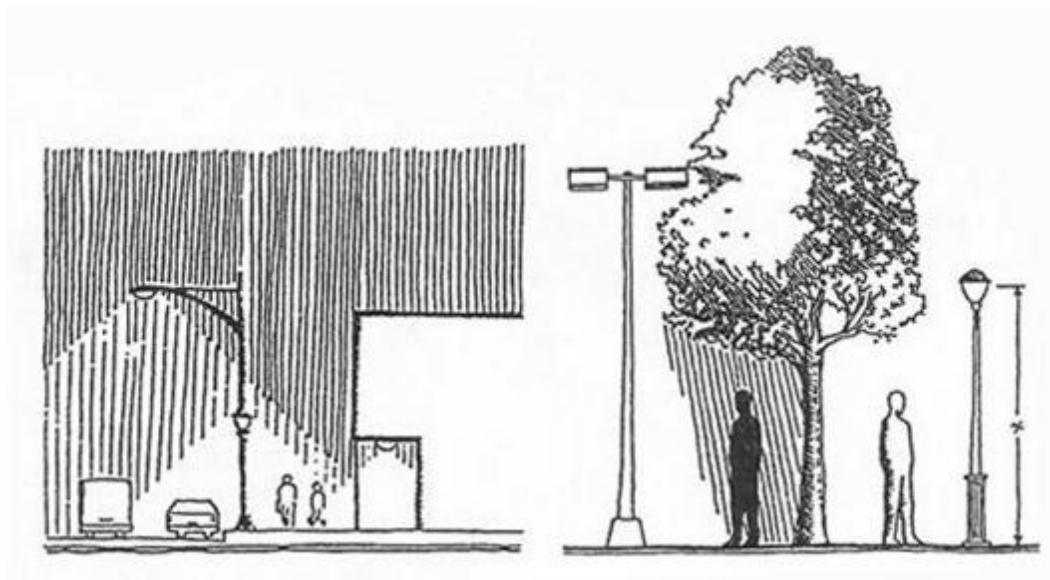


15.3540.340220 On-Site Pedestrian Access ~~Circulation~~ Requirements

- A. General.** Pedestrian access requirements are intended to create a network of linkages for pedestrians to improve safety and convenience and enhance the pedestrian environment. Creatively designed, clean and functional pedestrian connections are encouraged to provide access throughout the station area overlay district, between properties and to and from the public right-of-way. Pedestrian walkways shall be inviting in their overall design, such as through the provision of street furniture and landscaping, and shall feel secure by providing adequate safety measures, such as lighting.
- B. On-Site Pedestrian Walkways.** On-site pedestrian walkways shall be designed to connect to off-site pedestrian way systems on adjoining properties and public and/or private streets. On-site extensions of pedestrian circulation systems shall align with existing pedestrian off-site links. (Note: From existing SMC 15.35.220)
- 1. Dimensions of On-Site Pedestrian Walkways.** On-site pedestrian walkways shall consist of a minimum ~~four (4)~~ eight (8) foot wide walkway system separated from vehicular traffic. Public sidewalks may be considered part of the walkway system if they provide convenient movement between structures. (Note: Moved from existing SMC 15.35.220(A))
 - 2. Design of On-Site Pedestrian Walkways.**
 - ~~Fa. Primary pedestrian circulation and access~~ Pedestrian walkways shall be provided at grade and be constructed with concrete or other paving materials as approved by the Director of Planning and Community Development. (Note: From existing SMC 15.35.220F) Elevated pedestrian walkways, if approved by the Director of Planning and Community Development, may be permitted for the following purposes:
 - ~~A. To provide an extension to or direct connection with an elevated walkway/moving sidewalk;~~
 - ~~B. To overcome obstacles of terrain;~~
 - ~~3. To connect immediately adjacent components of a single development; or~~
 - ~~4. To connect with elevated transit stations.~~
 - b. Lighting.** Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from car or transit circulation. (Note: 2a through d moved from -15.35.345 Exterior Lighting)
 - i. Lighting standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas.**
 - ii. Light fixtures illuminating the pedestrian walkway network shall be between twelve (12) feet and fifteen (15) feet in height. The level of**

lighting shall conform with the requirements of Chapter 17.40 SMC, Walkway, Bikeway and Park Lighting.

- iii. Light fixtures shall be sited and directed to minimize glare off of the project site.
- iv. Light standard designs shall be approved by the Director of Planning and Community Development, and be in conformance with a consistent lighting standard design, if one exists, throughout the SeaTac/Airport Station Area Overlay District.



c. Fences, landscaping and other site improvements shall be located so as not to impede safe and convenient pedestrian circulation.

FC. Elevated Pedestrian Walkways. ~~Primary pedestrian circulation and access shall be at grade.~~ Elevated pedestrian walkways, if approved by the Director of Planning and Community Development, may be permitted for the following purposes:

1. To provide an extension to or direct connection with an elevated walkway/moving sidewalk;
2. To overcome obstacles of terrain;
3. To connect immediately adjacent components of a single development; or
4. To connect with elevated transit stations.

AD. Pedestrian Walkways on Sites with Multiple Buildings. All site plans proposing multiple buildings designed for residential occupancy or business access shall connect

building entrances to one another with on-site pedestrian ways and to pedestrian ways on adjacent public and/or private streets. ~~_*via a minimum four (4) foot wide walkway system separated from vehicular traffic. Public sidewalks may be considered part of the walkway system if they provide convenient movement between structures. Fences, landscaping and other site improvements shall be located so as not to impede safe and convenient pedestrian circulation. (*Note: Moved to subsection B(1) of this section.)~~

~~C. Pedestrian only corridors separate from the vehicular street system, as specified by the adopted City Center Plan (see “Pedestrian Connections” in City Center Plan, Figure 5.1), shall be a minimum of twenty (20) feet wide with a minimum twelve (12) foot pathway of an approved surfacing material.~~

~~D. Buildings or structures approved by the Director of Planning and Community Development to be built across a designated pedestrian only corridor, as specified in the City Center Plan (see “Pedestrian Connections” in City Center Plan, Figure 5.1), shall provide public pedestrian access through said structures at least between the hours of 6:00 a.m. and 8:00 p.m. daily.~~

E. **Pedestrian Walkways for Multi-Family Developments.** Where developments with multi-family residential components are located adjacent to retail, commercial, employment, or institutional uses, side and/or rear yard landscape buffers shall be intersected by approved pedestrian circulation routes in order to facilitate convenient walking connections to adjacent uses or services. (Note: From Relation to Adjacent Development section)

GF. **Pedestrian Walkways Adjacent to Public Transit.** To promote public transit use, paved sidewalks or walkways shall be provided between building entrances and the nearest transit stop located within or adjacent to the subject property. Wherever possible, buildings shall be sited adjacent to or connected with transit stop facilities. Lighting shall be provided along pedestrian walkway connections and adjacent to transit stop facilities.

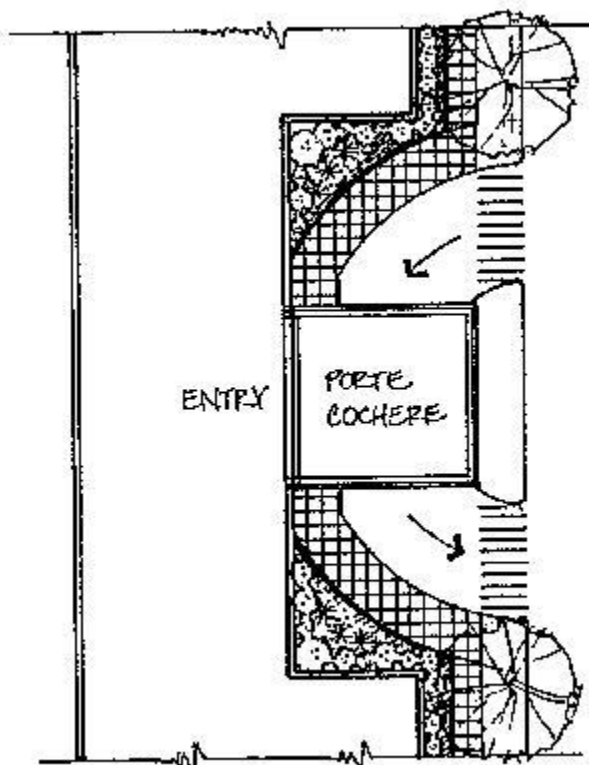
EG. **Public and Private Easements.** Public easements for pedestrian ~~circulation walkways~~ shall be open to the public twenty-four (24) hours a day, ~~except as specified in subsection (D) of this section.~~ Private easements for pedestrian ~~circulation walkways~~ ~~should~~shall remain open to the maximum extent possible.

15.40.350 On-Site Vehicle Access

A. **Location of Curb Cuts and Driveways.** The location of curb cuts and driveway entrances shall be regulated by SMC Title 11, Streets, Sidewalks, and Public Thoroughfares, which is administered by the City’s Public Works Department.

B. **Pedestrian Routes Interrupted by Driveways.** Pedestrian entry routes interrupted by driveways shall be distinguished from the driveway surface by decorative paving to the building entrance. (Note: From existing SMC 15.35.340 (B))

- C. Driveways for Porte Cocheres.** Driveways serving front yard porte cochere building entries shall be approved by the Director of Planning and Community Development and include only the short-term parking that can be accommodated along one (1) double-loaded drive aisle. **(Note: From existing SMC 15.35.340 (A))**



(Note: Figure from 15.35.340)

15.35.340 Driveway Entrances (Note: This section integrated within 15.40.350)

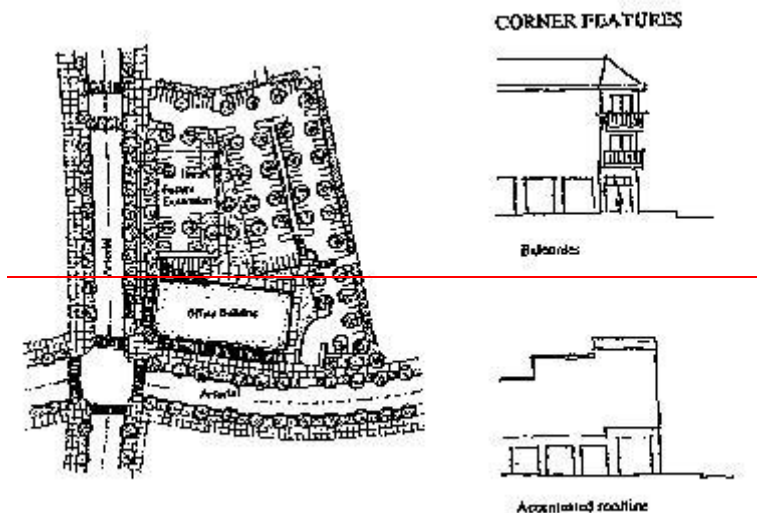
- ~~A. Driveways serving front yard porte cochere building entries shall be approved by the Director of Planning and Community Development and include only the short term parking that can be accommodated along one (1) double loaded drive aisle.~~
- ~~B. Pedestrian entry routes interrupted by driveways shall be distinguished from the driveway surface by decorative paving to the building entrance.~~
- ~~C. Driveway stacking lanes associated with drive through facilities shall not be located between the building and any property line adjacent to a public and/or private street.~~

15.35.320 Development Abutting Two (2) or More Street Frontages (Now part of Site and Building Design sections)

- ~~1. Buildings on corner lots shall orient front facades to both the corner and adjacent public and/or private street fronts. Pedestrian entries near or on the corner are encouraged.~~
- ~~a. Development at the intersection of a principal arterial with either a principal or minor arterial shall include architectural focal points that increase the visibility and landmark status of corner buildings, such as one (1) or more of the following:

 - ~~i. Transparent glazing incorporated into corner building design;~~
 - ~~ii. Tower elements and/or roof lines that accentuate the corner;~~
 - ~~iii. Balconies or building terraces at or near the corner.~~~~
- ~~B. If the subject property abuts public and/or private streets classified as principal arterials by the SeaTac Comprehensive Plan along both its front and rear property lines, then the property owner shall either:

 - ~~1. Design a single building with facade entries oriented toward both the front and rear property lines; or~~
 - ~~2. Orient one (1) or more buildings toward the front property line along with a designated location for a current or future building or buildings oriented toward the rear property line.~~~~



~~15.35.330 Relation to Adjacent Development (Note: Regulations either covered in other chapters or part of other sections within this chapter)~~

~~Proposed developments shall coordinate with current site planning and development efforts on adjoining parcels to take advantage of opportunities to mutually improve development design.~~

- ~~A. Adjacent developments shall link open spaces and landscaping whenever possible.~~
- ~~B. Proposed developments shall provide publicly accessible pedestrian connections to adjacent residential neighborhoods wherever possible, via a through block walkway or links to sidewalks. Provide stairs or ramps where necessary when topographic barriers, such as steep slopes, inhibit direct access to surrounding development or destination points, such as transit stops. (Note: Now addressed in Site Design/On-Site Pedestrian Access section)~~
- ~~C. Where developments with multi-family residential development is components are located adjacent to retail, commercial, employment, or institutional uses, side and/or rear yard landscape buffers shall be intersected by approved pedestrian circulation routes in order to facilitate convenient walking connections to adjacent uses or services. (Note: Now addressed in Site Design/On-Site Pedestrian Access section)~~
- ~~D. Buildings or structures that terminate view corridors shall include architectural features that increase the visibility and landmark status of the subject building facade, such as a clearly defined building modulation, pedestrian entry feature, and/or roof line that accentuates the building as a focal point. (Note: Now addressed in Building Design section)~~

~~15.35.345 Exterior Lighting (Note: now part of Site Design, On-Site Pedestrian Access)~~

- ~~A. Along pedestrian circulation corridors, lighting standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas. Lighting standards shall be no greater than sixteen (16) feet in height, and used to illuminate surfaces intended for pedestrians or vehicles, as well as building entries. Light fixtures shall be sited and directed to minimize glare around residences.~~
- ~~B. Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from car or transit circulation. Along pedestrian circulation corridors, lighting standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas. The level of lighting shall conform with the requirements of Chapter 17.40 SMC, Walkway, Bikeway and Park Lighting.~~
- ~~C. Light standard designs shall be approved by the Director of Planning and Community Development, and be in conformance with a consistent lighting standard design throughout the City Center area.~~

15.40.360 Service Element Location and Design (Note: From S. 154th Standards in existing Chapter 15.38)

To reduce the potential negative impacts of service elements such as waste receptacles and loading docks, service and loading areas shall be located away from sidewalks and other pedestrian areas, and screened from public view. The following requirements shall also be met:

- A. Service elements shall be concentrated and located where they are accessible to service vehicles and convenient for tenant use.
- B. In addition to standard closure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, and screened around their perimeter by a wall or fence and have self-closing doors.
- C. Service elements shall be designed to meet CPTED standards. (See Chapter 17.04 SMC, CPTED Concepts.)

15.3540.350.370 Projects on or Near the Edge of a Residential Low or Residential Medium Comprehensive Plan Designation ~~UL or UM Residential Zone~~

Careful siting and design treatment is necessary to achieve a compatible transition between two (2) zones of differing height, bulk and scale requirements. In order to mitigate potential impacts of ~~CB-C and UH zone~~ commercial and residential high density zone development on neighboring residential districts, the following standards shall apply:

- A. Properties abutting a ~~UL zone~~ parcels with a Residential Low Comprehensive Plan Designation shall incorporate the following:
 - 1. A maximum building height of thirty-five (35) feet, relative to the base elevation of the adjacent ~~UL zoned~~ Residential Low parcel(s) where that base elevation is higher than the base elevation of the proposed project, shall apply to all portions of a structure within sixty (60) feet of the parcel with the Residential Low designation ~~a UL zone~~, including access roadway widths; provided, that the overall height of any structure shall not exceed the maximum structure height specified in SMC 15.13.010; and
 - 2. A minimum side and/or rear yard building setback of twenty (20) feet shall apply if the side or rear property boundaries are adjacent to a parcel with a Residential Low designation ~~UL zone~~. Side/rear yard landscaping shall occupy all or part of the required building setback, as specified by land use in SMC 15.14.060.
- B. Properties abutting a parcel with a Residential Medium designation ~~UM zone~~ shall maintain a minimum side and/or rear yard building setback of twenty (20) feet, if the side or rear yard property boundaries are adjacent to a parcel with a Residential Medium designation ~~UM zone~~. Side/rear yard landscaping shall occupy all or part of the required building setback, as specified by land use in SMC 15.14.060.
- C. Parking shall not be permitted within the side and/or rear yard building setback adjacent to a parcel with a Residential Low designation ~~UL zone~~.



15.3540.500-400 Building Design

Purpose: Buildings ~~should~~ shall be designed to promote an architecturally appealing environment. Design emphasis ~~should~~ shall be given to the pedestrian through the provision of inviting building entries, street-level amenities and other structural and facade elements to encourage pedestrian interaction.

15.40.405 Minimum Building Height (Note: This is existing standard in S. 154th Station Area)

Minimum building height requirements are utilized to encourage higher density development, create visual interest and facilitate a consistent building scale.

A. Minimum Building Height.

1. The minimum base building height within the SeaTac/Airport Station Area Overlay District shall be two (2) stories, or
2. One (1) story structures may be allowed subject to the following:
 - a. One (1) story structures shall be a minimum of eighteen (18) feet and have the appearance of two (2) story structures.

15.3540.560-410 Character Bulk and Massing

All building facades shall include measures to reduce the apparent scale of the building, break up long blank walls, add visual interest and enhance the character of the neighborhood. Examples include vertical and horizontal variation, upper level setbacks, the creation of architectural focal points for buildings that terminate view corridors and roof design.

A. Vertical and Horizontal Façade Variation. Building facades ~~one hundred (100) feet or greater in length~~ shall incorporate vertical and/or horizontal variations in setback, material or fenestration design along the length of the applicable facade, ~~in at least two (2) of the following ways listed below.~~ (see SMC ~~15.40.82015.35.920~~ Character and Massing, for ~~character bulk~~ and massing requirements specific to parking structures.)~~;~~

A1. Vertical Façade ~~Changes~~Variations. ~~In order to incorporate setbacks, offsets or other architectural variation in the building face, a minimum of one (1) vertical façade change shall be provided at least every forty (40) feet~~ Incorporate intervals of architectural variation at least every eighty (80) feet over the length of the applicable facade, such as:

3a. Projecting forward or recessing back ~~portions or elements of~~ the applicable facade. Modulation shall be a minimum of two (2) feet in depth and two (2) feet in width.

2b. Incorporating changes in architectural materials; and/or ~~1.~~ Varying varying the arrangement, proportioning and/or design of windows and doors~~;~~

~~a.~~ Front facades incorporating a variation in building setback shall include within the setback such architectural elements as covered or recessed building entries, plazas or courtyards, storefront or bay windows, seating and/or planting areas.

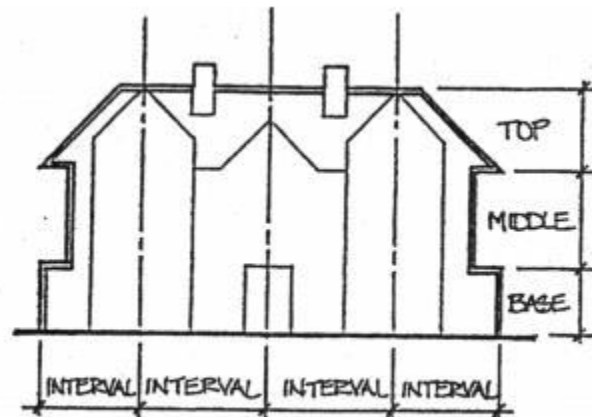
c. Other architectural elements that the Director of Planning and Community Development determines accomplishes the intent.

B2. Horizontal Façade ~~Changes~~Variations. ~~Designed~~ In order to differentiate the ground floor from upper floors, a minimum of one (1) horizontal façade change shall be provided, such as:

1a. Stepping back the upper floors from the ground floor building facade;

2b. Changing materials between the building base and upper floors;

3c. ~~Including~~ Providing a defined and detailed a continuous cornice line ~~or pedestrian weather protection element~~ between the ground floor and upper floors.



B. Upper Level Stepback- Design techniques shall be used to minimize perceived building mass, allow greater sunlight and achieve superior architectural and human scale from abutting streets and public open spaces.

1. Buildings may not rise more than sixty (60) feet without stepping back at least ten (10) feet.
2. Structures in Required Upper Level Stepback. The first five (5) feet of horizontal projection of decks, balconies with open railings, eaves, cornices and gutters shall be permitted in required upper setbacks.

C. Buildings that Terminate View Corridors. Buildings or structures that terminate view corridors shall include architectural features that increase the visibility and landmark status of the subject building facade, such as a clearly defined building modulation, pedestrian entry feature, and/or roof line that accentuates the building as a focal point. (Note: from existing SMC 15.35.330, (D))

D. Required Architectural Focal Points. Development at the intersection of a principal arterial with either a principal or minor arterial shall include architectural focal points that increase the visibility and landmark status of corner buildings, such as one (1) or more of the following:

- a. 1. Transparent glazing incorporated into corner building design;
- b. 2. Tower elements and/or roof lines that accentuate the corner;
- e. 3. Balconies or building terraces at or near the corner. (Note: From existing SMC 15.35.320)

E. 15.35.540 Roof Lines

1. In order to provide a visual terminus to the tops of City Center buildings and soften rectilinear forms, roof designs must conform to one (1) of the following options:

Roof lines shall be designed to create varied and interesting roof profiles that reinforce and complement vertical and horizontal variations within the building facades.

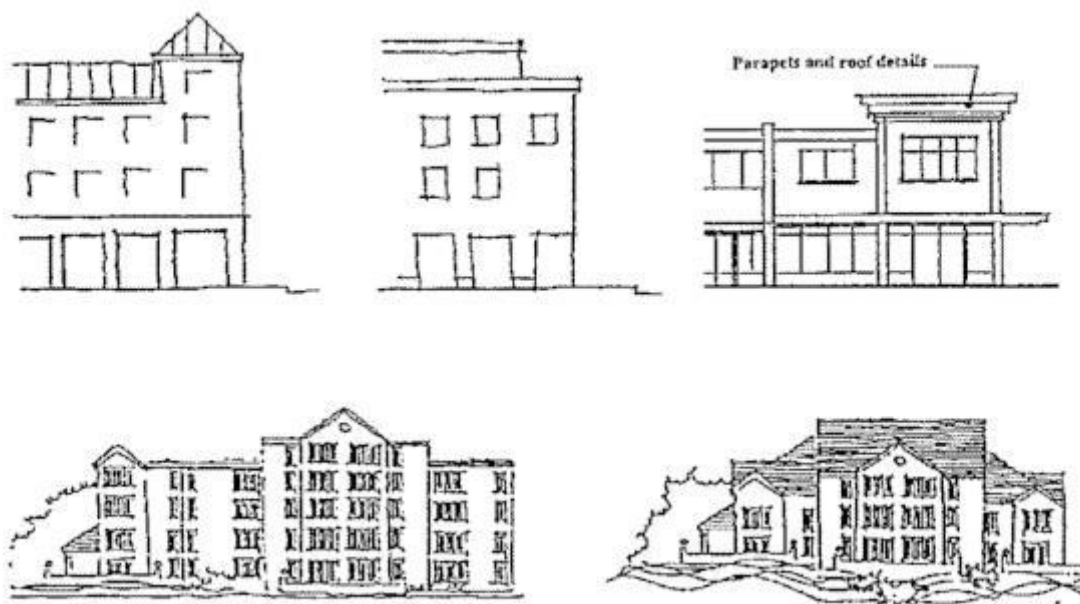
2. Roof designs shall incorporate at least one of the architectural elements in subsection (a) "Group 1: General Design Elements", and at least one of the architectural elements in subsection (b) "Group 2: Roof Detail Design Elements" as indicated below:

a. Group 1: General Design Elements

- i. Roof line architectural focal point. A roof line focal point refers to a prominent rooftop feature such as a peak, tower, gable, dome, or barrel vault or roof line trellis structure. (Note: From existing SMC 15.35.540)
- ii. Vertical or horizontal changes in rooflines. The roof line articulated through a variation or step in roof height. (Note: -From existing SMC 15.35.540 B.)
- iii. Varied roof forms such as gable, shed and hip roofs.

b. Group 2: Roof Detail Design Elements

- i. Projecting Cornice. Roof line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet. (Note: From existing SMC 15.35.540)
- ii. Articulated Parapet. Roof line parapets shall incorporate angled, curved or stepped detail elements. (Note: From existing SMC 15.35.540)
- iii. Other roof detail design element that meet the intent as approved by the Director of Planning and Community Development.



~~A. Roof Line with Architectural Focal Point. A roof line focal point refers to a prominent rooftop feature such as a peak, tower, gable, dome, barrel vault or roof line trellis structure.~~

~~B. Roof Line Variation. The roof line articulated through a variation or step in roof height or detail, such as:~~

~~1. Projecting Cornice: Roof line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.~~

~~2. Articulated Parapet: Roof line parapets shall incorporate angled, curved or stepped detail elements.~~

~~C. Pitched Roof or Full Mansard. A roof with angled edges, with or without a defined ridge line and extended eaves.~~

~~D. Terraced Roof. A roof line incorporating setbacks for balconies, roof gardens, or patios.~~

F. 15.35.550 Rooftop Equipment

1. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public right-of-way. Rooftop

equipment shall be screened from view from adjacent buildings to the extent possible.

2. Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through one (1) or more of the following methods: The approved method shall offer the most appropriate concealment of the equipment or equipment enclosure for the site as determined by the Director of Planning and Community Development:

a. Located within the principal building on the site;

b. Located behind a wall, parapet, louvers or other concealment methods meeting the intent of concealing the equipment or equipment enclosure on the rooftop or ground from pedestrian and higher elevation views;

~~c. A. A concealing roof line;~~

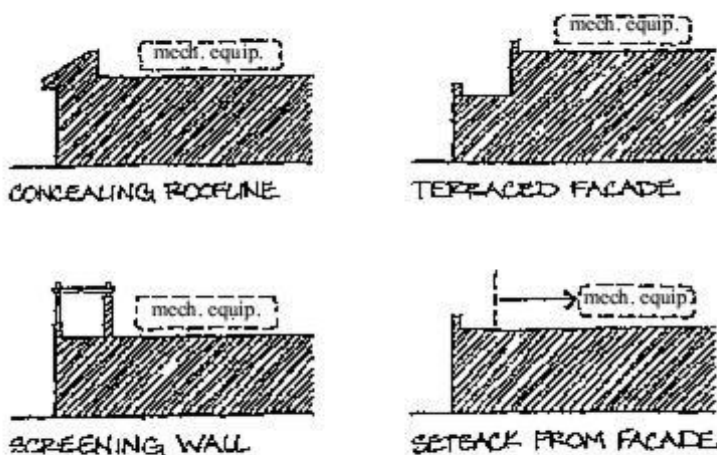
~~B. A terraced facade;~~

~~C. A screening wall or grillwork directly surrounding the equipment;~~

~~D. Sufficient setback from the facade edge to be concealed from ground level view.~~

3. Equipment cannot exceed the height of the screening method.

4. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials.



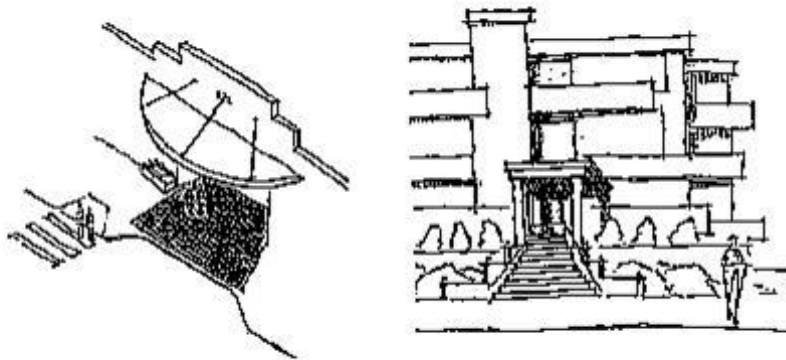
15.3540.520-420 Pedestrian Building Entries

- A. **Design of Primary Building Entries.** Primary building entries shall be designed to be clearly visible or recognizable from an adjacent public or private street through the incorporation of two (2) or more of the following features:
1. Canopies, ~~awnings,~~ or other entry coverings that provide pedestrian shelter and interest;
 2. Distinctive architectural elements such as a variation in the building footprint, roof form, or amount of transparent glazing;
 3. Pedestrian-scaled ornamental lighting no greater than ~~sixteen~~fifteen (~~16~~15) feet in height;
 4. Landscaping designed as to enhance entry as a focal point.

B. Design of Secondary Building Entries

~~B1.~~ **Entries for Ground Level Non-Residential Uses.** All ~~ground level~~ building entries for ground level nonresidential uses shall be located no more than three (3) feet above or below the grade of the sidewalk. In the case of an allowable grade difference between a building entry and adjoining sidewalk, provide stairs and/or ramps to accommodate pedestrian access.

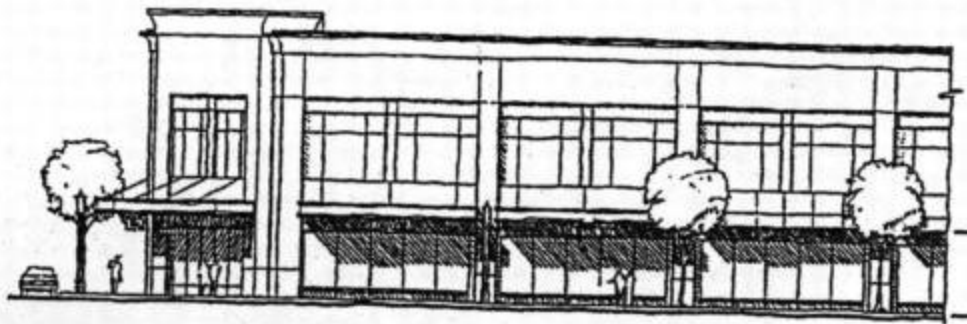
2. Separate Entrances for Residential and Non-Residential Uses in Mixed Use Projects. Ground level nonresidential uses in mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances -where feasible.



15.3540.510-430 Ground Floor Transparency Requirements

Windows shall be provided for all non-residential uses at the street level or where walls abut pedestrian corridors on the street level rather than blank walls to encourage a visual link between the business and passing pedestrians.

- A. Transparency requirements shall apply ~~as follows: to buildings with a ground floor retail/commercial or service use, as defined in SMC 15.35.620 and in the City Center Use Charts (SMC 15.35.100 through 15.35.160), including portions of buildings where ground floor uses are convertible to a retail/commercial or service use. Transparency requirements shall not apply to portions of a building with ground floor housing.~~
- ~~1. Windows shall cover at least sixty percent (60%) of the public street facing ground floor building wall area. At the first floor building level, darkly tinted, mirrored or reflective glass shall not be used. Lightly tinted windows are allowed for nonretail ground floor uses.~~
 1. **Class A Pedestrian-Oriented Streets.** For projects on Class A pedestrian-oriented streets, as designated in SMC 15.40.1320, [Ground Floor Use Requirements](#), windows shall cover at least seventy-five percent (75%) of the ground floor building façade facing the street.
 2. **Class B Pedestrian-Oriented Streets.** For projects on Class B pedestrian-oriented streets, as designated in SMC 15.40.1320, [Ground Floor Use Requirements](#), windows shall cover at least sixty percent (60%) of the ground floor building façade facing the street.
 3. **Class C Streets.** For projects that are located on Class C streets, windows shall cover at least sixty percent (60%) of the ground floor building façade facing the street.
 4. **Non-Residential Projects Not Located on Class A, B or C Streets.** For projects that are not located on Class A, B or C streets, windows shall cover at least sixty percent (60%) of the ground floor building façade facing the street or pedestrian corridor.
- B. **Dimensions of Windows.** Windows shall begin ~~between~~ twelve (12) ~~to and~~ twenty-four (24)~~thirty (30)~~ inches above the finished grade of the first floor building space and extend up to a minimum of eight (8) feet above finished grade. Transparency requirements shall apply to that area of the ground floor building wall fronting the street up to the finished ceiling height of the first floor building space.
- ~~3. Windows shall begin twelve (12) to thirty (30) inches above the finished grade of the first floor building space. (Note: Moved to section B above and revised.)~~
- C. **Visibility.** Glass on windows and doors shall be clear or slightly tinted, allowing views into and out of the interior.
1. At the first floor building level, darkly tinted, mirrored or reflective glass shall not be used.



Example of Ground Floor Transparency

15.3540.570-440 Pedestrian Weather Protection Along Building Facades

~~Street facing Building-building~~ facades with ground floor retail/, commercial, office, or service or public uses shall be designed to provide for pedestrian weather protection through the use of awnings, canopies, colonnades, marquees, or building overhangs. ~~Pedestrian weather protection structures shall extend along at least the length of the street facing facade with the ground floor retail/commercial or service use.~~ (Note: Moved to section A below.)

A. Pedestrian weather protection structures shall be provided along the length of the street facing façade through the use of awnings or building overhangs. (Note: from existing SMC 15.35.570 above)

B. **Weather Protection Design.** Pedestrian weather protection structures shall be architecturally integrated with the ground level design of the building to which it is attached. (Note: From existing SMC 15.35.570A)

B1. Minimum and Maximum Heights.

a. **Minimum Height.** The minimum height of pedestrian weather protection structures shall be eight (8) feet ~~and six (6) inches~~ above the sidewalk surface. ~~Maintain a horizontal consistency by aligning the bottom edge of weather protection structures with those on adjacent buildings. Where the grade is sloping, maintain the average height above grade of adjacent weather protection structures.~~

b. **Maximum Height.** ~~C.~~ The bottom edge of the pedestrian covering shall not extend higher than ~~fifteen twelve (1512)~~ feet above ground level.

2. Minimum and Maximum Horizontal Projections.

a. **e-Minimum Horizontal Projection.** Weather protection structures shall extend a minimum of ~~six (6) five (5) feet~~ out from the building façade.

~~b.d.~~ Maximum Horizontal Projection. The maximum horizontal projection from the surface of the building shall be eight (8) feet ~~or seventy five percent (75%) of the distance to the curb face, whichever is less.~~

~~i.~~ Weather protection may be allowed in the setback with City approval.

~~ii.~~ Weather protection may be allowed in the public right of way with City approval.

~~3.~~ ~~2.~~ ~~3.~~ Color, Material, Design and Configuration. The color, material, design and configuration of the pedestrian covering shall be as approved by the Director of Planning and Community Development. Fabric, plastic and rigid metal awnings are acceptable if they meet the applicable standards. Pedestrian weather protection that provides for sunlight at the street level, through either clear glass or retractable systems, are encouraged.

~~a.~~ Coverings with visible corrugated metal or corrugated fiberglass are not permitted.

~~b.~~ All lettering and graphics on pedestrian coverings must conform to the sign regulations in the City of SeaTac Zoning Code.

~~A.~~ ~~Pedestrian weather protection structures shall extend a minimum of four (4) feet out from the building facade. (Note: Requirement now in B(1) above and revised.)~~ The maximum horizontal projection from the surface of the building shall be eight (8) feet or seventy five percent (75%) of the distance to the curb face, whichever is less. ~~Note: Requirement now in B(2) above and revised)~~ Pedestrian weather protection structures shall be architecturally integrated with the ground level design of the building to which it is attached. (Note: Requirement now in B above and revised)

~~B.~~ ~~The minimum height of pedestrian weather protection structures shall be eight (8) feet and six (6) inches above the sidewalk surface. Maintain a horizontal consistency by aligning the bottom edge of weather protection structures with those on adjacent buildings. Where the grade is sloping, maintain the average height above grade of adjacent weather protection structures. (Note: Requirement moved to B(1)a above and revised.)~~

~~C.~~ ~~Building facade landscaping shall not be required under pedestrian weather protection structures along public or private street frontages. Any facade landscaping provided under pedestrian weather protection structures shall be of such width that a minimum four (4) feet of unobstructed walking area remains under the building awning, canopy, overhang, or other weather protection structure. (Note: This requirement is covered in Open Space Chapter, Div. IV)~~

~~D. Building facade landscaping in front of a ground floor retail use shall be designed and maintained to avoid obscuring visibility of street-facing windows or limiting access to building entrances, and shall consist of:~~

- ~~1. Evergreen shrubs spaced no more than four (4) feet apart that do not exceed a height of four (4) feet at maturity;~~
- ~~2. Ground cover; and~~
- ~~3. Seasonal displays of flowering annual bedding plants.~~

(Note: This requirement is covered in Open Space Chapter, Div. IV)

15.3540.530-450 Treatment of Blank Walls

The definition of a “blank wall” is any wall or portion of a wall that is visible from or located within forty (40) feet of a street or pedestrian-only corridor and is without a ground level window, door or facade opening along any street-facing facade section of twenty (20) feet in length or more.

A. Untreated blank walls visible from streets, sidewalks, or pedestrian pathways shall be prohibited.

AB. Maximum Length of Blank Walls Requiring Special Design Treatments. Where blank wall sections are unavoidable due to the requirements of ~~a particular land use or~~ structural needs, they shall not exceed a length of forty (40) fifty (50) feet, or twenty percent (20%) of the length of the ~~street-facing~~ facade, whichever is less.

BC. Special Design Treatments for Blank Walls. Blank wall sections of allowed lengths shall receive two (2) one (1) or more of the following special design treatments up to at least the finished ceiling height of the first floor building space in order to increase pedestrian comfort and interest:

1. A minimum of one (1) piece of public art, approved by the Director of Planning and Community Development. Artwork may include, but is not limited to, the following suggestions:
 - a. Artistic wall treatments, such as painted murals, bas-relief murals, trompe l’oeil, photographic montages, or mosaics, on at least fifty percent (50%) of the blank wall surface;
2. Provide a decorative masonry pattern, or other architectural feature as approved by the Director of Planning and Community Development, over at least ~~fifty thirty~~ percent (50%) (30%) of the blank wall surface; and/or
- a. Employ small setbacks, projections, indentations, or intervals of material change to break up the wall’s surface.

- ~~14.~~ Install vertical trellis in front of the wall with climbing vines or other plant materials over at least ~~fifty thirty~~ percent ~~(50%) (30%)~~ of the blank wall surface;

15.40.460 Minimum Depth and Ceiling Heights for Street Level Non-Residential Uses

Ground-floor spaces of buildings intended for non-residential uses that face public or private streets shall provide the following:

- A. The ground floor area shall extend in depth a minimum of thirty (30) feet from the exterior building façade.
- B. The minimum clear interior ceiling height standard for the ground floor portion of buildings shall be at least thirteen (13) feet for all street level building space.

15.40.470 Ground Floor Residential Uses

- A. Raising Ground Floor Residential Uses from Street Level. Street level residential units shall be raised above ground level a minimum of two and a half (2.5) feet.

15.40.480 Security for Residential Buildings (Note: Standards from 15.19 Multi-Family Chapter)

All residential mixed-use and multi-family developments shall comply with the regulations of this section.

- ~~A. **Entries.** Buildings with common access points shall be secured to prevent unauthorized persons from entering.~~

~~The number of dwellings using a common, unsecured building entrance shall be limited to not more than four (4). The number of units using the same access point shall be limited to not more than units in secured buildings, unless a prominent entryway and lobby are provided.~~

~~Provide a secured building with a prominent entryway and lobby in buildings of four (4) or more stories. A secured building is one where access is controlled by key or card key on all building entrances.~~

~~The above provisions shall be reviewed and approved by the Planning Director as satisfying the requirement of the territorial reinforcement objective. More than one (1) of the above methods may be required if necessary to achieve the objective.~~

- B. Doors.** ~~For all e~~Exterior doors and doors leading from individual units into common areas shall at minimum include the following:

1. Solid-core wood doors, metal doors, or fiberglass doors.;

2. Through-door viewers with a minimum one hundred eighty (180) degree viewing range.
3. Single-cylinder deadbolts extending a minimum of one (1) inch into the frame.
4. Security strikeplates a minimum of three and one-half (3-1/2) inches in height mounted with screws a minimum of three (3) inches in length.
5. Double locks on sliding doors.

C. Windows

1. ~~Ground floor~~ ~~Floor bedroom~~ ~~Bedroom windows~~ ~~Windows~~

- a. ~~Ground floor bedroom windows~~ shall be separated from sidewalks and ~~public~~ common areas in one (1) of the following manners:

 - i. The ground floor raised above ground level a minimum of four (4) feet;
 - ii. Pedestrian paths at least five (5) feet away (horizontal separation) from ground floor bedroom windows, with landscaping in between (refer to SMC 17.56, [Landscaping](#), for CPTED landscaping regulations).
 - iii. Another method that the Planning Director determines accomplishes the intent.

- b. Ground floor and sliding windows shall have double locks.
- c. Windows shall be required on street-front facades to allow views of the street.

2. Upper Floor Windows

- a. Upper floor windows shall be separated from exterior access corridors by at least five (5) feet (horizontally). ~~Exterior access corridors shall not be located directly adjacent to dwelling windows on upper floors.~~

D. Facades. Buildings shall have windows, balconies, decks, and similar features on facades facing streets, alleys, auto courts, and open space to allow for natural surveillance.

E. Common Areas

1. Common areas shall be designed for visibility and security.

2. Mail kiosks, stairwells, parking garages, laundry rooms, exercise rooms, and other common areas shall have ~~W~~windows and lighting shall be sited to provide for natural surveillance, visibility
~~of common areas, including mail kiosks, stair wells, parking garages, laundry rooms, exercise rooms, and other common areas of the site.~~
3. Doors between common areas shall have vision panels that meet the requirements of SMC 17.60.040, Vision Panels, through door viewers with a minimum one hundred eighty (180) degree viewing range, or windowpanes.

15.3540.400-500 Open Space and Amenities

(Note: This section has been re-organized and is now basically the same format as the open space standards in 15.38, the S. 154th Station Area Standards. The amount of open space required has not changed. The delivery of the open space has been revised.)

~~Purpose:~~ Break up dense development patterns with passive or active open spaces such as plazas, parks, ~~trails~~ and other means and link them wherever possible. ~~Open spaces should be useable, have good access and take advantage of local amenities such as Bow Lake. (Ord. 99-1050 § 8)~~
Open spaces shall be usable, have good access and take advantage of local amenities. Planted areas should be used to frame and soften structures, to define site functions, to enhance the quality of the environment, to screen undesirable views and to create identity. Whenever possible, development should include seating areas and be enhanced by such features as trees and flower displays, fountains, art and open spaces.

15.40.510 Usable Open Space Area Requirements

- A. Minimum Usable Open Space Requirement. A minimum of ten percent (10%) of net site area shall be set aside as usable outdoor open space accessible to the public. This requirement applies to all new commercial and mixed use development in the SeaTac/Airport Station Area Overlay District, except that the minimum usable open space requirement does not apply to residential-only projects. Private open space requirements for residential-only projects can be found within SMC 15.40.550, Multifamily Open Space Requirements.
 1. The following shall not be included toward meeting the minimum usable open space requirement:
 - a. Required landscaping and sensitive area buffers without common access links, such as pedestrian trails.
 - b. Driveways, parking, or other auto uses.
 - c. Areas of a parcel with slopes greater than eight percent (8%) shall not qualify as usable outdoor open space, unless the area has been developed with an enhanced accessibility system of stairs, ramps, terraces, trails,

seating areas, or other site improvements as approved by the Director of Planning and Community Development.

- d. Setback areas, unless developed as usable open space.
- e. Access to parking areas, lobby entrances and stairs.

15.40.520 Required Street Front Usable Open Space

- A. The minimum usable open space requirement shall include street front usable open space, with a minimum area of at least fifty percent (50%) of the overall open space requirement specified in SMC 15.40.510, Usable Open Space Area Requirements.
- B. The street front open space may include:
 - 1. Plaza(s);
 - 2. Pocket park(s); and/or
 - 3. Additional paving contiguous with sidewalk.

15.40.530 Alternative Methods of Meeting Usable Open Space Requirements

Developments have the option of contributing to an open space fund up to fifty percent (50%) of the overall open space requirement specified in SMC 15.40.510, Usable Open Space Area Requirements, in lieu of setting aside additional on-site open space area greater than the minimum required in SMC 15.40.520, Required Street Front Usable Open Space. The City shall use the funds contributed to the open space fund within six (6) years on an approved open space/park/art project(s) or return said funds to contributors. Revenue from the open space fund may be applied only to approved open space/park/art projects within the SeaTac/Airport Station Area Overlay District.

15.40.540 Usable Open Space Design Standards

- A. Arrangement and Design of Street Front Usable Open Space. Street front usable open space shall be developed and arranged in a manner that is accessible to the public, directly connected to a sidewalk or pedestrian pathway, and bordered on at least one (1) side by, or readily accessible from, approved structure(s) on site. Street front usable open space shall be placed in one (1) or more of the following ways, as approved by the Director of Planning and Community Development:
 - 1. Plaza, Courtyard, or Pocket Park. Publicly accessible open space of a minimum one thousand (1,000) square feet constructed contiguous with new or existing sidewalks shall link the open space elements with adjacent sidewalks, pedestrian paths, bikeways, and building entrances. Open space shall consist of at least fifty percent (50%) decorative paving. One (1) tree shall be required for every two

hundred (200) square feet of decorative paving area. Decorative paving areas shall be constructed of such materials as stamped, broom finish, scored concrete, brick or modular pavers, tiles, inlaid artwork, or similar materials as approved by the Director of Planning and Community Development.

a. Additional Courtyard Standards. Publicly accessible courtyard designs shall conform to the following standards:

i. The courtyard dimension is a measurement of the usable open space between two (2) buildings or to a property line, and shall have a width equal to the height of the building, up to a maximum of seventy-five (75) feet, but in no case less than twenty (20) feet.

ii. If the enclosing walls of a courtyard terrace upward and back with succeeding stories, the courtyard dimension shall be measured from the lowest enclosing floor or projection.

2. Additional Paving Contiguous with Sidewalk. A minimum five (5) foot wide paving area constructed contiguous with a new or existing sidewalk along the length of the front yard building facade, coupled with a direct connection between the building entrance and sidewalk.

B. Performance Standards for Open Space

1. Outdoor Seating. Publicly accessible plazas, courtyards, and pocket parks shall include at least one (1) linear foot of seating per each forty (40) square feet of plaza, courtyard, or pocket park space on site. Outdoor seating shall be in the form of:

a. Freestanding outdoor benches of a minimum sixteen (16) inches wide; or

b. Seating incorporated into low walls, raised planters or building foundations at least twelve (12) inches wide and eighteen (18) inches high.

2. Focal Point for Plazas, Courtyards and Pocket Parks. In addition to seating, publicly accessible plazas, courtyards, and pocket parks shall incorporate one (1) or more of the following open space amenities, as approved by the Director of Planning and Community Development, in order to encourage pedestrian use and activity:

a. Public art such as a sculpture or a water feature;

b. Transit stops, where appropriate;

c. Performance/stage areas; or

d. Other public amenities.

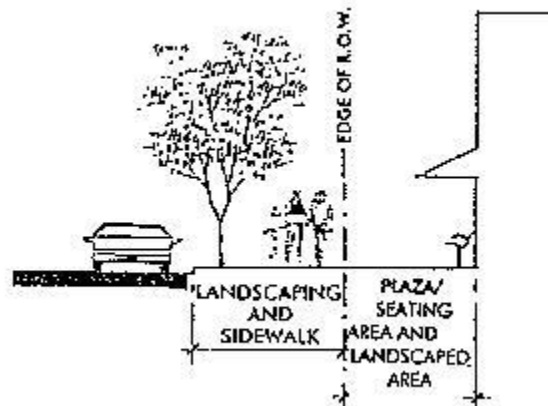
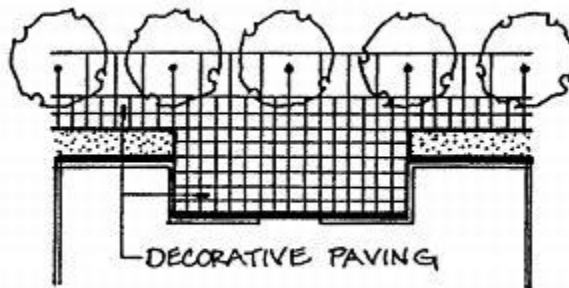
3. Accessory Site Furnishings. Accessory site furnishings shall be located so as not to obstruct pedestrian access along sidewalks and to businesses.

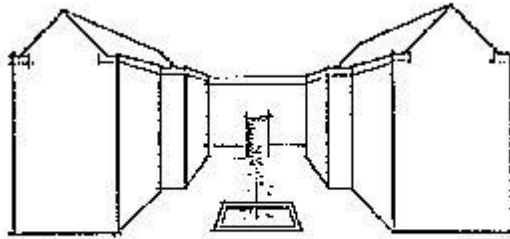
a. Waste receptacles, movable planters and other accessory site furnishings shall be of a design which is compatible with the design of the plaza, courtyard, or pocket park through the use of similar detailing or materials.

C. Arrangement and Design of Remaining Usable Open Space. In cases where street front usable open space requirements have been met, but additional open space must be provided to meet minimum usable open space requirements, the following open space options can be utilized:

1. The remaining percentage of required minimum usable open space may be installed as plantings within or immediately adjacent to the plaza, courtyard, or pocket park provided as street front usable open space.

2. Multi-Purpose Green Space. A combination of grass, pedestrian ways, and seating areas of a minimum two hundred (200) square feet. One (1) tree shall be required for every two hundred (200) square feet of green space area.





Organized around an outdoor space.

D. Sun angles and wind pattern should be considered in the design of plazas, courtyards and pocket parks to maximize sunlight areas.

E. Usable open space areas on site shall be organized and designed in a manner that allows for maximum integration with open space on adjacent parcels.

15.40.550 Multi-Family Open Space Requirements (Note: From 15.19 Multi-Family)

A. For developments located within the designated SeaTac/Airport Station Area Overlay District:

1. A minimum of sixty (60) square feet per unit of open space.

2. At least one hundred (100) percent of such space shall be allocated for outdoor multi-purpose open space accessible by all residents as described in ~~subsection (B) of this section~~ SMC 15.40.550 (B) below.

B. Multi-Purpose Outdoor Recreation and Open Space-

This requirement shall be satisfied through compliance with one (1) or more of the following elements:

1. Courtyards, or plazas ~~or multi-purpose green spaces~~ which serve to organize the placement of buildings, as described in SMC 15.40. Usable Open Space Design Standards 15.40.540.
2. Upper level common decks, patios, terraces, or roof gardens;
3. The square footage length and width of publicly accessible pedestrian-only corridors dedicated to passive recreation and separate from the public street system, including access links in sensitive area buffers.

15.40.560 Open Space Maintenance (From 15.38, S. 154th Stds)

All usable open space improvements shall be maintained in good condition. Maintenance shall include regular watering, mowing, pruning, clearance of debris and weeds, removal and replacement of dead plants and the repair and replacement of irrigation systems.

A. Water features such as fountains must be functional, operating on a continuous basis, and maintained in good condition

15.35.410 Minimum Open Space Area Required

~~A. A minimum of ten percent (10%) of net site area, excluding portions of a parcel classified as wetland; storm water facility, provided that such storm water facilities are at grade and not covered; or open water, shall be set aside as usable outdoor open space accessible to the public.~~

~~1. Required landscaping and sensitive area buffers without common access links, such as pedestrian trails, shall not be included toward meeting the minimum open space area requirement.~~

~~2. Driveways, parking, or other auto uses shall not be included in any usable outdoor open space area.~~

~~3. Areas of a parcel with slopes greater than eight percent (8%) shall not qualify as usable outdoor open space, unless the area has been developed with an enhanced accessibility system of stairs, ramps, terraces, trails, seating areas, or other site improvements as approved by the Director of Planning and Community Development.~~

~~4. Parcels adjacent to Bow Lake may not count areas of open water for the purpose of calculating the open space area requirement.~~

~~5. Wetland buffer and setback areas shall also be excluded for the purpose of calculating the open space requirement.~~

~~B. Usable open space shall include one (1) or more of the following:~~

~~1. Active outdoor recreation areas;~~

~~2. Multi purpose green spaces;~~

~~3. Pedestrian 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 only corridor shall be counted as usable open space; and/or~~

~~4. Publicly accessible plazas, courtyards, pocket parks and decorative paving areas constructed contiguous with a new or existing sidewalks located either within the~~

~~front yard setback or elsewhere on-site. Developments proposing on-site plazas and pocket parks as publicly accessible project amenities shall link the open space elements with adjacent sidewalks, pedestrian paths, and/or bikeways. Publicly accessible courtyard designs shall conform to the following standards:~~

~~a. The courtyard dimension is a measurement of the usable open space between two (2) buildings or to a property line, and shall have a width equal to the height of the building, up to a maximum of seventy five (75) feet, but in no cases less than twenty (20) feet.~~

~~b. If the enclosing walls of a courtyard terrace upward and back with succeeding stories, the courtyard dimension shall be measured from the lowest enclosing floor or projection.~~

~~C. The front yard open space requirement as per SMC 15.35.420, and lakefront open space requirement as per SMC 15.35.430 may be counted toward the minimum open space area requirement.~~

~~1. Developments have the option of contributing to a City Center open space fund in lieu of setting aside additional on-site open space area greater than the minimum required in both the front yard, as per SMC 15.35.420, and along lakefronts, as per SMC 15.35.430. The City shall use the funds contributed to the City Center open space fund within six (6) years on an approved open space/park project or return said funds to contributors. Revenue from the City Center open space fund may be applied only to open space/park projects within the defined City Center area.~~

~~2. To receive exemption for an amount of on-site open space totaling less than the required open space area, a contribution to the City Center open space fund shall be made in an amount that equals the monetary value of that portion of site area which is less than the required open space.~~

~~D. Usable open space areas on-site shall be organized and designed in a manner that allows for maximum integration with open space on adjacent parcels, as specified in SMC 15.35.330. (Ord. 99 1050 § 8)~~

15.35.420 Front Yard Open Space

~~The following front yard open space regulation shall supersede the street frontage landscape requirement as specified in SMC 15.14.020(C) and 15.14.060. The building facade landscaping requirement shall continue to apply to uses in the City Center, except under pedestrian weather protection structures, as specified in SMC 15.35.570.~~

~~A. Front yard open space area equal to the square footage of a five (5) foot strip along the length of the street facing front facade(s) shall be developed and arranged in a manner that is accessible to the public at all times, directly connected to a sidewalk or~~

~~pedestrian pathway, and bordered on at least one (1) side by, or readily accessible from, approved structure(s) on site. Front yard open space shall be placed in one (1) or more of the following ways, as approved by the Director of Planning and Community Development:~~

- ~~1. **Plaza, Courtyard, or Pocket Park.** Publicly accessible open space of a minimum two hundred (200) square feet that is adjacent to a pedestrian building entrance and consisting of at least fifty percent (50%) decorative paving. The remaining percentage of required open space area may be installed as plantings within or immediately adjacent to the plaza, courtyard, or pocket park. One (1) tree shall be required for every two hundred (200) square feet of decorative paving area. Decorative paving areas shall be constructed of such materials as stamped, broom finish, or scored concrete; brick or modular pavers;~~
- ~~2. **Multi-Purpose Green Space.** A combination of grass, pedestrian ways, and seating areas of a minimum two hundred (200) square feet. One (1) tree shall be required for every two hundred (200) square feet of green space area; and/or~~
- ~~3. **Decorative Paving Contiguous with Sidewalk.** A minimum five (5) foot wide decorative paving area constructed contiguous with a new or existing sidewalk along the length of the front yard building facade, coupled with a direct connection between the building entrance and sidewalk.~~

~~B. **Outdoor Seating.** Publicly accessible plazas, courtyards, and pocket parks shall include at least one (1) linear foot of seating per each forty (40) square feet of plaza, courtyard, or pocket park space on site. Outdoor seating shall be in the form of:~~

- ~~1. Freestanding outdoor benches of a minimum sixteen (16) inches wide; or~~
- ~~2. Seating incorporated into low walls, raised planters or building foundations at least twelve (12) inches wide and eighteen (18) inches high.~~

~~C. **Focal Point For Plazas, Courtyards and Pocket Parks.** In addition to seating, publicly accessible plazas, courtyards, and pocket parks should incorporate one (1) or more of the following open space amenities in order to encourage pedestrian use and activity:~~

- ~~1. Public art, such as a water feature or sculpture;~~
- ~~2. Transit stops;~~
- ~~3. Performance/stage areas; or~~
- ~~4. Other public amenities, as approved by the Director of Planning and Community Development.~~

~~D. **Accessory Site Furnishings.** Accessory site furnishings shall be located so as not to obstruct pedestrian access along sidewalks and to businesses.~~

~~1. Waste receptacles, movable planters and other accessory site furnishings shall be of a design which is compatible with the design of the plaza, courtyard, or pocket park, through the use of similar detailing or materials.~~

(Ord. 99-1050 § 8)

15.35.430 Incorporating Bow Lake as a Focal Point

~~New development and major redevelopment adjacent to Bow Lake shall be designed to increase opportunities for the public to both view and access the lakefront area, while at the same time minimizing impacts on the waterway's biologic and hydrologic functions.~~

~~A. The Bow Lake waterfront buffer and building setback area, as required in SMC 15.30.190, should be made publicly accessible through the construction of pedestrian access trail links, seating areas, and shoreline viewing points, in conformance with SMC 15.30.300.~~

~~B. Adjacent lakefront developments shall link waterfront open spaces and associated pedestrian circulation systems.~~

~~C. Properties adjacent to Bow Lake shall provide a pedestrian access corridor to the lakefront area from an adjacent public or private street. Side yard pedestrian access links may be shared between adjacent properties.~~

~~3. All nonresidential properties abutting Bow Lake and associated wetlands shall provide at least one (1) clearly marked public entry facing the lake designed to connect with the planned pedestrian trail.~~

15.3540.600 Mixed Use and Residential Mixed Use Development Standards

Incorporate a mixture of different types of uses in one (1) structure or in close proximity to encourage pedestrian circulation, maximize site development potential and create an active environment. Design ground floors to accommodate commercial uses that benefit from a high degree of pedestrian activity while upper floors should be devoted to residential or office uses. The following regulations shall supersede the mixed use and residential mixed use standard in SMC 15.13.107, and shall apply to City Center SeaTac/Airport Station Area Overlay District developments proposing land uses specified as being part of a mixed use or residential mixed use development in the SMC 15.35.110 through 15.35.160, City Center 15.40.120 SeaTac/Airport Station Area Overlay use charts.

15.3540.610 Definition of Mixed Use

Mixed use refers to the combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site in one (1) of the following ways:

- A. Vertical Mixed Use. A single structure with the above floors used for residential or office use and a portion of the ground floor for retail/commercial or service uses.
- B. Horizontal Mixed Use – Attached. A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential or office uses behind.
- C. Horizontal Mixed Use – Detached. Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.

15.40.615 Definition of Residential Mixed Use (Note: Much of this section is from 15.35.610 above and then revised to specify requirements for Residential Mixed Use projects as specified in the Use charts with “rmu”.)

Residential Mixed-mixed use refers to the combining of retail/commercial and/or service uses with residential ~~or office~~-uses in the same building or on the same site in one (1) of the following ways:

- A. Vertical Mixed Use. A single structure with the above floors used for residential ~~or office~~-uses and a portion of the ground floor for retail/commercial or service uses.
- B. Horizontal Mixed Use – Attached. A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential ~~or office~~-uses behind.
- C. Horizontal Mixed Use – Detached. Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential ~~or office~~-uses in separate structure(s) behind or to the side.

15.3540.620 Ground Floor Uses in Mixed Use and Residential Mixed Use and/or High Capacity Transit Facility Projects

(For ground floor use requirements relative to parking structures, see SMC ~~15.40.845-15.35.945~~.)

The following shall apply to vertically-mixed use and residential mixed use buildings, as well as structures in horizontal mixed use and residential mixed use projects sited within the maximum front yard setback: (see SMC 15.3540.610 and 15.40.615 for definitions of mixed use and residential mixed use types.)

- A. A minimum of fifty percent (50%) of the length of the exterior ground floor facing the street(s), ~~excluding vehicle entrances, exits, and alleys~~, shall be designed to be occupied by a retail/commercial or service use. ~~The leasable ground floor area shall extend in depth a minimum of thirty (30) feet from the exterior building facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet. (Note: Now covered in other sections.)~~

A partial list of permitted retail/commercial or service uses are specified below (for a detailed listing of permitted uses, refer to the ~~City Center-SeaTac/Airport Station Area Overlay~~ use charts):

1. Retail/Commercial. Retail/commercial uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, hotels/motels, restaurants, and other retail/commercial uses that are not specifically auto-oriented in scale or nature.
2. Services. General offices, such as professional, financial, insurance and real estate services; or personal services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries and health clubs.

~~B. The minimum clear interior ceiling height standard for the retail/commercial or service use portion of mixed use buildings shall be a minimum ten (10) feet for all street level building space. **(Note: Now covered in other sections.)**~~

~~C. Pedestrian level commercial uses in vertical mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible. **(Note: Now covered in other sections.)**~~

~~D. Ground floor businesses shall provide business identity signs that fit with the architectural character of the site and shall conform to all other applicable sign requirements identified in the SeaTac Municipal Code. **(Note: Now covered in other sections.)**~~

15.40.625 Minimum Residential Use Requirement for Residential Mixed Use Projects

~~Fifty (50) percent of the gross floor area of residential mixed use projects shall be residential.~~

~~Purpose: Design multiple family units that are of high quality, good architectural design, are compatible with adjacent development, especially single family neighborhoods, and that provide linked open space. Townhouse units should be well designed and architecturally appealing.~~

~~A. Multi family development within the City Center shall meet the requirements of Chapter 15.19 SMC. Additionally, the following sections of the City Center standards shall apply to projects as stated below:~~

- ~~1. The following standards shall apply to all multi family projects in the City Center: SMC 15.35.200 through 15.35.220; 15.35.300 through 15.35.335; 15.35.430; 15.35.800 through 15.35.850.~~

- ~~2. The following standards shall apply only to ground floor commercial in mixed use residential projects: SMC 15.35.510 and 15.35.520; 15.35.570; 15.35.600 through 15.35.620. (Ord. 01-1031 § 1; Ord. 00-1002 § 6; Ord. 99-1050 § 8)~~

15.3540.800-700 Parking Standards

Purpose: Minimize parking as a dominant land use. Parking ~~should~~shall be screened through its placement behind structures and via landscaping. Parking shall be provided in such a way as to facilitate the achievement of the urban design vision set forth in SMC 15.40.010, Purpose.

15.40.710 Minimum Parking Standards

Minimum parking standards shall be those established under Chapter 15.15 SMC except that the minimum standard for a one (1) bedroom unit in a multifamily development shall be one (1) parking space.

15.40.720 Maximum Parking Standards

The following maximum parking standards, shall be in addition to the minimum parking standards established under Chapter 15.15 SMC. (Note: Existing requirement in 15.35.800)

- A. In cases where the minimum parking standards established under Chapter 15.15 SMC are greater than the maximum spaces allowed in this section, then the parking standards of SMC 15.40.730, Maximum Parking Requirements, shall supersede and also serve as the minimum number of parking spaces required.

~~The following maximum parking standards shall be in addition to the minimum parking standards established under Chapter 15.15 SMC. In cases where the minimum parking standards established under Chapter 15.15 SMC are greater than the maximum spaces allowed in this section, then the parking standard of SMC 15.35.810 shall supersede and also serve as the minimum number of parking spaces required.~~

- B. Additions or Reductions in Parking Spaces. There may be additions or reductions to allowed parking spaces based on a parking plan demonstrating an increased or decreased need to serve residents and/or customers. (Note: This section from footnote to table in 15.35.810)

15.3540.810-730 Maximum Parking Requirements (1)

LAND USE	MAXIMUM SPACES ALLOWED*
<u>BUSINESS SERVICES</u> Government/Office, Business Uses	
Business Service/Office Uses	5**per 1,000 SF of building area
Conference/Convention Center	5 per 1,000 SF of building area
General Service Uses	4 per 1,000 SF of building area
<u>CIVIC & INSTITUTIONAL</u> Government/Office, Business Uses	
Business Service/Office Uses	5**per 1,000 SF of building area
General Service Uses	4 per 1,000 SF of building area
<u>EDUCATIONAL</u> General, Educational and Health Services Uses	
Educational Uses	1 per employee, plus 1 per 2 students
<u>HEALTH & HUMAN SERVICES</u> General, Educational and Health Services Uses	
Health Services Uses	4 per 1,000 SF of building area
<u>MANUFACTURING</u>	
Manufacturing Uses	1 per employee, plus 2 per 1,000 SF of building area
<u>MOTOR VEHICLE RELATED</u>	
Park-and-Fly Parking Public/Private Parking Lot	Maximum number of spaces for a park-and-fly parking use is 300. See SMC 15.40.860 for incentives through which additional parking may be allowed. See SMC 15.35.140, footnote (5), (6) and (8) for information regarding public/private parking
<u>RECREATIONAL & CULTURAL</u> Recreational/Cultural Uses	
Community Center	4 per 1,000 SF of building area
Library/Museum/ Cultural Meeting Facility	4 per 1,000 SF of building area
Recreation Facility, IndoorSports/Fitness/Health Club	4 per 1,000 SF of building area

LAND USE	MAXIMUM SPACES ALLOWED*
<u>RESIDENTIAL</u>	
<u>Residential</u>	
Bed and Breakfast/ Guesthouse	1 per bedroom, plus 2 for residents
Community Residential Facility	1 per bed
Convalescent Center/Nursing Home (24 hr. care)	1 per 3 beds
Dormitory	1 per bedroom unit
Single Attached Dwelling /Duplex/Townhouse	2 per dwelling unit
Multi-Family Housing	1 per bedroom, up to 2 per dwelling unit maximum***
Multi-Family, Senior Housing	1 per unit***
Transitional Housing	1 per 2 bedrooms***
Residential Congregate Care	.35 per bedroom
<u>RETAIL & COMMERCIAL</u>	
<u>Retail/Commercial Uses</u>	
Hotel/Motel/ Lodging and Associated Uses	1 per bedroom, plus the following for associated uses:
with restaurant/lounge/bar	4 per 1,000 SF of building area
with banquet/meeting room	5 per 1,000 SF of gross building area
Retail and Commercial Uses	4 per 1,000 SF of leasable space
Theater	0.75 per fixed seat, plus 1 per employee

1 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.

~~* 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.~~

~~** Maximum parking for business service/office uses may be increased to seven and one half (7.5) per one thousand (1,000) square feet of building area through the establishment of a development agreement between the City and a developer.~~

~~*** Unless modified by a parking plan demonstrating an increased need to serve residents. (Note: Now part of 15.40.720B)~~

15.3540.820-740 Location of Surface Parking Lots

~~A. Public/Private Surface Parking as an Interim Use. Public/private surface parking, as the main activity on a site, may only be allowed as an interim use subject to the following requirements:~~

- ~~1. A site plan showing the proposed long term use;~~
- ~~2. A binding commitment to ensure that the long term use is constructed within a set time period;~~

~~3. A development agreement specifying additional conditions as needed. (Note: Moved to 15.40.850 A. Park-and-Fly Surface Parking as an Interim Use)~~

~~B. Location of Surface Parking Lots.~~

- ~~1A.~~ No parking shall be located between the building and the front property line, other than a driveway for passenger loading and off-loading only in conformance with SMC 15.35.340 and approved by the Director of Planning and Community Development. Surface parking shall be located behind a building or to the side of a building.
- ~~2B.~~ Parking located next to a building and within forty (40) feet of the front property line shall not occupy more than the width of two (2) lengthwise parking stalls and one (1) travel lane, or sixty-two (62) feet, whichever is less.
- ~~3C.~~ On corner lots, no parking shall be located between the building and either of the two (2) front property lines. If a parcel abuts more than two (2) public or private streets, no parking shall be located between the building and the front property line abutting the two (2) public and/or private streets with the highest classification.

15.3540.830-750 Encouraging the Joint Use of Driveways and Parking Areas

- A. The joint use of driveways and parking areas shall be encouraged to reduce overall parking needs. A convenient pedestrian connection must exist between the building facilities and/or properties to qualify as a joint use parking facility. As an incentive, the City will consider an overall reduction in the parking ratio of up to fifty percent (50%) of the minimum required for primary nighttime uses such as theaters, bowling alleys, and restaurants when coordinated with a parking supply serving primarily daytime uses such as banks, offices, and retail stores.
- B. Automobile access shall be consolidated with no more than one (1) driveway per one hundred fifty (150) linear feet of street frontage.

15.3540.840-760 Surface Parking Lot Landscaping and Treatment of Perimeter

- A. At least ten percent (10%) of the interior surface parking area shall have landscaping when the total number exceeds twenty (20) parking stalls, including a minimum of one (1) tree for every seven (7) parking stalls to be distributed between rows and/or stalls throughout the parking lot.
- B. Surface parking shall be visually screened from public and/or private streets by means of building placement and/or landscaping. The perimeter of a parking lot shall be planted with five (5) feet of Type III landscaping, or if site layout requires, a maximum four (4) foot high fence and sufficient landscaping to filter views. Any abutting landscaped areas can be credited toward meeting this standard.

- C. The required width dimension for interior parking area planting beds shall be a measurement of the usable soil area between pavement curb edges. Except as noted in this subsection, trees and required landscaping shall be placed in planting beds at least five (5) feet wide between parking rows and/or stalls within the interior of the parking lot.

15.3540.850-770 Pedestrian Circulation Through Parking Lots

- A. Surface parking lots containing one hundred (100) parking spaces or more shall provide pedestrian walkways through the parking field. Pedestrian walkways shall be raised, and shall be a minimum of eight (8) feet wide, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to nonstreetfront building entrances or existing pedestrian ways.
1. For parking rows perpendicular to the principal building facade, pedestrian ways shall be located between two (2) rows of parking spaces at a minimum of one (1) pedestrian way every two hundred (200) feet.
 2. For parking rows parallel to the principle building facade, pedestrian ways shall be incorporated adjacent to a series of aligned landscape islands at a minimum of one (1) walkway every twenty-one (21) parking spaces.
- B. Clearly distinguish the pedestrian way network from car or transit circulation. This is particularly important in areas where these various travel modes intersect, such as at driveway entrances and in parking lots.
1. Where sidewalks or walkways cross vehicular driveways, provide a continuous raised crossing, or distinguish the crossing from the driveway surface by marking with a contrasting paving material.

15.3540.900-800 Parking Structures

- A. Purpose: Design parking structures to blend in with adjacent development. Emphasize design features that minimize the obtrusiveness of the parking use and encourage architectural compatibility with adjacent development.

- B. The standards within this section apply to all parking structures including stand-alone parking structures and those that are part of larger complexes.

15.3540.915-810 Parking Structure Placement and/or Setbacks Design Setbacks

Parking structures shall be located within the maximum front yard setback, as specified in SMC 15.40.310, Building Orientation and Location, or built to the side or rear of the subject property when located behind or to the side of additional buildings on site.

~~A. Parking Structures on Properties Adjacent to International Boulevard. Except as otherwise specified below, the provisions of this subsection shall supersede the setback standards specified in SMC 15.35.310. No parking structures shall be located within one hundred (100) feet of the International Boulevard ROW, except as specified below:~~

- ~~1. Parking structures located behind or adjacent to additional nonparking buildings facing International Boulevard may be located in a manner that meets developer needs, within the setback requirements (SMC 15.35.310) and other applicable building codes, except that portions of parking garages exceeding the height of fronting buildings shall meet the one hundred (100) foot requirement specified above.~~
- ~~2. Parking structures may be integrated into buildings built within the maximum setback (SMC 15.35.310); provided, that a retail/commercial, service, office, or residential use, or a combination of these uses, comprises the building's face for its full height on International Boulevard.~~
- ~~3. The entire space within the one hundred (100) foot setback area may be developed as a public plaza to a level of design accepted by the Director of Planning and Community Development.~~

~~For corner lots on International Boulevard, the parking structure must be faced with other uses as specified in subsection (A)(2) of this section on all sides adjacent to public and/or private streets for a distance of one hundred (100) feet from International Boulevard.~~

~~B. Parking Structures on Properties Adjacent to All Other City Center Public and/or Private Streets. Parking structures shall be located within the maximum front yard setback, as specified in SMC 15.35.310, or built to the side or rear of the subject property when located behind or to the side of additional buildings on site.~~

15.3540.910-815 Parking Structure Design

The following parking structure design standards shall be in addition to or, in some cases, supersede applicable design standards in other sections in this chapter.

A. All freestanding or above ground parking structure facades shall have the appearance of an office building or hotel building.



B. Parking structures shall be architecturally integrated or designed with an architectural theme similar to the main building.

C. Ground Floor Transparency Requirements. See SMC 15.40.430, Ground Floor Transparency Requirements.

D. Pedestrian-Weather Protection. See SMC 15.40.440 Pedestrian Weather Protection Along Building Facades.

AE. Parking Decks. Parking decks should be flat where feasible. At a minimum, a majority of both the ground floor and top parking decks shall be required to be flat, as opposed to continuously ramping.

BF. External Elevator Towers and Stair Wells. External elevator towers and stair wells shall be open to public view, or enclosed with transparent glazing.

G. Proposed design of any parking structure shall be approved by the Director of Planning and Community Development.

15.3540.920-820 Parking Structure ~~Character~~ Bulk and Massing Design

Parking structure elevations ~~over one hundred fifty (150) feet in length~~ shall incorporate vertical and/or horizontal variation in setback, material or fenestration design along the length of the applicable ~~façade~~ ~~façade~~, ~~in at least one (1) or more of the following ways:~~

A. **Vertical Facade Changes.** ~~In order to incorporate setbacks, offsets or other architectural variation in the building face, a minimum of one (1) vertical façade change shall be provided~~ ~~Incorporate intervals of architectural variation~~ at least every ~~forty (40)~~ ~~eighty (80)~~ feet over the length of the applicable facade, such as:

1. Varying the arrangement, proportioning and/or design of garage floor openings;
2. Incorporating changes in architectural materials;

3. Projecting forward or recessing back portions or elements of the parking structure facade;

B. **Horizontal Facade Changes.** ~~In order Designed~~ to differentiate the ground floor from upper floors, a minimum of one (1) horizontal façade change shall be provided, such as:

1. Stepping back the upper floors from the ground floor parking structure facade;
2. Changing materials between the parking structure base and upper floors; and/or
3. Including a continuous cornice line or ~~pedestrian weather protection~~other architectural element between the ground floor and upper floors.

(Note: From 15.35.910 D)

DC. Top Floor Wall Designs. Parking structure top floor wall designs must conform to one (1) or more of the following options:

1. Top Floor Wall with Architectural Focal Point. A top floor wall focal point refers to a prominent wall edge feature such as a glazed elevator and/or stair tower, or top floor line trellis structure.
2. Top Floor Wall Line Variation.
 - a. Projecting Cornice: Top floor wall line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
 - b. Articulated Parapet: Top floor wall line parapets shall incorporate angled, curved or stepped detail elements.

15.3540.930-830 Minimizing Views Into the Parking Structure Interior Design

Facades of parking structures facing ~~a public streets~~ or pedestrian ways ~~as defined by SMC 15.35.220~~ shall be designed without continuous horizontal parking floor openings.

- A. For portions of parking structures without a ground floor retail/commercial use, the following building facade landscaping is required:
 1. Five (5) foot wide facade landscape strip consisting of:
 - a. A mix of evergreen shrub groupings spaced no more than four (4) feet apart that do not exceed a height of six (6) feet at maturity;
 - b. Ground cover; and
 - c. Seasonal displays of flowering annual bedding plants.

- B. Any portion of a parking structure ground floor with exposed parking areas adjacent to a public or private street shall minimize views into the parking structure interior through one (1) or more of the following methods which are in addition to the above facade landscaping strip:
1. Decorative trellis work and/or screening as architectural elements on the parking structure facade, without compromising the open parking structure requirements of the Building Code; and/or
 2. Glass window display cases incorporated into ground floor walls built between two (2) structural pillars. Glass window display cases shall be at least two (2) feet deep, begin twelve (12) to thirty (30) inches above the finished grade of the sidewalk, and cover at least sixty percent (60%) of the area between two (2) pillars.
- C. Upon conversion of portions of a parking structure ground floor to a retail/commercial use, the Director of Planning and Community Development may approve the removal of initially installed ground floor screening material in order to allow maximum visibility and access to the converted portions of the parking structure ground floor.
- D. In addition to the above, minimize views into the upper floors of parking structures through one (1) or more of the following methods:
1. The use of planters integrated into the upper floors of parking structure facade design;
 2. Decorative trellis work and/or screening as architectural elements on the parking structure upper floor facades; and/or
 3. Upper parking floors designed as a pattern of window-like openings on the parking structure facade.

15.3540.940-840 Parking Floors Located Under or Within Buildings Design

- A. Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of prominence on the street, location and design emphasis.
- B. Parking at grade under a building shall be completely enclosed within the building or wholly screened through any combination of walls, decorative grilles, or trellis work with landscaping.

15.3540.945-845 Ground Floor Uses in Parking Structures Design

- A. Parking structures shall be designed so that a minimum of fifty percent (50%) of the length of the exterior ground floor facade(s) ~~with existing or projected adjacent foot~~

~~traffic, excluding vehicle entrances and exits, provides ground floor area either built out as, or convertible to, occupied by permitted uses. -Windows shall cover at least 50% of the ground floor building façade facing the street. retail/commercial or service uses. The applicable ground floor area shall extend in depth a minimum of twenty-three (2030) feet from the exterior parking structure facade; ~~provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet.~~~~

1. The minimum clear interior ceiling height standard for ground floor nonresidential uses that face public or private streets ~~the retail/commercial or service use portion of parking structures~~ shall be ten-thirteen (4013) feet for all street level building space.
2. Parking structure ground floors shall include fire suppressing sprinkler systems at the time of construction.

~~B. At the time of construction, a minimum of four hundred (400) square feet of leasable retail/commercial or service space shall be constructed and made available for occupancy. The remainder of the area necessary to fulfill the minimum retail/commercial or service use requirement specified in subsection (A) of this section, but not included at the time of construction, shall employ window display cases, as specified in SMC 15.35.930(B)(2) to meet the transparency requirements of SMC 15.35.510.~~

~~C. Parking structures with ground floor retail/commercial or service uses will be granted an additional parking allowance as follows:~~

1. ~~The number of parking spaces displaced by the portion of the parking structure ground floor designed for retail/commercial or service uses may be added to the maximum number of allowed parking spaces established for on-site land uses.~~

15.3540.947-847 Parking Structure Lighting Design

CA. Lighting and Multi-Level Parking Structures. Lighting on and/or within multi-level parking structures shall be screened, hooded or otherwise limited in illumination area so as to minimize excessive “light throw” to off-site areas. **(Note: From 15.35.915 (C))**

B. Additional Lighting Requirements. Lighting of parking structures shall be provided pursuant to Chapter 17.28 SMC, Parking Structures.

15.3540.905-849 Stand-Alone Parking Structures

In addition to the other standards in this section, S~~stand-alone parking structures allowed under SMC 15.35.140, Use No. 094,~~ shall comply with the following minimum requirements:

- A. Only one (1) stand-alone parking structure shall be allowed per development site. (Also see SMC 15.10.175.03, for the definition of Development Site – Stand-Alone Parking Structures.)
- B. A stand-alone parking structure is limited to not more than three hundred (300) parking stalls unless additional spaces are allowed under SMC 15.40.860 Parking Bonus Incentive Program~~15.35.950.~~
- C. Stand-alone parking structures implementing the parking incentive of SMC ~~15.35.950~~15.40.860 (B)(3) shall locate all required off-street parking spaces for the retail/commercial, service, or residential use(s) adjacent to such uses. The spaces shall be reserved and clearly designated for the customers of those uses.
- D. No stand-alone parking structure shall be allowed on a development site specifically created through a commercial/industrial subdivision.
- ~~E. Design features for stand-alone parking structures shall comply with the requirements of SMC 15.35.100 and 15.35.900 through 15.35.945.~~

15.40.850 Park-and-Fly Parking Standards

A. Park-and-Fly Surface Parking as an Interim Use (Note: From 15.35.820 (A))

A. Park-and-Fly surface parking, as the main activity on a site, may only be allowed as an interim use subject to the following requirements:

1. A site plan showing the proposed long-term use;
2. A binding commitment to ensure that the long-term use is constructed within a set time period;
3. A development agreement specifying additional conditions as needed

B. Number of Park-and Fly Parking Structures Per Development Site

~~Public/private~~Park-and-Fly parking lots shall only be allowed in one (1) parking structure per development site. (Note: From Footnote #8, 15.35.140 Government/Office/Business Uses)

15.3540.950-860 Parking Bonus Incentive Program

- A. A parking allowance bonus, beyond the maximum parking specified in SMC ~~15.35.810~~15.40.730, will be granted to those developments which provide retail/commercial or service space beyond the requirements of SMC 15.~~3540~~.620, or a public benefit in the form of:

1. Dedicated public right-of-way, in an arrangement and amount per parcel that conforms to SMC 15.40.210, Street Network and Design ~~the City Center vehicular and pedestrian access plan~~; and/or
 2. Publicly accessible on-site open space greater than the minimum ten percent (10%) of net site area required, or an equivalent monetary contribution to the City CenterSeaTac/Airport Station Area Overlay District open space and art fund; and/or
 3. A water feature or public art display incorporated into publicly accessible on-site open space, as approved by the Director of Planning and Community Development.
- B. The formula for calculating parking bonuses above maximum allowed for on-site land uses shall be as follows:
1. One (1) additional parking stall will be awarded for each one hundred fifty (150) square feet of interconnected public right-of-way dedicated according to the City Center vehicular and pedestrian access plan~~SMC 15.40.210, Street Network and Design~~;
 2. One (1) additional parking stall will be awarded for each one hundred fifty (150) square feet of publicly accessible on-site open space greater than the minimum ten percent (10%) of net site area required. To receive parking bonus in lieu of additional on-site open space, developments may contribute to the City CenterSeaTac/Airport Station Area Overlay District open space and art fund in increments of equivalent monetary value;
 3. Except for hotel/motel uses, one (1) additional parking stall will be awarded for each two hundred fifty (250) square feet of retail/commercial, service, or residential space, in addition to the minimum ground floor retail/commercial or service space required under SMC 15.~~3540~~.620, included on the same site as part of a mixed use development at the time of construction;
 4. Hotel/motel uses shall be awarded one-half (0.5) parking space per hotel/motel unit, in addition to the minimum ground floor retail/commercial or service space required under SMC 15.~~3540~~.620, included on the same site as part of a mixed use development at the time of construction; and/or
 5. Up to sixty (60) additional parking stalls may be awarded for a water feature or public art display of equivalent value incorporated into publicly accessible on-site open space, as approved by the Director of Planning and Community Development. Value shall be determined by the per-square-foot market value of the underlying land multiplied by the square footage of the additional parking stalls.

15.40.900 Fences

- C.—~~A.~~ Fences over four (4) feet in height or other features that form continuous visual barriers or block views to the windows of a ground level retail, commercial, office, service or public use are prohibited within the front yard setback zone. (Note: Relocated from 15.35.335 The Layout and Width of Streetfront Pedestrian Zone (C))
- B. Chain link, plastic or wire fences are prohibited. (Note: From 15.38, S. 154th St. Station Area Standards)

15.40.950 Definitions

Within the SeaTac/Airport Station Area Overlay District, the definitions within this section shall supersede existing definitions elsewhere in SMC Title 15 when in conflict with this chapter.

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. Work may include new work, additions, alterations, or maintenance and repairs.

Distribution Center/Warehouse

A building, often with refrigeration or air conditioning, which is stocked with products (goods) to be re-distributed 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.

15.10.185 College Dormitory

An accessory residential building to an educational institution consisting of individual rooms for sleeping and may include common dining, cooking, and interior recreation facilities.

15.10.638 Tavern Drinking Establishment

A commercial establishment, other than a Food Establishment, licensed to sell alcoholic beverages for consumption on premises that limits patronage to adults of legal age for the consumption of alcohol. Limited food service may be accessory to the service of alcoholic beverages. ~~Such establishments also usually offer food for on-site consumption, which may be prepackaged or prepared on premises.~~ Drinking establishments may be included within food establishments.

15.10.606 Single Attached Dwelling Units, Caretaker/Manager

~~A single family residential dwelling unit attached to or located a structure within a non-residential use building.~~

15.10.225 Dwelling Unit, Single Detached

~~A detached building containing one (1) dwelling unit for a family. Such a building may be constructed on site, or may be a manufactured home or modular home. A dwelling unit that is not attached to any other dwelling units by any means.~~

Elementary – Middle School

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

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 Heavy Equipment Rental.~~

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.~~

15.10.286 General 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.~~

Farmers/Outdoor Market

~~A public market at which farmers and often other vendors sell agricultural produce and a variety of goods, which includes the sale of flowers directly to consumers.~~

15.10.551 Restaurant, Food Establishment, 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.

15.10.550 Restaurant Food Establishment, Sit Down

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

15.10.298 Halfway House

State-licensed work/release facilities and other housing facilities serving as an alternative to incarceration.

15.10.350 Hotel/Motel and Associated Uses/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 30 days at a time. Associated uses may include additional services such as meeting rooms, restaurants, health spas, retail shops and beauty shops.

15.10.400 Medical/Dental Clinic Office

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

Meeting Facility

A facility utilized by persons organized for social, education, literary or charitable purposes. This definition can include private clubs and fraternal or nonprofit organizations. This definition excludes religious use facilities, professional offices, and public agency offices.

Micro-Winery/Micro-Brewery

An eating and drinking establishment which includes the brewing of beer, ale or malt beverage, the process of making wine, and accessory tasting rooms and eating facilities. (Proposed definition modified from the Auburn municipal code)

Mini-Casino

A use governed pursuant to the provisions of chapter 9.46 RCW, 1973 Gaming Act, and licensed by the Washington State Gambling Commission, that is ancillary to a permitted use which is primarily engaged in the selling of food or drink for consumption on the premises, that operates with fifteen (15) tables or under, and whose purpose is to serve as a commercial stimulant to the principal activities associated with the primary use.

Movie Theater

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

15.10.220 Dwelling Unit, Citizen Assisted Multi-Family, Senior

A building or part of a building containing two-three (23) or more dwelling units restricted to occupancy by senior citizens individuals fifty-five (55) years or older, and may include support services not limited to:

- A. Food preparation;
- B. Transportation; and
- C. Medical supervision.

15.10.440 Overnight Shelter

A facility providing overnight, temporary lodging, with or without meals, for homeless families or individuals and meeting the standards of Chapter 246-360 WAC.

15.10.446 Parking Lot, Public/Private Park-and-Fly

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

Park-and-Fly Parking is a use of land or a structure for the parking of motor vehicles for long term airport parking.

15.10.446 Parking Lot, Public/Private Short Term Public

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

A facility which provides short term pay, validated or designated parking which is available to the general public. Short term public parking does not include overnight parking or park-and-fly parking.

15.38.030 Personal Grooming and Health Services

A business that provides services relating to personal grooming and health. Uses may include but are not limited to barbershops, hair stylists, spas, tanning salons and nail salons.

Recreation Facility, Indoor

A facility designed and equipped for the conduct of sports and leisure-time activities entirely indoors. Examples include gymnasiums, health and fitness clubs, dance studios, indoor tennis and racquetball courts, and indoor swimming pools. This definition excludes community centers and stadium/arena/auditorium uses.

Recreation Facility, Outdoor

A facility designed and equipped for the conduct of sports and leisure activities that is located outdoors. Partially enclosed or screened facilities are included within this definitions. Small building and sanitary facilities may be included as ancillary to sporting related uses. Examples of outdoor recreational facilities include outdoor tennis courts, public outdoor swimming pools, batting cages, athletic fields, miniature golf courses, golf driving ranges and playgrounds. This definition excludes parks, golf courses and stadium/arena/auditorium uses.

Retail, Big Box

An indoor retail or wholesale use in a building no less than thirty thousand (30,000) square feet of gross floor area and typically requires a high parking-to-building area ratio. Big-box retail buildings are typically single-story structures, with a mass that stands more than thirty feet (30') tall. Big-box retail establishments can include, but are not limited to, membership warehouse clubs that emphasize bulk sales, discount stores, and outlet stores.

15.10.555-Retail Establishment, General

Establishments 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 that are no greater than thirty thousand (30,000) square feet of gross floor area. This definition includes multi-story retail use buildings greater than thirty thousand (30,000) square feet that have a minimum of two (2) stories dedicated to retail sales and all parking within a structure. This definition can include but is not limited to; antique/secondhand stores, apparel/accessory stores, drug stores, fabric stores, florist stores, food stores, furniture stores, hobby/toy stores, jewelry stores, media material stores, pet stores, photographic and electronic stores, secondhand stores and sporting goods stores. . This definition excludes pawn shops.

~~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.~~

Single-Family, Small Lot

Land use that provides areas of higher density in small pockets of the single-family zone classifications to encourage infill and allow the development of past platted properties that may have restricted development potential due to the shape or topography of the site.

Stadium/Arena/Auditorium

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, Large Vehicle and Equipment

An indoor or outdoor area for parking or holding of motor vehicles and boats or wheeled equipment for more than seventy two (72) hours. This definition excludes auto service centers, auto wrecking yards, towing operations and vehicle rental/sales.

15.10.563 Self Service Storage, Self-Service

A building or group of buildings containing separate storage spaces of varying sizes that are leased or rented as individual units.

Theater/Night Club/Entertainment Club

Any facility where live entertainment is provided or dancing occurs as a primary form of entertainment. Uses include but are not limited to live theater; dance performances; musical performances; dinner theater, comedy routines, book/poetry readings; or dancing.— Dining facilities may be provided as an ancillary use. This definition excludes sexually-oriented businesses; movie theaters, drinking establishments and fast food and sit down food establishments.

Utilities, Large

Large scale facilities with either major above-ground visual impacts, or serving a regional need such as two hundred thirty (230) kv power transmission lines, natural gas transmission lines, and regional water storage tanks and reservoirs, regional water transmission lines or regional sewer collectors and interceptors.

Utilities, Medium

Moderate scale facilities serving the City, including subregional switching stations (one hundred fifteen (115) kv and smaller), and municipal sewer, water, and storm water facilities.

Utilities, Small

Small scale facilities serving local areas within the City, including underground power lines, water, sewer, and storm water facilities, fiber optic cable, pump stations and hydrants, switching boxes, and other structures normally found in a street right-of-way to serve adjacent properties.

Vehicle Rental, Large

Rental 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. This use excludes small vehicle sales, and large and small vehicle rentals.

Vehicle Rental, Small

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. This use excludes large vehicle sales, and large and small vehicle rentals.

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.

15.10.067 Automobile 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 Sales/Dealer, Large

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. This use excludes small vehicle sales, and large and small vehicle rentals.

Vehicle Sales/Dealer, 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. This use excludes large vehicle sales, and large and small vehicle rentals.