
Division III. Overlay Districts and Zones

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- 15.305** **South 154th Street Station Area Overlay District**
- 15.315** **Overlay Zones**
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Chapter 15.300

City Center Overlay District

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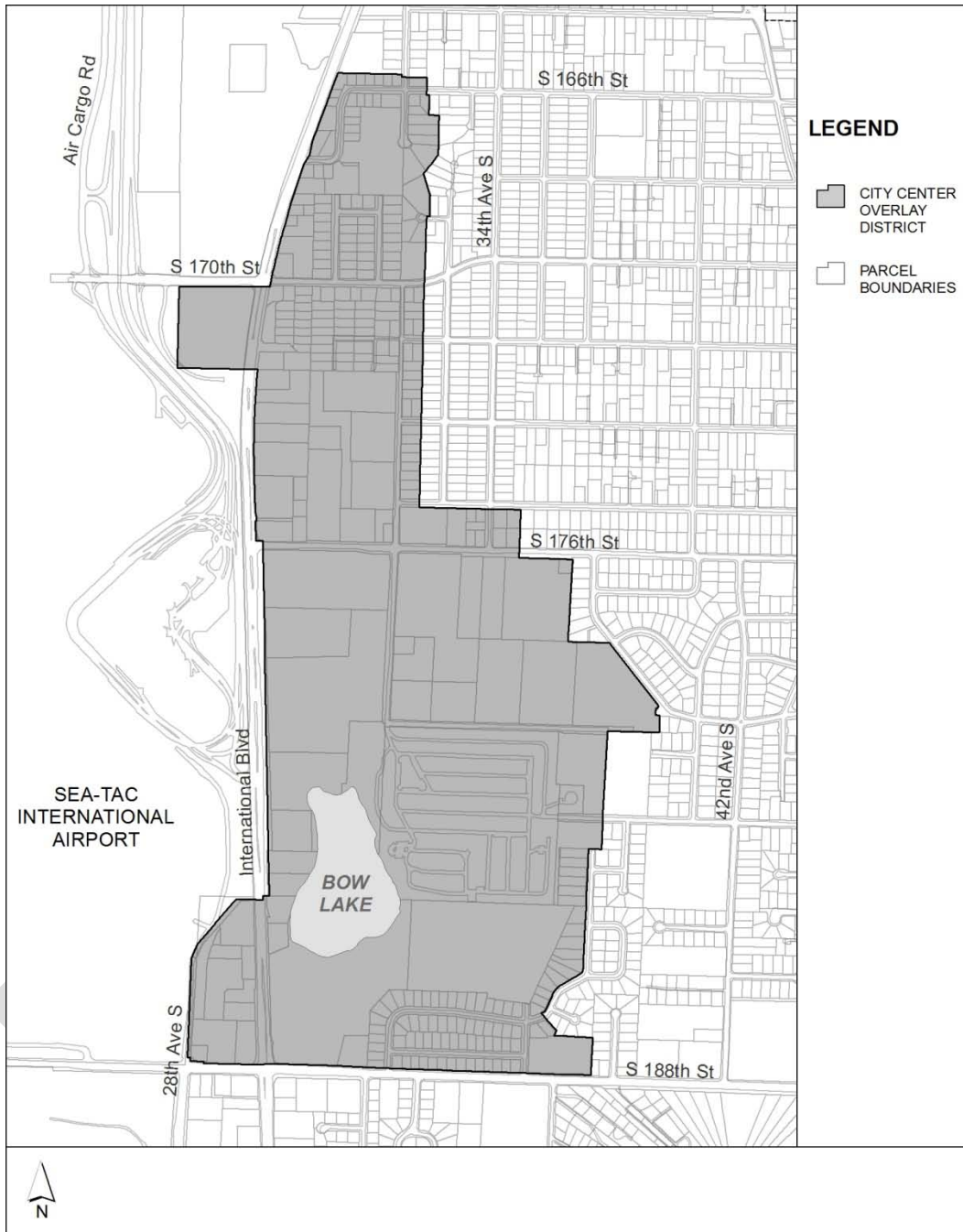
- A. The following standards are intended to implement the City's vision for a City Center/central business district as set forth in the City of SeaTac Comprehensive Plan, by promoting integrated development and pedestrian-oriented design, a diversity of uses within close proximity, a linked series of open spaces, and a focal point for community identity.
- B. Each standard includes examples and illustrations of ways in which the intent of the standard could be achieved. The 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.

15.300.010 Authority and Application

- A. The provisions of this chapter shall apply to the City Center Overlay District as delineated in the City Center Overlay District Map at the end of this section. Within the City Center Overlay District, Chapter 15.300 SMC shall supersede existing regulations elsewhere in SMC Title 15 when in conflict with this chapter.
- B. The provisions of this chapter shall apply to all development meeting one (1) or more of the following thresholds:
 - 1. All new construction requiring building permits; and/or
 - 2. **Major Redevelopment.** Additions or alterations to a building 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.

Only the portions of the building or site being altered or added to shall be required to integrate City Center Overlay District 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 permit application to establish those design standards applicable to the proposed addition or alteration.

- C. **Departures.** In order to provide flexibility and creativity of project designs, departures from these overlay district standards may be permitted (except to maximum parking requirements in SMC 15.300.410 Off-Street Parking Requirements and Reductions and SMC 15.300.950 Parking Bonus Incentive Program for Structured Public/Private Parking), subject to the approval of the Director
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 Overlay District or Comprehensive Plan; or
 2. If it can be shown that the overall project design and feasibility can be improved.
- D. **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 Exemption.** Single-family homes are exempt from the provisions of this chapter. In addition, the following zoning designation and related land uses are exempt from the provisions of this chapter: Urban low (UL).
- F. Standards for high capacity transit facilities, as identified in SMC Chapter 15.530 High Capacity Transit Facilities Design Standards, shall apply to all applicable development within the City Center Overlay District.



City Center Overlay District Map

15.300.050 Use Chart

A. Use Chart Guide

1. About the Use Chart

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

2. How to Use the Use Chart

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

P: The use is permitted.

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

If the square is blank, the use is not permitted in that zone.

3. Additional Standards According to Use

Additional standards that apply to a particular use and zone are noted by number and described in the column on the far right of the chart. If the standard is not preceded by a number, the standard applies to all zones.

4. Zone Abbreviations

UM – Urban Medium Density Residential

UH –Urban High Density Residential

UH-UCR –Urban High-Urban Center Residential

T –Townhouse

NB – Neighborhood Business

O/C/MU – Office/Commercial/Mixed Use

O/CM – Office/Commercial Medium

CB-C – Community Business in the Urban Center

P – Park

15.300.055 City Center Overlay District Use Chart

ZONES:

UM-Urban Medium

UH-Urban High

UH-UCR-Urban High-Urban

T-Townhouse

NB-Neighborhood Business

O/C/MU-Office/Commercial/Mixed Use

O/CM-Office/Commercial

CB-C-Community Business in the Urban Center

P – Park

P-Permitted Use; C-Conditional Use Permit required

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LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
ANIMALS										
Kennel/Cattery				P	P (1)					(1) Accessory to primary use not to exceed twenty percent (20%) of primary square footage.
Stables									P	
Veterinary Clinic			P(1)	P	P	P(1)	C			(1) Permitted as a part of a mixed use development.
BUSINESS SERVICES										
Airport Support Facility										
Commercial/Industrial Accessory Uses				P	C	C				
Conference/ Convention Center				P	P	P				
Construction/Trade					C	C				
Distribution Center/ Warehouse				C		C(1)				(1) Accessory to primary use not to exceed twenty percent (20%) of primary use.
Equipment Rental, Large										
Equipment Rental, Small				C	C	P(1)				(1) Accessory to primary use not to exceed twenty percent (20%) of primary use.
Equipment Repair, Large										
Equipment Repair, Small				P	P(1)	P(2)				(1) Accessory to a primary use not to exceed twenty percent (20%) of primary square footage. (2) Permitted as a part of a mixed use development.
Helipad/Airport and Facilities										
Professional Office		P(1)	P(1)	P	P	P	P			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100
Storage, Self-Service										
Truck Terminal										
CIVIC & INSTITUTIONAL										

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Cemetery	C	C		C	C				C	
City Hall			P(1)	P	P					(1) Permitted as part of a mixed use development, as described in SMC 15.520.100
Court					P	P	P			
Fire Facility	P	P	P	P	P	P	P		P	
Funeral Home/Crematory				P	P(1)	P(2)			C	(1) Accessory to a primary use not to exceed twenty percent (20%) of primary square footage. (2) Permitted as a part of a mixed use development.
Police Facility	P	P	P	P	P	P	P		P	
Public Agency Office		P	P	P	P	P	P		P	
Public Agency Yard					C	C	C		C(1)	(1) A public agency yard located on property within the park zone may be used as a combined maintenance facility for park and nonpark purposes; provided, that the facility shall be no more expansive than that which is reasonably expected to be needed for park maintenance when park facilities are fully developed.
Public Archives				C	P	P	P		C(1)	(1) A public archives facility located on property within the park zone is limited to existing structures.
Social Service Office		C	P	P	P	P	P			
EDUCATIONAL										
College/ University	C	C	C		P	P	P(1)			(1) Permitted as a part of a mixed use development
Elementary/Middle School	C	C	C							
High School	C	C	C	P	C					
Specialized Instruction School	P(1)	P(1)	P	P	P	P(2)	P(2)			(1) Limited to three (3) students per day (2) Permitted as a part of a mixed use development
Vocational/Technical				C	P	P(1)	P(1)			(1) Permitted as a part of a mixed use

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
School										development
HEALTH & HUMAN SERVICES										
Day Care I	P (1,2)	P (1,2)	P (1,2)	P (1,2)		P (1,2,3)	P (1,2,3)	P (1,2)		(1) DSHS license required (2) Except as provided pursuant to SMC 15.420.200 for family day care. (3) Permitted as a part of a mixed use development.
Day Care II	P(1)	P (1)	P (1)	P(1)	P(1)	P(1,2)	P(1,2)			(1) DSHS license required/SEPA review required. (2) Permitted as a part of a mixed use development.
Hospital				P	P	C				
Medical Dental Lab		C	C	P	P	P	P			
Medical Office/Outpatient Clinic		P	P	P	P	P	P			
Miscellaneous Health			C	P	P	C	C			
Opiate Substitution Treatment Facility					C					Subject to the CUP-EPF siting process (SMC 15.115.040)
Secure Community Transition Facility					C	C				Secure community transition facilities are subject to the CUP-EPF siting process (SMC 15.115.040)
Transitional Housing		C	C		P	P				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										

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Biomedical Products Facilities										
Chemical/Petroleum Products										
Commercial/ Industrial Machinery										
Computer/Office Equipment										
Electronic Assembly										
Fabricated Metal Products										
Food Processing										
Furniture/Fixtures										
Laboratories, Research, Development & Testing				C	C	C				
Manufacturing, Light Misc.										
Micro-Winery/ Brewery/ <u>Distillery</u>					P	P	C			Microbrewery with retail section.
Paper Products										
Primary Metal Industry										
Printing/Publishing					C					
Recycling Processing										
Rubber/Plastic/ Leather/Mineral Products										
Textile Mill										
Wood Products										
MOTOR VEHICLES										
Auto/Boat Dealer					P	C				Accessory to primary use not to exceed twenty percent (20%) of primary use.
Auto Service Center				P	P					

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Auto Supply Store				P	P(1)	C(1)	C(1)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100.
Auto Wrecking										
Commercial Marine Supply				C	P					
Electric Vehicle Infrastructure	P(1)	P(2)	P(2)	P	P	P	P	P(1)	P(1)	(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station				C	P					
Mobile Refueling Operation	P(1)	P(1)	P(1)	P(1)	P(2)	P(2)	P(1)	P(1)	P(1)	(1) Permitted only to refuel heavy equipment at a construction site, subject to the criteria under SMC Ch 15.450. (2) Subject to criteria under SMC Ch. 15.450.
Public/Private Parking				C(1,2,3)	P(1,2,3)	C(1,2,3)				(1) Public/private parking lots (park-n-fly) are only permitted within a structure. Please see SMC 15.300.450(A) for provisions regarding public/private surface parking lot as an interim use. Please see SMC 15.300.460 for parking structure design and development standards. (2) Public/private parking lot (park-n-fly) structures are permitted up to three hundred (300) spaces as a stand-alone structure. (See SMC 15.300.460(A) for requirements regarding stand-alone structures.) Additional spaces may be added only via the incentive method defined in SMC 15.300.950. (3) Public/private parking lots shall only be allowed in one (1) parking structure per developed site.
Tire Retreading										

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Towing Operation										
Vehicle Rental/Sales										
Vehicle Repair, Large										
Vehicle Repair, Small				C	P					
RECREATIONAL & CULTURAL										
Amusement Park					C	C			C (1)	(1) Site must be adjacent to an improved arterial
Community Center	C	P	P	P	P	P	P		P	
Drive-In Theater										
Golf Course									P	
Health Club		C(1)	P	P	P	P	P			(1) Accessory to primary use not to exceed twenty percent (20%) of primary square footage.
Library	P	C	P	P	P	P	P	C		
Museum	C	C	P	P	P	P				
Nonprofit Organization	C/P (1,2)	P	P	P	P	P	P		C/P (1,2)	(1) Allowed as a minor CUP subject to criteria under SMC 15.115.020(E). (2) Allowed as a permitted use subject to the criteria in SMC 15.470
Park	P	P	P	P	P	P	P	P	P	
Recreational Center		P	P	P	P	P	P		P	
Religious Use Facility	C/P (1,2)	P	P	P	P	P	P		C/P (1,2)	(1) Allowed as a minor CUP subject to criteria under SMC 15.115.020(E). (2) Allowed as a permitted use subject to the criteria in SMC 15.470
Religious Use Facility Accessory	C (1)	C (1)	P(1)	P	P	P	P		C/P (2,3)	(1) Accessory to primary use not to exceed twenty percent (20%) of primary square footage. (2) Allowed as a minor CUP subject to criteria

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
										under SMC 15.115.020(E). (3) Allowed as a permitted use subject to the criteria in SMC 15.470.

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LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Stadium/Arena/Auditorium					C	C			C	
RESIDENTIAL										
College Dormitory				C	P	P	P(1)			(1) See SMC 15.465.400 for standards and limitations.
Duplex	P	P(1)		C	P		P	P(2)		(1) Townhouse and duplex development allowed only in UH-1800 zone. (2) Duplexes allowed in townhouse zone only as part of townhouse development. See SMC Ch 15.505 for standards.
Dwelling Unit, Detached	P (1, 2, 3, 4)	P(4)								(1) Accessory dwelling units permitted. See SMC Ch 15.465.100 for standards. (2) Efficiency unit permitted within primary dwelling, not exceeding twenty-five percent (25%) of gross square feet of dwelling. (3) See SMC 15.465.500 for additional development standards. (4) Small lot single-family development allowed subject to design standards specified in SMC 15.500.100
Manufactured Home (HUD)	P									See SMC 15.465.500 for additional development standards
Mobile Home (nonHUD)										
Mobile Home Park	C (1)	C(1)	C(1)				P			(1) A park outside established or proposed mobile home park zone is permitted after approval through the CUP process.
Multi-Family	P	P(1)	P(1)	C	P(2)	P(2)	P(2)			(1) Ground floor retail/commercial or service uses, as described in SMC 15.300.700(A)(3), are allowed, but not required in the UH and UH-UCR zones. (2) Permitted only as part of a mixed use

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
										development, as described in SMC 15.300.700(A)(3), and arranged on-site as described in SMC 15.300.700(A)(2)

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LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Townhouses	P	P(1)		C	P		P	P		(1) Townhouse and duplex development allowed only in UH-1800 zone.
RESIDENTIAL, RETIREMENT & ASSISTED LIVING										
Community Residential Facility I	P	P	P	P	P	P	P			<p>Standards for Community Residential Facility I:</p> <p>a) No more than five (5) nonsupport people, unless as modified pursuant to requirement (e)**;</p> <p>b) No more than two (2) support people**;</p> <p>c) Any parking space in excess of two (2) shall be screened and not visible from public streets;</p> <p>d) In UL zone, house shall be a single-family structure compatible with the surrounding area; in UM zone, house shall maintain residential character;</p> <p>e) Reasonable accommodation shall be made for persons with disabilities as required by state and federal law. See SMC 15.12.018 for accommodation procedure.</p> <p>** (a) and (b) do not apply to state-licensed adult family homes and foster family homes.</p>
Community Residential Facility II		P	P	C	P	P	P(1)			(1) Permitted only as part of a mixed use development, as described in SMC 15.300.700(A)(3), and arranged on-site as described in SMC 15.300.700(A)(2).
Convalescent Center/Nursing Home	P	P	P	P		P				
Retirement Apartments	P	P	P	C	P	P	P			
RESIDENTIAL, ACCESSORY										
Home Occupation	P	P	P		P	P	P	P		See 15.465.400 for standards and limitations.
Shed/Garage	P (1)	P(1)	P(1)					P		(1) Limited to one thousand (1,000) gsf and a

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
										twenty (20) foot height limit (highest point).
RETAIL & COMMERCIAL										
Agricultural Crop Sales (Farm Only)				P	P					
Antique/Secondhand Store			P(1)	P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.700(A)(2).
Apparel/Accessory Store		P(1)	P(2)		P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.300.700(A)(2).
Arcade (Games/Food)		P(1)	P(1)	P	P	P(1)	P(1)		P	(1) Accessory to primary use not to exceed twenty percent (20%) of primary square footage.
Beauty Salon/Personal Grooming Service		P(1)	P(2)	P	P	C(2)	P(2)			(1) Small, resident-oriented uses only (2) Permitted as part of a mixed use development, as described in SMC 15.300.700(A)(2).
Coffee Shop/Retail Food Shop		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only. (2) Permitted as part of a mixed use development, as described in SMC 15.300.700(A)(2).
Department/Variety Store				P	P	P(1)	P(1)			(1) Permitted as part of a mixed use development, as described in SMC 15.300.700(A)(2).
Drug Store		P (1)	P (2)	P	P	P (2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.700(A)(2).

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Dry Cleaner		P (1, 2)	P(2)	P	P	P(2)	P(2)			(1) Accessory to primary use not to exceed twenty percent (20%) of primary square footage. (2) Permitted as a part of a mixed use development.
Espresso Stand		P(1)	P	P	P	P	P (2)			(1) Accessory to primary use not to exceed twenty percent (20%) of primary use. (2) Permitted as part of a mixed use development, as described in SMC 15.300.700(A)(2).
Fabric Store		P(1)	P(2)		P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.700(A)(2).
Financial Institution			P(1)	P	P	P	P			(1) Permitted as part of a mixed use development, as described in SMC 15.300.700(A)(2).
Fast Food/Restaurant		C (1, 2)	P (2, 3)		P	P(3)	P(3)			(1) Accessory to primary use not to exceed twenty percent (20%) of primary use. (2) No fast food restaurants with drive-through facilities allowed. (3) Permitted as part of a mixed use development, as described in SMC 15.300.700(A)(2).
Food Store		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only (2) Permitted as part of a mixed use development, as described in SMC 15.300.700(A)(2)
Forest Products				P						Temporary forest product sales related to holidays. Merchandise limited to Christmas

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
										trees, wreaths, herbs and associated decorations.
Florist Shop		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.700(A)(2).
Furniture Store			P(1)		P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.700(A)(2).
Hardware/Garden Material				P	P	P(1)	P(1)			(1) Permitted as part of a mixed use development, as described in SMC 15.300.700(A)(2).
Hobby/Toy Store		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.700(A)(2).
Jewelry Store		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.700(A)(2).
Laundromat		P(1)	P	P	P	P	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.700(A)(2).
Liquor Store					P	P	C			
Media Material		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
										15.300.700(A)(2).

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LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Other Retail Uses		P(1)	P(2)	C	P	P	C			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.700(A)(2).
Pet Store			P(1)	P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.700(A)(2).
Photographic and Electronic Store			P(1)	P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.700(A)(2).
Sexually-Oriented Business					C					See SMC 15.415.200.
Sporting Goods and Related Stores			P(1)	P	P	P(1)	P(1)			(1) Permitted as part of a mixed use development, as described in SMC 15.300.700(A)(2).
Tavern			P(1)	P(2)	P	P(2)	C			(1) Permitted as part of a mixed use development, as described in SMC 15.300.700(A)(2). (2) Small, resident-oriented uses only.
Theater/Night Club/Entertainment Club				P	P	P			P(1)	(1) Accessory to primary use not to exceed twenty percent (20%)
Wholesale/Bulk Store					C	C(1)	P(1)			(1) Permitted as part of a mixed use development, as described in SMC 15.300.700(A)(2).
RETAIL & COMMERCIAL, LODGING										
Bed and Breakfast	P	P	P	P		P	P			See SMC 15.463.300 Bed and Breakfast Standards
Hotel/Motel and Associated Uses		C(1)		P	P	P	C			Only allowed on UH zoned properties south of S. 184th Street.
UTILITIES										
Communications Facilities	Mr.-P Mjr.-C	Mr.-P Mjr.-C	Mr.-P Mjr.-C	Mr.-P Mjr.-C	Mr.-P Mjr.-C	Mr.-P Mjr.-C	Mr.-P Mjr.-C	Mr.-P Mjr.-C		
Utility Substation		C	C	C	C	C	C	C		
Utility Use	C	C	C	C	C	C	C	C		

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Wireless Communications Facilities	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	See the use charts in SMC 15.480.030(B) and (C) for specifics.

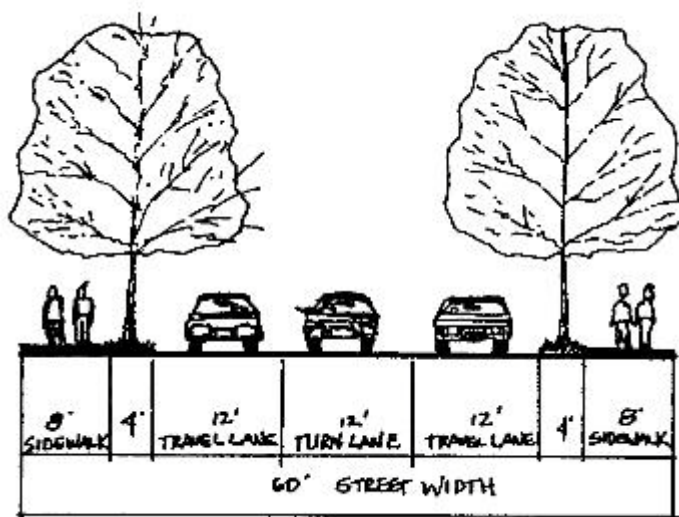
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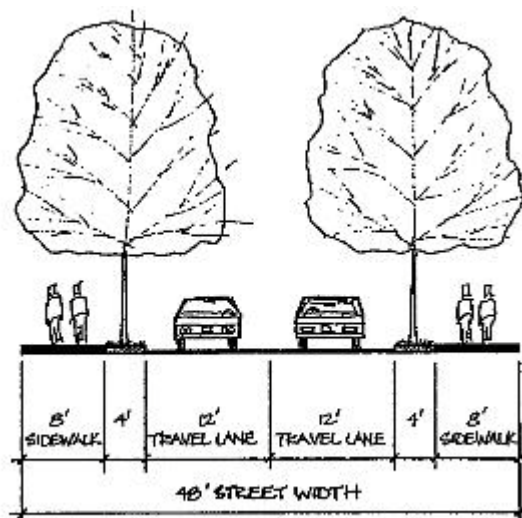
15.300.100 Circulation

Purpose: Sufficient vehicular circulation should be provided through the establishment of an adequate network of collectors and minor arterials. 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.

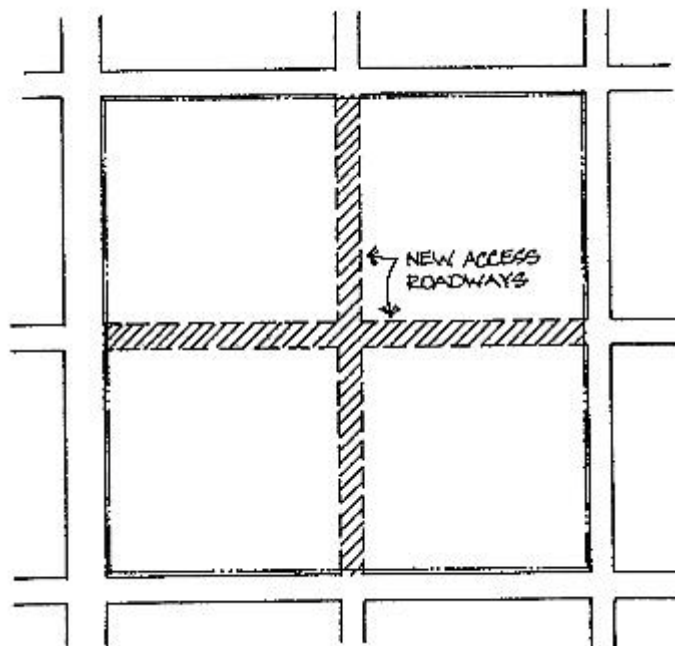
15.300.110 Vehicular Circulation Requirements

- A. All new City Center Overlay District 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 Overlay District 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 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.





- 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.



- C. 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. Where appropriate, circulation corridors shall extend to the boundary line of the site

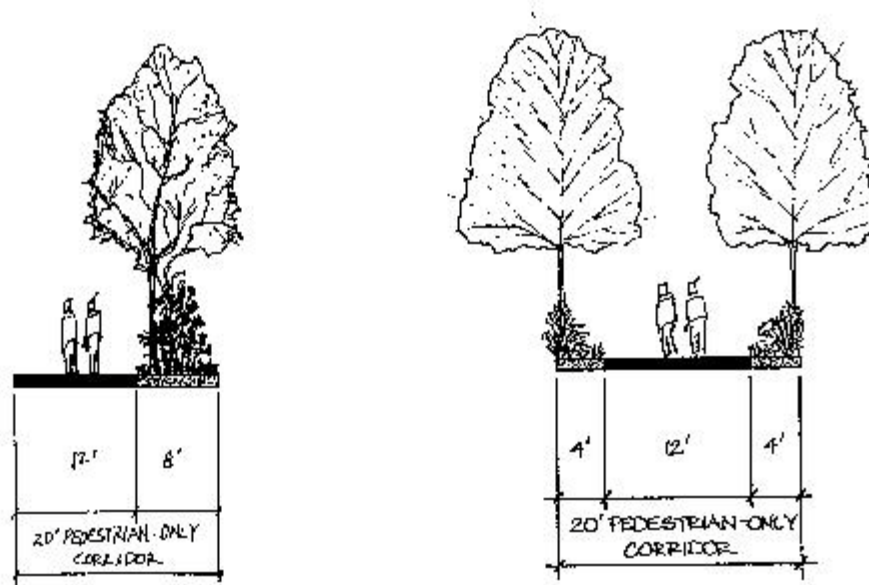
parcel in order to provide for future development of adjacent parcels and connections with existing public and/or private streets.

- D. Dead-end streets shall be permitted only where there is no feasible connection with an adjacent public and/or private street.
- E. Half-streets shall not be allowed, except as an interim circulation route as approved by both the Director 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 15.300.710 Mixed Use Development Standards, except as provided below:
 - a. Ground level retail space shall be constructed either on one (1) side of City Center Overlay District 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 15.300.610(A) Ground Floor Transparency Requirements;
 - 5. A minimum of one (1) piece of public art, approved by the Director, 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 ;
 - c. Neon lighting sculptures or other artistic lighting displays;

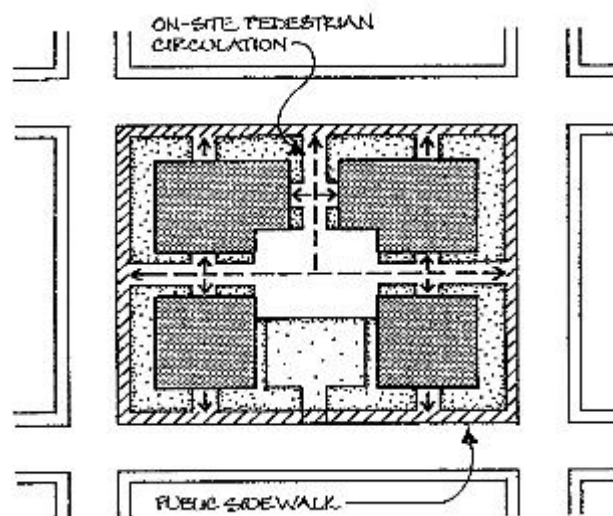
6. Ventilation systems to provide air inside the covered area that is at least as clean as ambient levels in the City Center Overlay District outside the enclosure shall be in operation at all times;
7. The interior space of the covered area shall appear in all aspects to be “pedestrian-oriented.”

15.300.120 Pedestrian Circulation Requirements

- A. All site plans proposing multiple buildings designed for residential occupancy or business access shall connect building entrances to one another 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.
- B. On-site pedestrian ways 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.
- 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 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. Public easements for pedestrian circulation 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 should remain open to the maximum extent possible.
- F. Primary pedestrian circulation and access shall be at grade. Elevated pedestrian walkways, if approved by the Director, 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.
- G. 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.



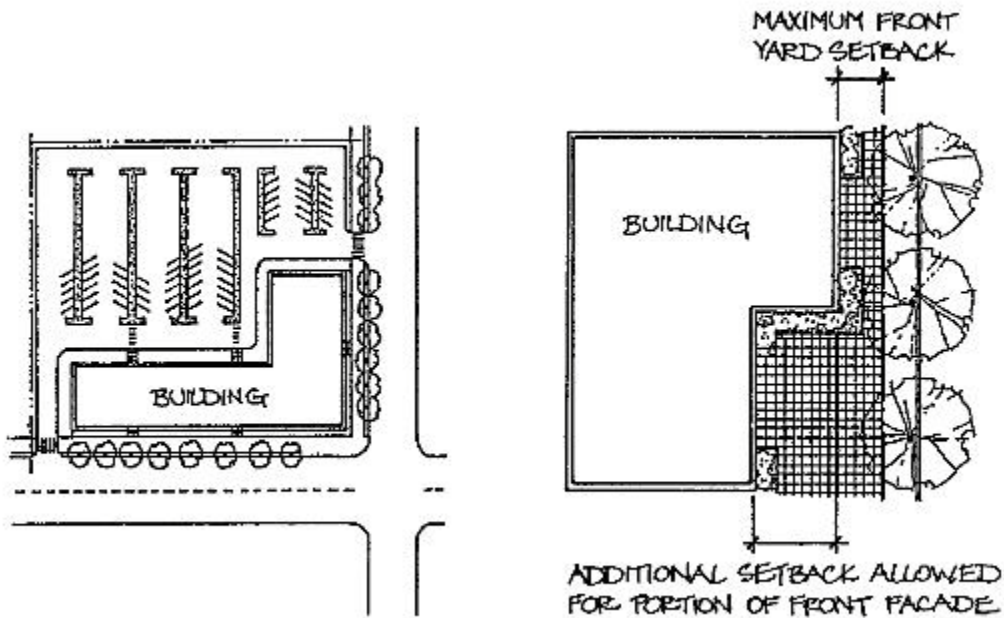
15.300.200 Site Planning and Building Orientation

Purpose: Design structures to have both an external orientation, to the streetscape, and an internal orientation, to the pedestrian environment with unifying open space and pedestrian pathways. Design emphasis should be given to the pedestrian, rather than the auto environment, through placement of parking in a less prominent location (such as underground, or to the rear of the building, rather than in front), the requirement of pedestrian-level retail space; treatment of blank walls and facades and incorporation of prominent architectural features. Site layout should emphasize coordination of open spaces and pedestrian access with adjacent development or 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.

15.300.210 Building Placement/Setbacks

- A. **Maximum Front Yard Setback.** For City Center Overlay District properties zoned UH-UCR, CB-C, and O/CM, the maximum front yard setbacks shall be as follows, except as provided under SMC15.300.460(B) 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 Overlay District 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.
- B. **Building Orientation.** The front facade of the primary building(s) on-site shall be oriented toward the front property line, 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.
- C. **Minimum Building Frontage.** At least fifty percent (50%) of the building's front facade shall be located within the maximum front yard setback, as specified in subsections (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, for the purpose of accommodating public open space, porte cocheres, or recessed building entries.
- D. **Building Placement/Setbacks and Open Space.** Building placement and setback shall be arranged to accommodate the front yard open space requirement as specified in SMC 15.300.320 Front Yard Open Space.
- E. **Setbacks and Landscaping Standards for CB-C Zone.** For projects in the CB-C zone, where the side and rear setbacks in the dimensional standards chart in SMC 15.400.025 conflict with the required landscaping in SMC Chapter 15.445

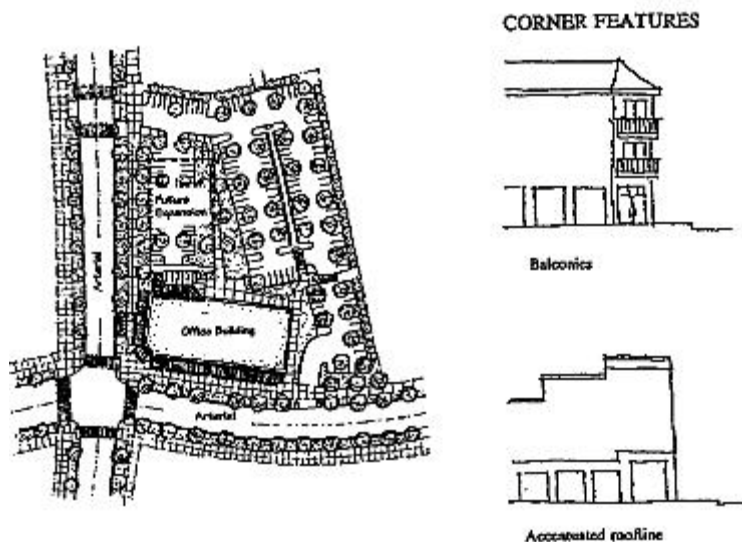
Landscaping and Tree Retention, the side and rear yard setbacks in the landscaping standards in SMC 15.400.025 shall supersede. This shall not apply where side and rear property lines abut a residential zone.



15.300.220 Development Abutting Two (2) or More Street Frontages

- A. 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.
 1. **Corner Buildings and 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. Transparent glazing incorporated into corner building design;
 - b. Tower elements and/or roof lines that accentuate the corner;
 - c. 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

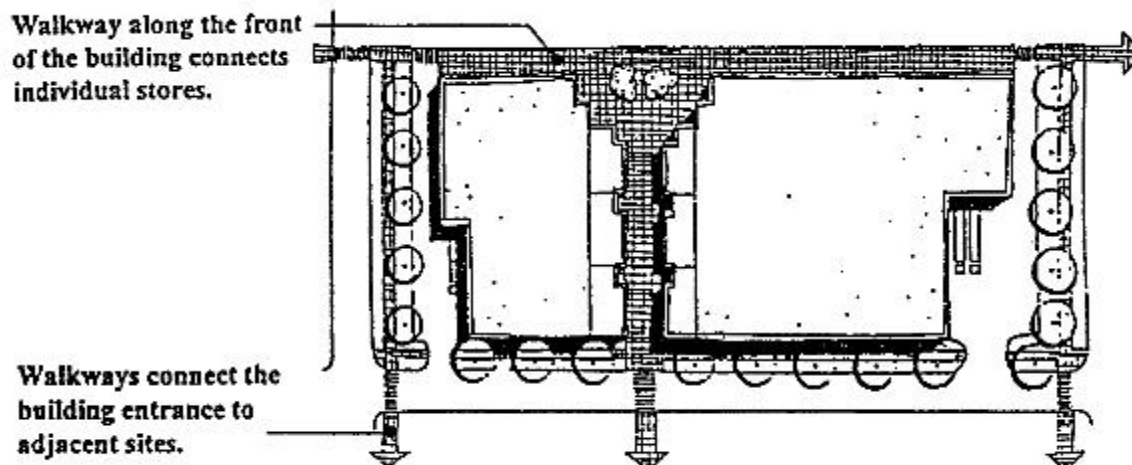
2. Orient one (1) or more buildings toward the front property line along with a designated location for a current or future building or buildings oriented toward the rear property line.



15.300.230 Relation to Adjacent Development

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.
- C. Where multi-family residential development is 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.
- 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.



15.300.240 Projects on or Near the Edge of a 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 development on neighboring residential districts, the following standards shall apply:

- A. **Adjacent to UL Zone.** Properties abutting a UL zone shall incorporate the following:
1. A maximum building height of thirty-five (35) feet, relative to the base elevation of the adjacent UL zoned 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 a UL zone, including access roadway widths; provided, that the overall height of any structure shall not exceed the maximum structure height specified in the dimensional standards charts in SMC15.400.020-15.400.025; 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 UL zone. Side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC15.445.111.
 3. Parking shall not be permitted within the side and/or rear yard building setback adjacent to a UL zone.
- B. **Adjacent to UM Zone.** Properties abutting a 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 UM zone. Side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.111.

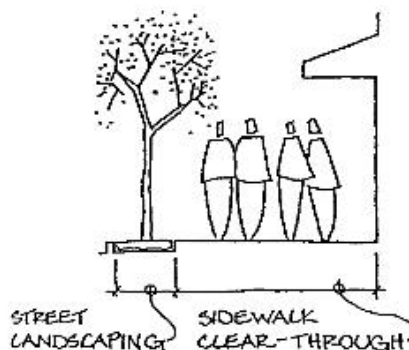


15.300.250 The Layout and Width of Streetfront Pedestrian Zone

Within the 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.

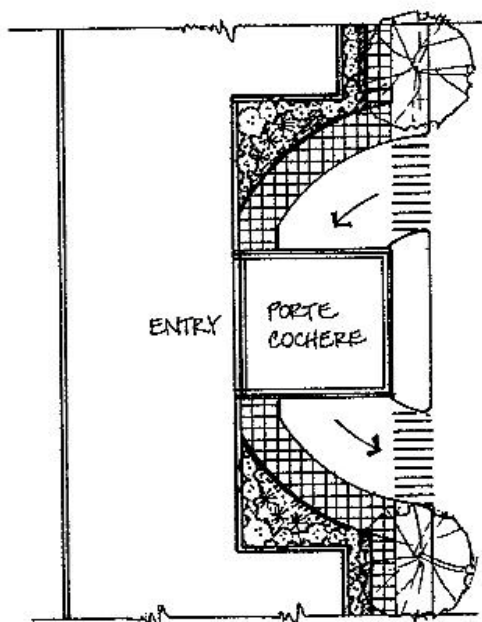
- A. **Sidewalk Clear-Through Zone.** A pedestrian sidewalk clear-through zone shall be created along the public and/or private street frontage consisting of a minimum eight (8) foot wide paving area free of physical obstructions to pedestrian movement.
1. The combination of street landscaping and sidewalk 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.
- B. **Street Landscaping Zone.** A minimum four (4) foot wide street landscaping zone shall be required adjacent to the street curb, consisting of a combination of trees, landscaping, light poles, and street furniture in a manner to be approved by the Director.
1. 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 shall be deciduous shade trees capable of at least twenty-five (25) feet in height. Street trees shall be planted within the street landscaping zone along public and/or private streets and be spaced no more than thirty (30) feet apart as described in street landscaping standards in SMC Chapter 15.405 Landscaping and Tree Retention, except where variations in tree spacing, as approved by the Director, may be considered to enhance plaza areas,

emphasize building focal points or avoid visually blocking retail storefront entrances.



15.300.260 Driveway Entrances

- A. Automobile access shall be consolidated with no more than one (1) driveway per one hundred fifty (150) linear feet of street frontage.
- B. Pedestrian entry routes interrupted by driveways shall be distinguished from the driveway surface by decorative paving to the building entrance.
- C. Driveways serving front yard porte cochere building entries shall be approved by the Director and include only the short-term parking that can be accommodated along one (1) double-loaded drive aisle.

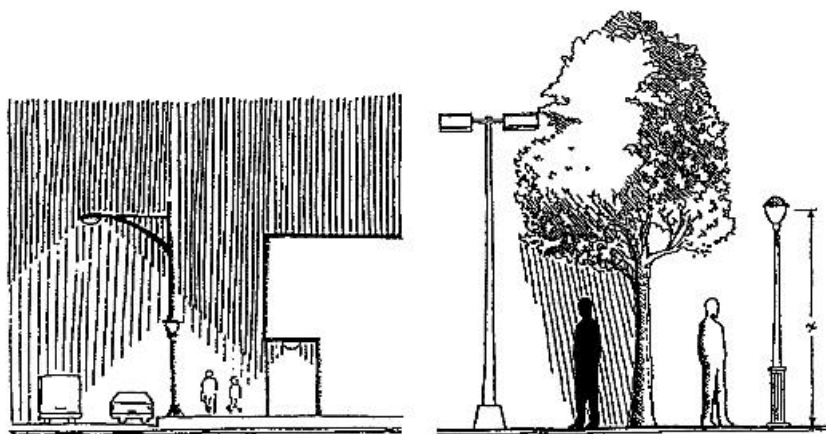


15.300.270 Location of Drive-Through Stacking Lanes

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.

15.300.270 Exterior Lighting

- A. 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, and be in conformance with a consistent lighting standard design throughout the City Center Overlay District.

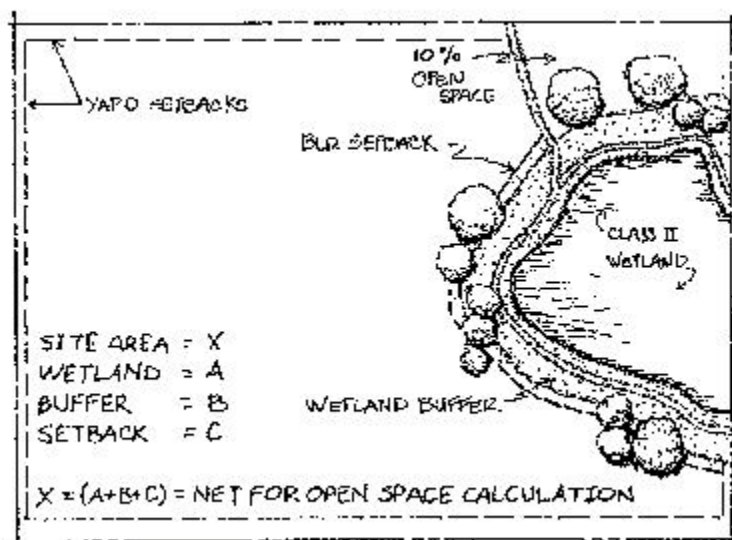


15.300.300 Open Space and Amenities

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 usable, have good access and take advantage of local amenities such as Bow Lake.

15.300.310 Minimum Open Space Area Required

- A. A minimum of ten percent (10%) of net site area, , shall be set aside as usable outdoor open space accessible to the public
1. **Areas that Do Not Qualify as Open Space.** The following shall not be included toward meeting the minimum open space requirement:
 - a. 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.
 - b. Required landscaping and sensitive area buffers without common access links, such as pedestrian trails.
 - c. Driveways, parking, or other auto uses.
 - d. 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.
 - e. Parcels adjacent to Bow Lake may not count areas of open water for the purpose of calculating the open space area requirement.
 - f. Wetland buffer and setback areas shall also be excluded for the purpose of calculating the open space requirement.



- B. **Areas that Qualify as Open Space.** Usable open space that qualifies toward meeting the minimum open space requirement 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. 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. **Front Yard and Lakefront Open Space and Minimum Requirement.** The front yard open space requirement as per SMC 15.300.320, and lakefront open space requirement as per SMC 15.300.325 may be counted toward the minimum open space area requirement.

15.300.320 Front Yard Open Space

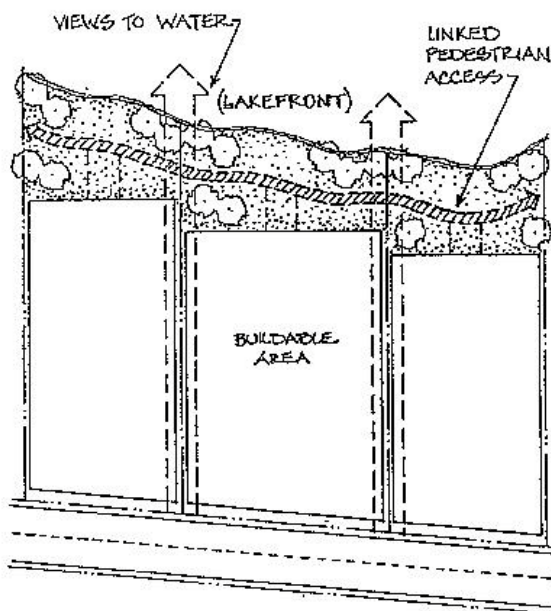
The following front yard open space regulation shall supersede the street frontage landscape requirement as specified in SMC 15.445.010(C) and 15.445.210. The building facade landscaping requirement shall continue to apply to uses in the City Center, except under pedestrian weather protection structures, as specified in SMC 15.300.610(B).

- A. **Front Yard Open Space Requirements.** 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 as described in SMC 15.300.340(B) Arrangement and Design of Front Yard Open Space.

15.300.325 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 Chapter 15.700 Environmentally Sensitive Areas section 15.700.180 Building Setbacks, should be made publicly accessible through the construction of pedestrian access trail links, seating areas, and shoreline viewing points, in conformance with SMC 15.700.290 Wetlands-Permitted Alternations.
- 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.
 1. 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.



15.300.330 Alternative Methods for Meeting Open Space Requirement

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 SMC15.300.320 Front Yard Open Space, and along lakefronts, as per SMC15.300.325 Incorporating Bow Lake as a Focal Point.

- A. 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.

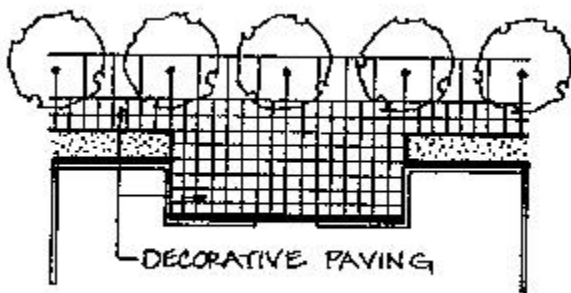
- B. Revenue from the City Center open space fund may be applied only to open space/park projects within the defined City Center area.
- C. To receive exemption for an amount of on-site open space totaling less than the required open space area, a contribution to the City Center open space fund shall be made in an amount that equals the monetary value of that portion of site area which is less than the required open space.

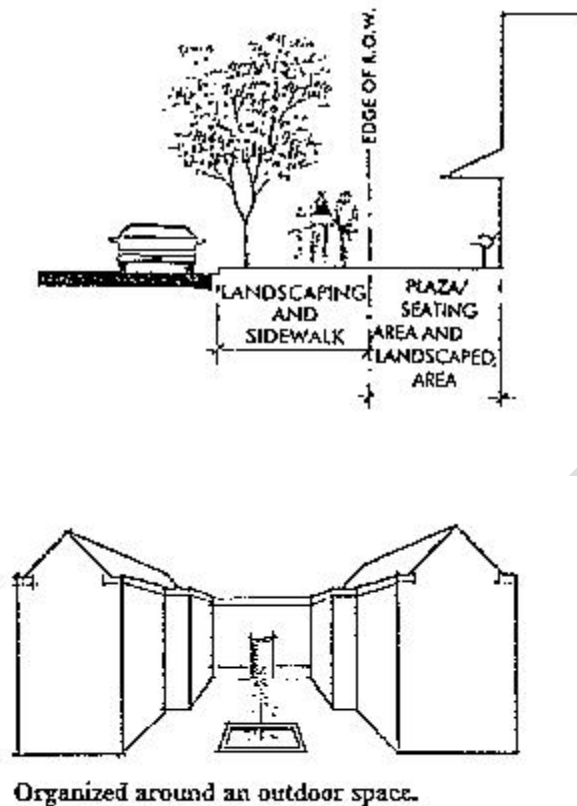
15.300.340 Open Space Design Standards

- A. **General Open Space Design Requirements.**
 - 1. **Integration with Adjacent Parcels.** 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 15.300.230.
 - 2. **Linkage of Open Space Elements.** 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.
- B. **Arrangement and Design of Front Yard Open Space.** Front yard open space 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:
 - 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.

C. 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 should incorporate one (1) or more of the following open space amenities in order to encourage pedestrian use and activity:
 - a. Public art, such as a water feature or sculpture;
 - b. Transit stops;
 - c. Performance/stage areas; or
 - d. Other public amenities, as approved by the Director.
3. **Accessory Site Furnishing.** 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.





15.300.400 Parking Standards

- A. **Purpose:** Minimize parking as a dominant land use. Parking should be screened through its placement behind structures and via landscaping.
- B. The following parking standards shall be in addition to, or, in some cases, supersede applicable parking provisions required in SMC Chapter 15.455 Parking and Circulation.

15.300.410 Off-Street Parking Requirements and Reductions

A. Required Off-Street Parking Spaces

- 1. **Minimum Parking Requirements.** The minimum parking spaces required shall be those established in the parking chart in SMC Chapter 15.455 Parking and Circulation.
 - a. In cases where the minimum parking standards established in SMC 15.465.105 are greater than the maximum spaces allowed in section SMC 15.300.410(A)2 below, then the parking standards within this chapter as specified in SMC 15.300.410(A)2 shall supersede and also

serve as the minimum number of parking spaces required.

2. Maximum Parking Requirements

LAND USE	MAXIMUM SPACES ALLOWED	NOTES
<i>Where calculations result in fractions of parking spaces, the maximum number of parking stalls shall be determined by rounding up to the next whole number.</i>		
Residential Uses		
College Dormitory	1 per bedroom unit	---
Duplex/Townhouse	2 per dwelling unit	---
Multi-Family	1 per bedroom, up to 2 per dwelling unit maximum	Unless modified by a parking plan demonstrating an increased need to serve residents.
Community Residential Facility	1 per bed	
Convalescent Center/Nursing Home	1 per 3 beds	
Retirement Apartments	1 per unit	

Recreational/Cultural Uses		
Conference/Convention Center	5 per 1,000 SF of building area	---
Library/Museum/Cultural Facility	4 per 1,000 SF of building area	---
Community Center/Recreation Center	4 per 1,000 SF of building area	---
Sports/Fitness/Health Club	4 per 1,000 SF of building area	---
Theater	0.75 per fixed seat, plus 1 per employee	---

General, Educational and Health Services Uses		
General Service Uses	4 per 1,000 SF of building area	---
Educational Uses	1 per employee, plus 1 per 2 students	---
Health Services Uses	4 per 1,000 SF of building area	---
Transitional Housing	1 per 2 bedrooms	Unless modified by a parking plan demonstrating an increased need to serve residents.
Government/Office, Business Uses		
Business Service/Office Uses	5 per 1,000 SF of building area	Maximum parking for business service/office uses may be increased to seven and one-half (7.5) per one thousand (1,000) square feet of building area through the establishment of a development agreement between the City and a developer.
Retail/Commercial/Manufacturing Uses		
Retail Uses	4 per 1,000 SF of leasable space	---
Bed and Breakfast	1 per bedroom, plus 2	---

	for residents	
Hotel/Motel and Associated Uses	1 per bedroom, plus the following for associated uses:	---
• with restaurant/lounge/bar	• 4 per 1,000 SF of building area	---
• with banquet/meeting room	• 5 per 1,000 SF of gross building area	---
Manufacturing Uses	1 per employee, plus 2 per 1,000 SF of building area	---
Motor Vehicles		
Public/Private Parking	Public/private parking is only permitted within a structure with up to 300 parking spaces. See 15.300.xxx for parking structure design and development standards. Additional spaces may be added only via the incentive method defined in SMC 15.300.xxx. See SMC 15.300.xxx for provisions regarding public/private surface parking as an interim use.	

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

15.300.420 Off-Street Loading Requirements

Off-Street loading requirements shall be provided pursuant to SMC Chapter 15.455 Parking and Circulation.

15.300.430 Bicycle Parking

Bicycle parking facility requirements shall be provided pursuant to SMC Chapter 15.455 Parking and Circulation.

15.300.440 General Parking Design and Construction Standards

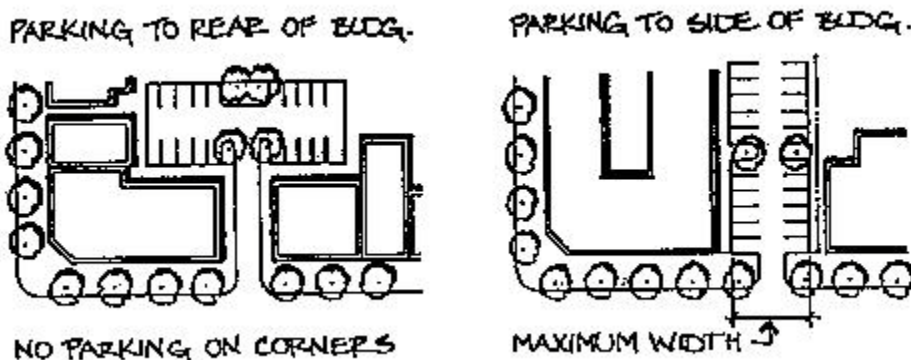
Parking design and construction requirements shall be provided pursuant to SMC Chapter 15.455 Parking and Circulation.

15.300.450 Surface Parking

- 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 a development agreement specifying additional conditions as needed.
- B. **Location of Surface Parking Lots.**
1. 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 15.300.260 Driveway Entrances and approved by

the Director. Surface parking shall be located behind a building or to the side of a building.

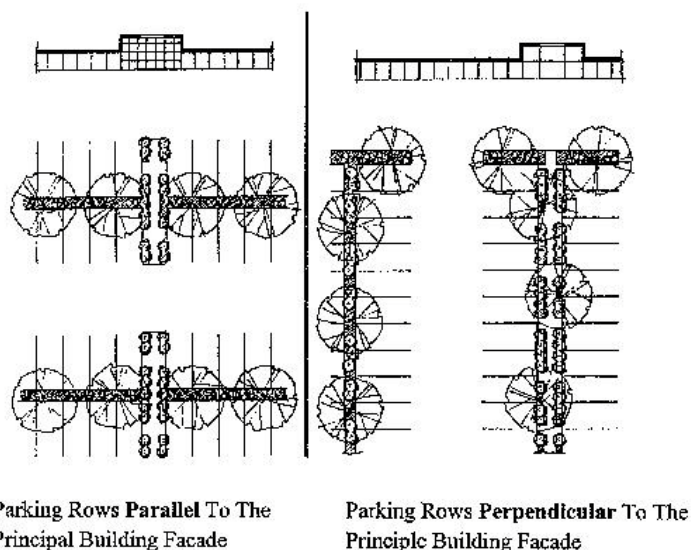
2. **Parking Next to Building.** Parking located next to a building and within forty (40) feet of the front property line shall not occupy more than the width of two (2) lengthwise parking stalls and one (1) travel lane, or sixty-two (62) feet, whichever is less.
3. **Parking on Corner Lots.** On corner 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.



C. Pedestrian Circulation Through Parking Lots

1. Surface parking lots containing one hundred (100) parking spaces or more shall provide pedestrian walkways through the parking field.
2. **Pedestrian Walkway Locations**
 - a. 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.
 - b. 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.
3. **Pedestrian Walkway Design**

- a. 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.
- 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.
- c. 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.



15.300.460 Structured Parking

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.

- A. **Stand-Alone Parking Structures for Public/Private Parking.** Stand-alone parking structures allowed as public/private parking uses, shall comply with the following minimum requirements:
 1. Only one (1) stand-alone parking structure shall be allowed per development site. (Also see definition of “Development Site – Stand-Alone Parking Structures” in SMC Chapter 15.105 Definitions.)

2. A stand-alone parking structure is limited to not more than three hundred (300) parking stalls unless additional spaces are allowed under SMC 15.300.950 Parking Bonus Incentive Program for Structured Public/Private Parking.
3. Stand-alone parking structures implementing the parking incentive of SMC 15.300.950 Parking Bonus Incentive Program for Structured Public/Private Parking 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.
4. No stand-alone parking structure shall be allowed on a development site specifically created through a commercial/industrial subdivision.

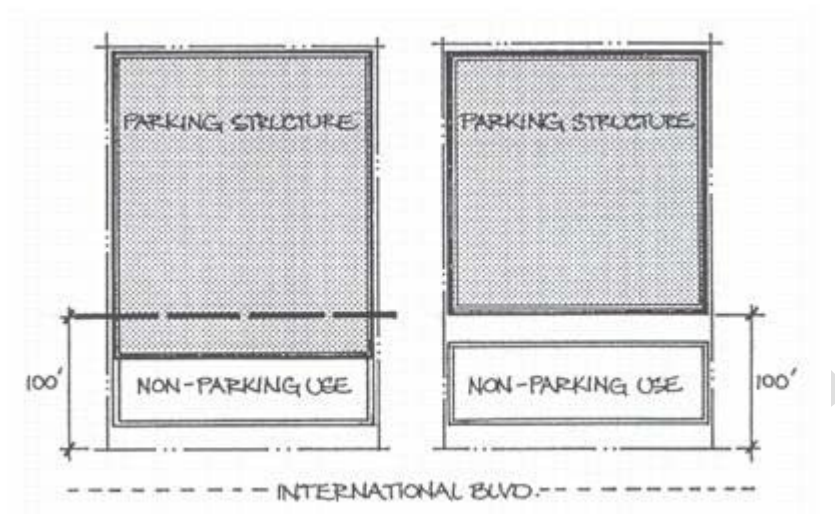
B. Parking Structure Placement and/or Setbacks

1. **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 15.300.210 Building Placement/Setbacks. No parking structures shall be located within one hundred (100) feet of the International Boulevard ROW, except as specified below:
 - a. 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 15.300.210 Building Placement/Setbacks) 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.
 - b. Parking structures may be integrated into buildings built within the maximum setback (SMC 15.300.210 Building Placement/Setbacks); 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.
 - c. 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.

For corner lots on International Boulevard, the parking structure must be faced with other uses as specified in subsection (B)(1)(b) of this section on all sides

adjacent to public and/or private streets for a distance of one hundred (100) feet from International Boulevard.

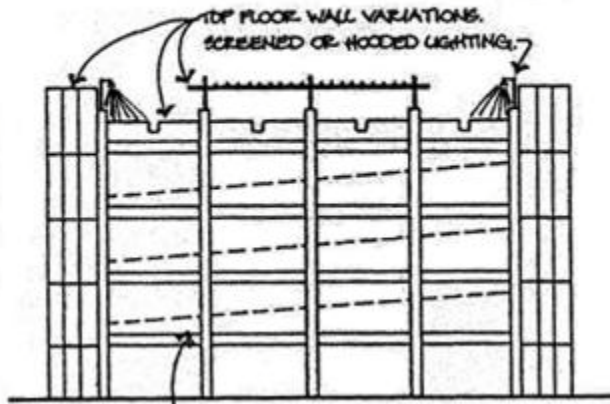
2. **Parking Structures on Properties Adjacent to All Other City Center Public and/or Private Streets.** Parking structures shall be located within the maximum front yard setback, as specified in SMC 15.300.210 Building Placement/Setbacks, or built to the side or rear of the subject property when located behind or to the side of additional buildings on-site.



C. Parking Structure Design

1. 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, and in SMC Chapter 15.455 Parking and Circulation.
2. **Parking Structure Character and Massing**
 - a. Parking structure elevations over one hundred fifty (150) feet in length shall incorporate vertical and horizontal variation in setback, material or fenestration design along the length of the applicable facade. In order to incorporate architectural variation within a project, a minimum of one (1) vertical facade change and a minimum of one (1) horizontal facade change shall be provided in the following ways:
 - b. **Vertical Facade Changes.** Incorporate intervals of architectural variation at least every eighty (80) feet over the length of the applicable facade, such as:
 - i. Varying the arrangement, proportioning and/or design of garage floor openings;

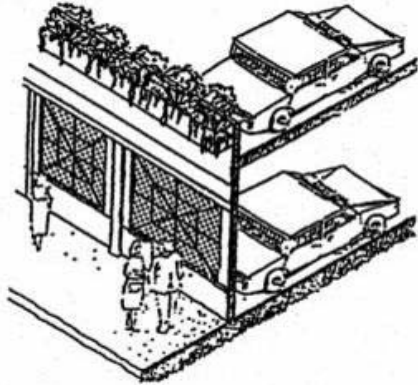
- ii. Incorporating changes in architectural materials;
 - iii. Projecting forward or recessing back portions or elements of the parking structure facade.
- c. **Horizontal Facade Changes.** Designed to differentiate the ground floor from upper floors, such as:
- i. Stepping back the upper floors from the ground floor parking structure facade;
 - ii. Changing materials between the parking structure base and upper floors; and/or
 - iii. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.
3. **Parking Structure Top Floor Wall Design.** Parking structure top floor wall designs must conform to one (1) or more of the following options:
- a. **Top Floor Wall with Architectural Focal Point.** A top floor wall focal point refers to a prominent wall edge feature.
 - b. **Top Floor Wall Line Variation.**
 - i. **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.
 - ii. **Articulated Parapet.** Top floor wall line parapets shall incorporate angled, curved or stepped detail elements.



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

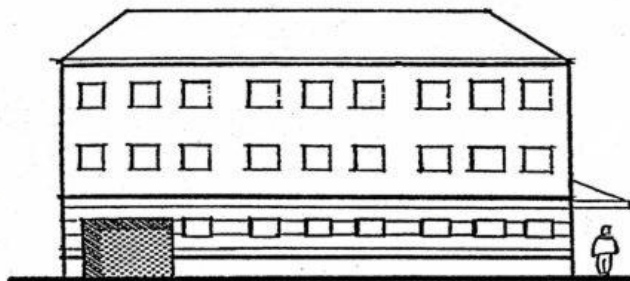
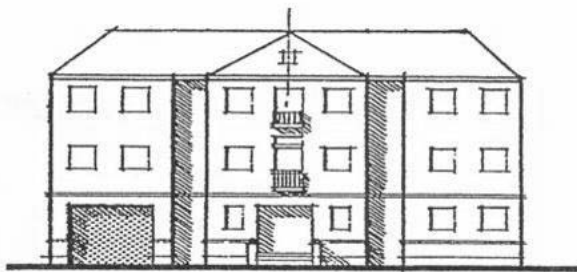
- a. Facades of parking structures facing a public or private street or pedestrian way as defined by SMC 15.300.120 Pedestrian Circulation Requirements shall be designed without continuous horizontal parking floor openings.
- b. For portions of parking structures without a ground floor retail, commercial, office, service or public use, a five (5) foot wide façade landscaping strip is required consisting of:
 - i. 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;
 - ii. Ground cover; and
 - iii. Seasonal displays of flowering annual bedding plants.
- c. 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:
 - i. 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
 - ii. 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.
- d. Upon conversion of portions of a parking structure ground floor to a retail/commercial use, the Director 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.
- e. In addition to the above, minimize views into the upper floors of parking structures through one (1) or more of the following methods:
 - i. The use of planters integrated into the upper floors of parking structure facade design;
 - ii. Decorative trellis work and/or screening as architectural elements on the parking structure upper floor facades; and/or

- iii. Upper parking floors designed as a pattern of window-like openings on the parking structure facade.



5. Parking Floors Located Under or Within Buildings

- 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.

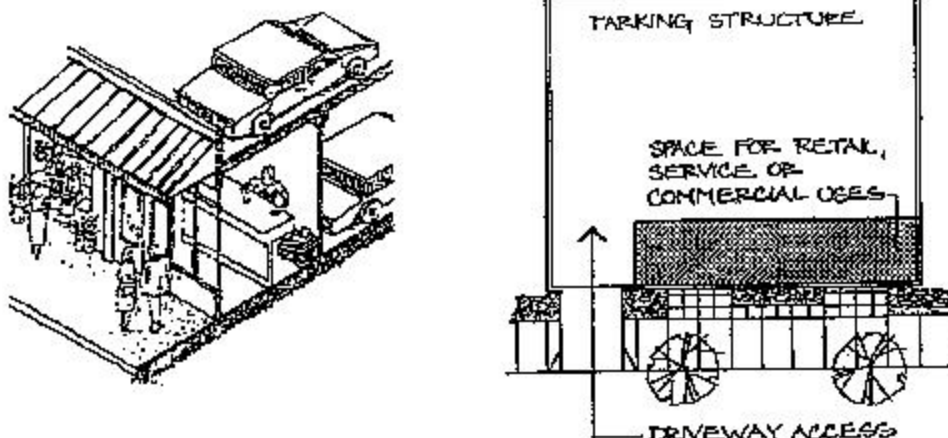


6. **Parking Structure Lighting**

- a. In addition to the following standards, lighting of parking structures shall be provided pursuant to Chapter 17.28 SMC, Parking Structures.
- b. 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.

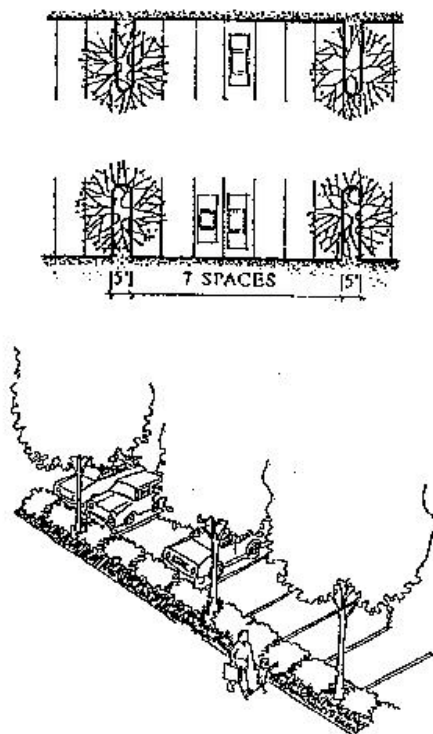
D. **Ground Floor Uses in Parking Structures**

1. 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, retail/commercial or service uses.
 - a. **Minimum Depth.** The applicable ground floor area shall extend in depth a minimum of twenty (20) feet from the exterior parking structure facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet.
 - b. **Minimum Ceiling Height.** The minimum clear interior ceiling height standard for the retail/commercial or service use portion of parking structures shall be ten (10) feet for all street level building space.
 - c. **Fire Suppression.** Parking structure ground floors shall include fire suppressing sprinkler systems at the time of construction.
2. 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 (E)(1) of this section, but not included at the time of construction, shall employ window display cases, as specified in SMC 15.300.460 Parking Design, subsection (C)(3)(b)(ii) to meet the transparency requirements of SMC 15.300.610 Ground Floor Transparency Requirements.
3. Parking structures with ground floor retail/commercial or service uses will be granted an additional parking allowance as follows:
 - a. 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.



15.300.500 Landscaping Standards

- A. In addition to the standards of this section and chapter, landscaping requirements shall be provided pursuant to SMC Chapter 15.405 Landscaping and Tree Retention
- B. **Surface Parking Lot Landscaping and Treatment of Perimeter**
 1. 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.
 2. 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.
 3. 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.



15.300.600 Building Design

Purpose: Buildings should be designed to promote an architecturally appealing environment. Design emphasis should 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.

15.300.610 Street Level Design

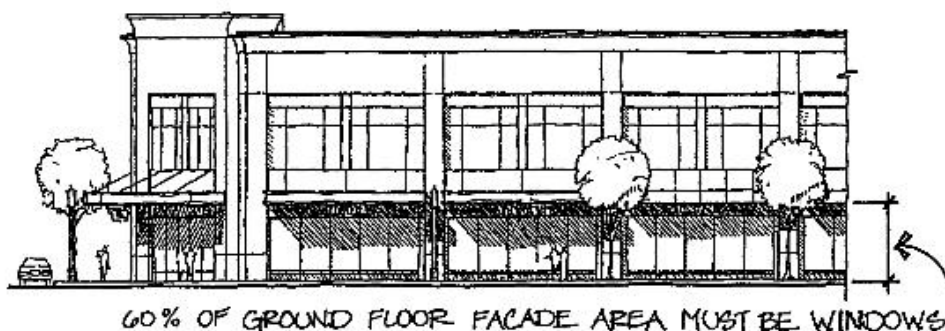
A. Ground Floor Transparency Requirements

1. Windows shall be provided on the street level rather than blank walls to encourage a visual link between the business and passing pedestrians.
2. Transparency requirements shall apply to buildings with a ground floor retail/commercial or service use, as defined in SMC 15.300.700(A)(3) and in the City Center Use Charts (SMC 15.300.050 through 15.300.055), 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.
 - a. Windows shall cover at least sixty percent (60%) of the public street

facing ground floor building wall area.

3. Transparency Design Requirements

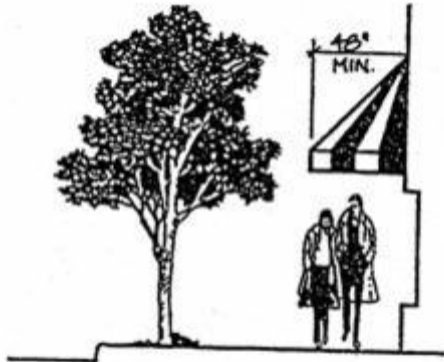
- a. Transparency requirements shall apply to that area of the ground floor building wall fronting the street up to the finished ceiling height of the first floor building space.
- b. Windows shall begin twelve (12) to thirty (30) inches above the finished grade of the first floor building space.
- c. 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.



B. Pedestrian Weather Protection Along Building Facades

1. Building facades with ground floor retail/commercial or service uses shall be designed to provide for pedestrian weather protection through the use of awnings, canopies, colonnades, marquees, or building overhangs.
2. **Pedestrian Weather Protection Structure Design**
 - a. **Length.** 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.
 - b. **Width.** Pedestrian weather protection structures shall extend a minimum of four (4) feet out from the building facade. 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. Pedestrian weather protection structures shall be architecturally integrated with the ground level design of the building to which it is attached.

- c. **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.



3. **Pedestrian Weather Protection and Building Façade Landscaping.** 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.
- a. 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:
- i. Evergreen shrubs spaced no more than four (4) feet apart that do not exceed a height of four (4) feet at maturity;
 - ii. Ground cover; and
 - iii. Seasonal displays of flowering annual bedding plants.

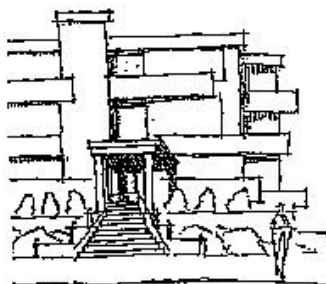
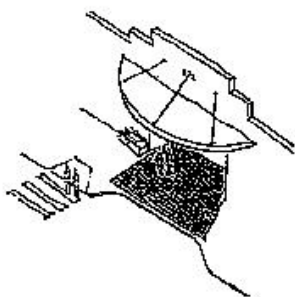
15.300.620 Pedestrian Building Entries

- A. **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 (16) feet in height;
4. Landscaping designed as entry focal point.

- B. Ground Level Building Entries.** All ground level building entries 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.



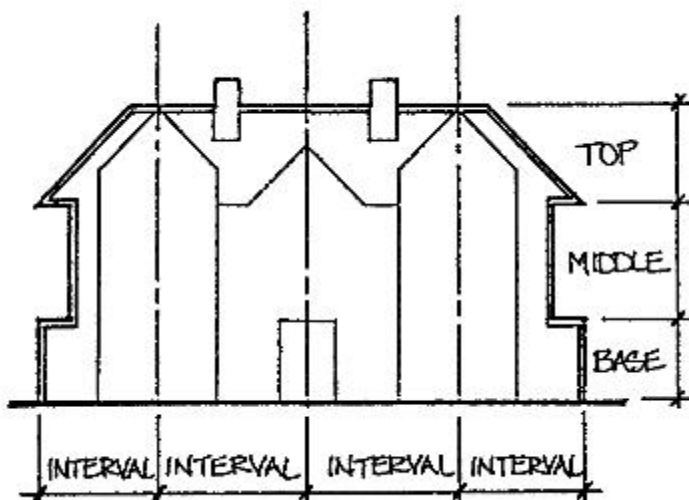
15.300.630 Building Facades

A. Character and Massing

1. 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 City Center Overlay District parking structure standards in SMC Chapter 15.455 Parking and Circulation for character and massing requirements specific to parking structures):
 - a. **Vertical Facade Changes.** Incorporate intervals of architectural variation at least every eighty (80) feet over the length of the applicable facade, such as:
 - i. Varying the arrangement, proportioning and/or design of windows and doors;
 - ii. Incorporating changes in architectural materials; and/or
 - iii. Projecting forward or recessing back portions or elements of the applicable facade. 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.

- b. **Horizontal Facade Changes.** Designed to differentiate the ground floor from upper floors, such as:
- i. Stepping back the upper floors from the ground floor building facade;
 - ii. Changing materials between the building base and upper floors;
 - iii. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.

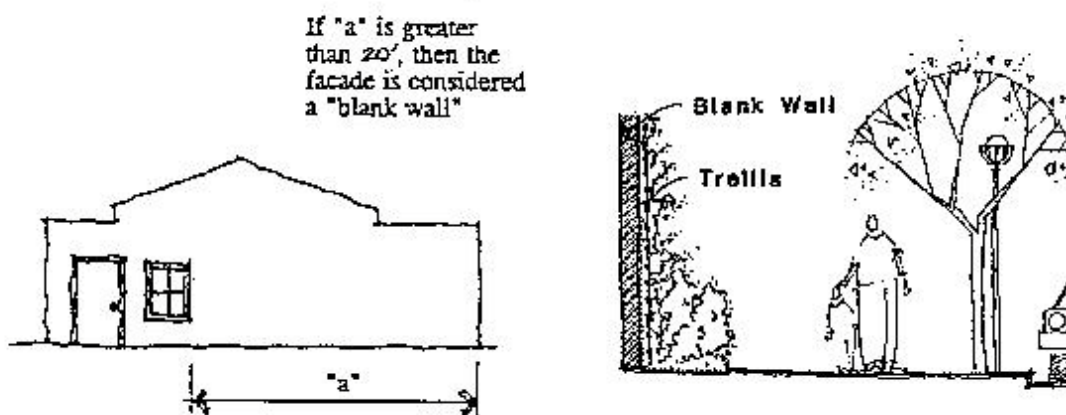


B. Treatment of Blank Walls

1. **Definition.** The definition of a “blank wall” is any wall or portion of a wall that is 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.
2. 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 fifty (50) feet, or twenty percent (20%) of the length of the street-facing facade, whichever is less.
3. **Design Treatments.** Blank wall sections of allowed lengths shall receive 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:

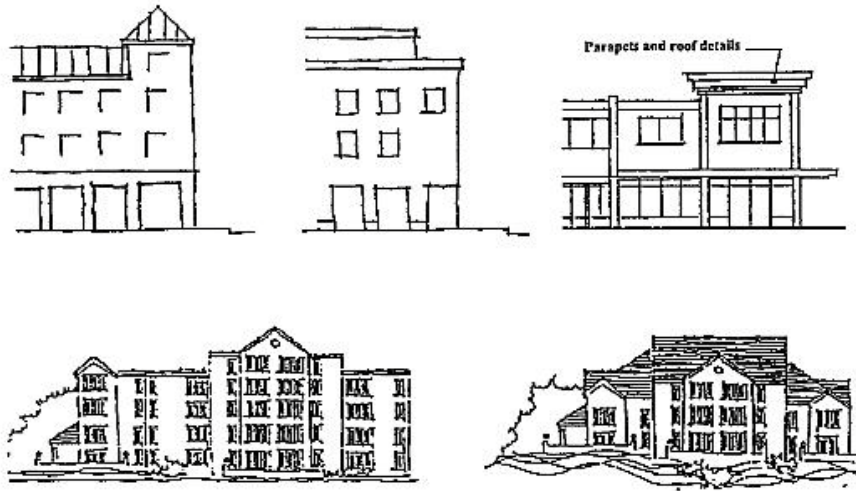
- a. Install vertical trellis in front of the wall with climbing vines or other plant materials over at least thirty percent (30%) of the blank wall surface;
- b. Provide a decorative masonry pattern, or other architectural feature as approved by the Director, over at least thirty percent (30%) of the blank wall surface; and/or
- c. Employ small setbacks, projections, indentations, or intervals of material change to break up the wall's surface.



15.300.640 Roof Lines and Equipment

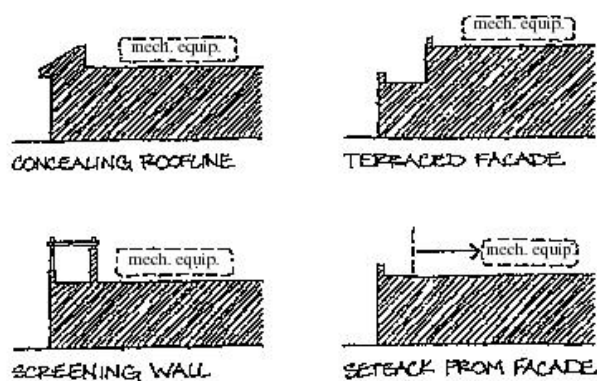
- A. **Roof Lines.** In order to provide a visual terminus to the tops of City Center Overlay District buildings and soften rectilinear forms, roof designs must conform to one (1) of the following options:
 1. **Roof Line with Architectural Focal Point.** A roof line focal point refers to a prominent rooftop feature such as a peak, tower, gable, dome, barrel vault or roof line trellis structure.
 2. **Roof Line Variation.** The roof line articulated through a variation or step in roof height or detail, such as:
 - a. **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.
 - b. **Articulated Parapet:** Roof line parapets shall incorporate angled, curved or stepped detail elements.

3. **Pitched Roof or Full Mansard.** A roof with angled edges, with or without a defined ridge line and extended eaves.
4. **Terraced Roof.** A roof line incorporating setbacks for balconies, roof gardens, or patios.



B. **Rooftop Equipment.** Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through one (1) or more of the following methods:

1. A concealing roof line;
2. A terraced facade;
3. A screening wall or grillwork directly surrounding the equipment;
4. Sufficient setback from the facade edge to be concealed from ground level view.



15.300.700 Mixed Use and Multi-Family Development Standards

A. Mixed Use Development Standards

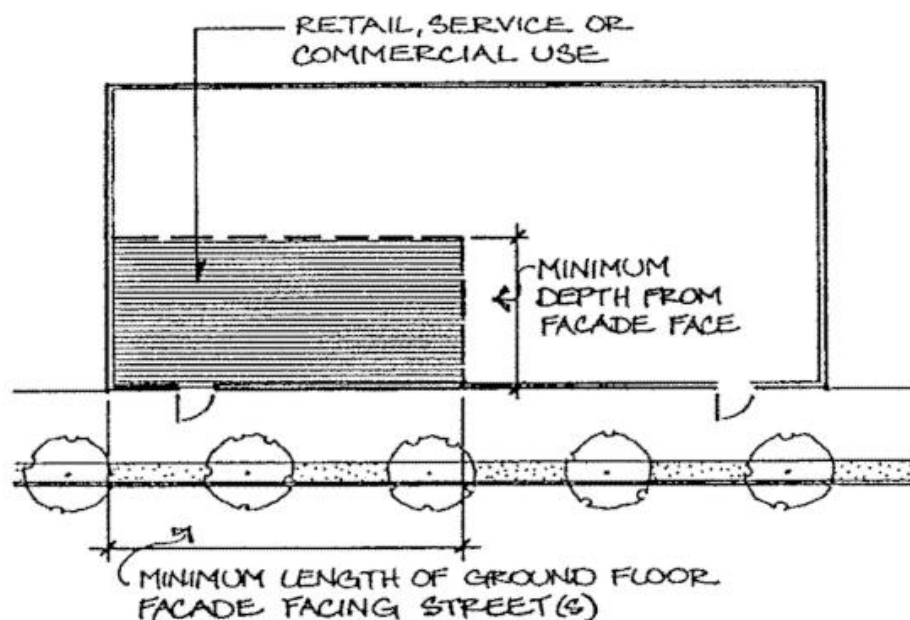
1. **Purpose:** Incorporate a mixture of different types of uses in one (1) structure or in close proximity to encourage pedestrian circulation, maximize site development potential and create an active environment. Design ground floors to accommodate commercial uses that benefit from a high degree of pedestrian activity while upper floors should be devoted to residential uses. The following regulations shall supersede the mixed use standard in SMC 15.520.300, and shall apply to City Center developments proposing land uses specified as being part of a mixed use development in SMC 15.300.055, City Center use charts.
2. **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.
3. **Ground Floor Uses in Mixed Use and/or High Capacity Transit Facility Projects.** (For ground floor use requirements relative to parking structures,

see SMC 15.35.945.) The following shall apply to vertically mixed use buildings, as well as structures in horizontal mixed use projects sited within the maximum front yard setback: (see SMC [15.300.700\(A\)\(2\)](#) for definitions of mixed use types.)

- a. **Minimum Ground Floor Use Requirements.** 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.

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 use charts):

- i. **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.
 - ii. **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. **Ceiling Heights.** 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.
 - c. **Architecture and Entrances.** Pedestrian-level commercial uses in vertical mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible.
 - d. **Signs.** 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.



B. Multi-Family Development Standards

1. **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.
2. Multi-family development within the City Center Overlay District shall meet the requirements of SMC 15.510 Chapter Multi-Family Design Standards. Additionally, the following sections of the City Center standards shall apply to projects as stated below:
 - a. The following standards shall apply to all multi-family projects in the City Center Overlay District:
 - SMC 15.35.200 through 15.35.220
 - SMC 15.35.300 through 15.35.335;
 - SMC 15.35.430;
 - SMC 15.35.800 through 15.35.850
 - b. The following standards shall apply only to ground floor commercial in mixed use residential projects:
 - SMC 15.320
 - SMC SMC 15.35.510 and 15.35.520; 15.35.530, 15.35.570;
 - SMC 15.35.400 through 15.35.420 SMC 15.35.600 through 15.35.620.

15.300.800 Additional Standards

15.300.810 Fences

- 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 or service use are prohibited within the front yard setback zone.
- B. **Single and Multi-Family Dwellings.** Single-family and multi-family dwelling units, excluding residential mixed use structures within the City Center, may have fences to a height of six (6) feet when fronting on a major arterial/highway, but must have adequate setback in order to maintain sight distance requirements established in SMC [15.400.350](#).

15.300.820 Signs

Monument signs shall be located according to an approved site plan and in a manner that does not obstruct pedestrian movement.

15.300.900 Development Incentives

In addition to the following, incentives in SMC Chapter 15.425 Development Incentives may apply.

15.300.950 Parking Bonus Incentive Program for Structured Public/Private Parking

- A. A parking allowance bonus, beyond the maximum parking specified in SMC 15.300.410(A)(2), will be granted to those developments which provide retail/commercial or service space beyond the requirements of SMC 15.300.700(A)(3), or a public benefit in the form of:
 - 1. Dedicated public right-of-way, in an arrangement and amount per parcel that conforms to 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 Center open space fund; and/or
 - 3. A water feature or public art display incorporated into publicly accessible on-site open space, as approved by the Director.
- 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;
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 Center open space 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 [15.300.700\(A\)\(2\)](#), 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 [15.300.700\(A\)\(2\)](#), 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. 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.

Chapter 15.305

South 154th Street Station Area Overlay District

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15.305.700 Mixed Use and Multi-Family Development Standards

15.305.710 Mixed Use Development Standards

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15.305.800 Additional Standards

15.305.810 Fences

15.305.850 Signs

15.305.900 Development Incentives

15.305.005 Purpose

- A. The following standards are intended to implement the City's vision for the S. 154th Street Station Area by promoting integrated development and pedestrian-oriented design, a diversity of uses within close proximity, open space, and a focal point for community identity.
1. **Urban Design Vision.**
 - a. The urban design vision for the S. 154th Street 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 S. 154th Street Station Area Action Plan.
- B. Each standard includes examples and illustrations of ways in which the intent of the standard could be achieved. The 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.

15.305.020 Authority and Application

A. The provisions of this chapter shall apply to the S. 154th Street Station Area Overlay District as delineated in the S. 154th Street Station Area Overlay District Map at the end of this section. Within the S. 154th Street Station Area Overlay District, this chapter shall supersede existing regulations elsewhere in SMC Title 15 when in conflict with this chapter.

B. The provisions of this chapter shall apply to all development meeting one (1) or more of the following thresholds:

1. All new construction requiring building permits; and/or
2. **Major Redevelopment.** Additions or alterations to a building 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.

Only the portions of the building or site being altered or added to shall be required to integrate S. 154th Street Station Area Overlay District 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.

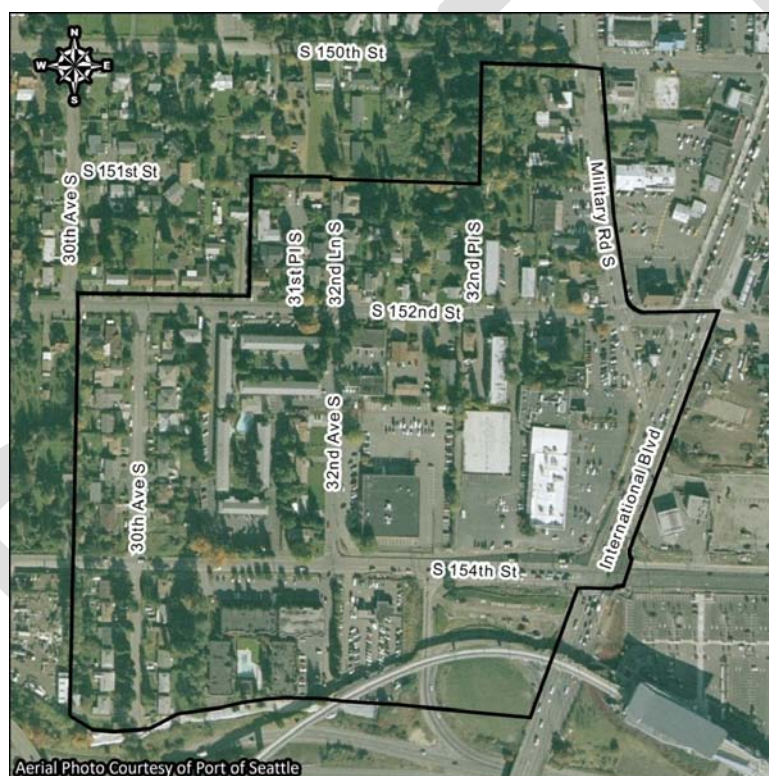
C. **Departures.** In order to provide flexibility and creativity of project designs, departures from these special standards may be permitted, subject to the approval of the Director:

1. If the strict interpretation or application of these 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 S. 154th Street Station Area Overlay District or Comprehensive Plan; or
2. If it can be shown that the overall project design and feasibility can be improved.

D. **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, unless otherwise prohibited in this chapter; 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.

1. **Development Agreement Prohibition.** Development agreements are prohibited for park-and-fly commercial parking and other long-term (overnight) commercial parking facilities which provide parking space for a fee.
- E. **Single Family Exemption.** Existing single-family homes are exempt from the provisions of this chapter.
- F. Standards for high capacity transit facilities, as identified in Chapter 15.530 SMC, shall apply to all applicable development within the S. 154th Street Station Area Overlay District.



S. 154th Street Station Area Overlay District Map

15.305.050 Use Chart and Pedestrian-Oriented Use Regulations

- A. **Land Use Definitions Specific to the S. 154th Street Station Area Overlay District.** In addition to the land use definitions in SMC Chapter 15.105 Definitions, the following definitions apply in the S. 154th Street Station Area Overlay District:

“**Drive-through facility**” means a business or portion of a business where a consumer is permitted or encouraged, either by the design of physical facilities or by the provisions of services and/or packaging procedures, to carry on business while seated in a motor vehicle.

“**Office use**” means the use of a room or group of rooms for conducting the affairs of a business, profession, service, or government and generally furnished with desks, tables, files and communication equipment.

“**Park-and-fly commercial parking**” means commercial parking facilities which provide short- or long-term parking space for a fee, for airport parking for travelers.

“**Pedestrian-oriented uses**” means uses that stimulate pedestrian activity along the sidewalk frontage of a building.

“**Personal services**” means a business that provides services relating to personal grooming.

“**Public facility**” means a use which serves the public and is generally of a public service, noncommercial nature.

B. **Selected Prohibited Uses.** This section highlights selected uses that are prohibited within the S. 154th Street Station Area Overlay District. The S. 154th Street Station Area Overlay District use chart in SMC 15.305.055 presents the full listing of uses that are prohibited and allowed within the station area with the addition of the following prohibited uses listed in subsection (1) of this section.

1. The following uses shall be prohibited within the station area:
 - a. Park-and-fly commercial parking facilities.
 - b. Exterior (outdoor) storage. Outdoor seating for restaurants and pedestrian-oriented accessory uses, such as flower, food, or drink stands, are exempt from this requirement.
 - c. Drive-through facilities.

C. Use Chart Guide

1. About the Use Chart

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

2. How to Use the Use Chart

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

P: The use is permitted.

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

If the square is blank, the use is not permitted in that zone.

3. Additional Standards According to Use

Additional standards that apply to a particular use and zone are noted by number and described in the column on the far right of the chart. If the standard is not preceded by a number, the standard applies to all zones.

4. Zone Abbreviations

UL – Urban Low

UM - Urban Medium Density

UH - Urban High Density

UH-UCR - Urban High-Urban Center Residential

T - Townhouse

CB-C - Community Business in the Urban Center

P - Park

15.305.055 S. 154th Street Station Area Overlay District Use Chart

ZONES:

UL-Urban Low

UM-Urban Medium

UH-Urban High

UH-UCR-Urban High-Urban

T-Townhouse

NB-Neighborhood Business

O/C/MU-Office/Commercial/Mixed Use

O/CM-Office/Commercial

CB-C-Community Business in the Urban Center

P – Park

P-Permitted Use; C-Conditional Use Permit required

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
ANIMALS								
Kennel/Cattery								
Stables							P	
Veterinary Clinic				P	P			Permitted as a part of a mixed use development.
BUSINESS SERVICES								
Airport Support Facility								
Cargo Containers								
Commercial/Industrial Accessory Uses					C			
Conference/Convention Center				P(1)	P(1)			(1) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least sixty percent (60%) of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057.
Construction/Trade					C			
Distribution Center/Warehouse								

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Equipment Rental, Large								
Equipment Rental, Small					C			
Equipment Repair, Large								
Equipment Repair, Small					P			Accessory to a primary use not to exceed twenty percent (20%) of primary square footage.
Helipad/Airport and Facilities								
Professional Office			P(1)	P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2).
Storage, Self-Service								
Truck Terminal								
CIVIC & INSTITUTIONAL								
Cemetery								
City Hall		P	P	P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2).
Court					P			
Fire Facility		P	P	P	P			
Police Facility		P	P	P	P			
Public Agency Office			P	P	P			
Public Agency Yard								
Public Archives					P			
Social Service Office			C	P	P			
EDUCATIONAL								
College / University		C	C	P	P(1)			(1) Permitted as a part of a mixed use development
Elementary/Middle School		C	C	C				
High School		C	C	C	C			
Specialized Instruction		P(1)	P(1)	P	P(2)			(1) Limited to three (3) students per day

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
School								(2) Permitted as a part of a mixed use development
Vocational/Technical School				P	P(1)			(1) Permitted as a part of a mixed use development
HEALTH & HUMAN SERVICES								
Day Care I		P	P	P		P		DSHS license required. Except as provided pursuant to SMC Ch. 15.420 for family day care.
Day Care II		P	P	P	P			DSHS license required/SEPA review required
Hospital					P			
Medical Dental Lab			C	C	P			
Medical Office/Outpatient Clinic			P(1)	P(1)	P			(1) Permitted as a part of a mixed use development
Miscellaneous Health				C	P(1)			(1) Permitted as a part of a mixed use development
Opiate Substitution Treatment Facility					C			Subject to the CUP-EPF siting process (SMC 15.115.040).
Secure Community Transition Facility					C			
Transitional Housing			C	C	P(1)			(1) Permitted only as part of a mixed use development, as described in SMC 15.305.640(C)(3), and arranged on site as described in SMC 15.305.640(C)(2). 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								

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Biomedical Product Facility								
Chemical/Petroleum Products								
Commercial/Industrial Machinery								
Computer/Office Equipment								
Electronic Assembly								
Fabricated Metal Products								
Food Processing								
Furniture/Fixtures								
Laboratories, Research, Development & Testing					C			
Manufacturing, Light Misc.								
Micro-Winery/Brewery/ <u>Distillery</u>					P			Winery/microbrewery with retail section
Paper Products								
Primary Metal Industry								
Printing/Publishing								
Recycling Processing								
Rubber/Plastic/Leather/Mineral Products								
Textile Mill								
Wood Products								
MOTOR VEHICLES								
Auto/Boat Dealer								

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Auto Service Center								
Auto Supply Store					P			Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2).
Auto Wrecking								
Commercial Marine Supply					P			
Electric Vehicle Infrastructure	P(1)	P(1)	P(2)	P(2)	P	P(1)		(1) Restricted electric vehicle charging stations only (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site
Fueling/Service Station								
Mobile Refueling Operation		P(1)	P(1)	P(1)	P(2)	P(1)		(1) Permitted only to refuel heavy equipment at a construction site, subject to the criteria under SMC 15.13.103 (2) Permitted only to refuel heavy equipment at a construction site, subject to the criteria under SMC 15.13.102
Tire Retreading								
Towing Operation								
Vehicle Rental/Sales								
Vehicle Repair, Small								
RECREATIONAL & CULTURE								

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Amusement Park								
Community Center			C	P(1)	P(1)			(1) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least sixty percent (60%) of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057.
Drive-In Theater								
Golf Course							P	
Health Club			C (1)	P(2)	P(2)		P	(1) Accessory to primary use not to exceed twenty percent (20%) of primary square footage. (2) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least sixty percent (60%) of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057.
Library		P	C	P(1)	P(1)	C		(1) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least sixty percent (60%) of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057.
Museum		C	C	P(1)	P(1)			(1) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least sixty percent (60%) of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057.

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Nonprofit Organization		C/P (1,2)	P	P(3)	P(3)		C/P (1,2)	<p>(1) Allowed as a minor CUP subject to criteria under SMC 15.115.020(E).</p> <p>(2) Allowed as a permitted use subject to the criteria in SMC 15.470.</p> <p>(3) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least sixty percent (60%) of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057.</p>
Park		P	P	P(1)	P(1)	P	P	<p>(1) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least sixty percent (60%) of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057.</p>
Recreational Center			P	P(1)	P(1)		P	
Religious Use Facility		C/P (1,2)	P	P(3)	P(3)		C/P (1,2)	<p>(1) Allowed as a minor CUP subject to criteria under SMC 15.115.020(E).</p> <p>(2) Allowed as a permitted use subject to the criteria in SMC 15.470.</p> <p>(3) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least sixty percent (60%) of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057.</p>

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Religious Use Facility Accessory		C/P (1,2,3)	C(1)	P(1,4)	P(4)		C/P (2,3)	(1) Accessory to primary use not to exceed twenty percent (20%) of primary square footage. (2) Allowed as a minor CUP subject to criteria under SMC 15.115.020(E). (3) Allowed as a permitted use subject to the criteria in SMC 15.470. (4) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least sixty percent (60%) of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057.
Stadium/Arena								
RESIDENTIAL								
College Dormitory					P			
Duplex		P				P(1)		(1) Duplexes allowed in townhouse zone only as part of townhouse development. See SMC Ch 15.505 for standards.
Dwelling Unit, Detached								Existing single-family homes are exempt from the provisions of this chapter.
Manufactured /Modular Home								
Mobile Home								
Mobile Home Park								
Multi-Family		P(1)	P(1)	P	P			(1) Ground floor pedestrian-oriented uses, as described in SMC 15.305.057, are allowed, but not required in the UM zones and in the UH-1,800 and UH-900 zones.
Townhouse		P				P		
RESIDENTIAL, RETIREMENT & ASSISTED LIVING								

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Community Residential Facility I	P	P(1)	P(1)	P(1)	P(1,2)			<p>(1) See Standards for Community Residential Facility I:</p> <p>(a) No more than five (5) nonsupport people, unless as modified pursuant to requirement (1)(e)**</p> <p>(b) No more than two (2) support people **;</p> <p>(c) Any parking space in excess of two (2) shall be screened and not visible from public streets;</p> <p>(d) In UM zone, house shall maintain residential character;</p> <p>(e) Reasonable accommodation shall be made for persons with disabilities as required by state and federal law. See SMC 15.12.018 for accommodation procedure.</p> <p>** (a) and (b) do not apply to state-licensed adult family homes and foster family homes.</p> <p>(2) Permitted only as part of a mixed use development, as described in SMC 15.305.640(C)(3), and arranged on site as described in SMC 15.305.640(C)(2).</p>
Community Residential Facility II			P	P	P(1)			<p>(1) Permitted only as part of a mixed use development, as described in SMC 15.305.640(C)(3), and arranged on site as described in SMC 15.305.640(C)(2).</p>
Convalescent Center/ Nursing Home		P	P	P				
Retirement Apartments		P	P	P	P			
RESIDENTIAL, ACCESSORY								

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Home Occupation		P	P	P	P	P		See 15.465.400 for standards and limitations
Shed/Garage		P(1)	P(1)	P(1)		P		(1) Limited to one thousand (1,000) gsf and a twenty (20) foot height limit (highest point).
RETAIL & COMMERCIAL								

DRAFT

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Agricultural Crop Sales (Farm Only)					P			
Antique/ Secondhand Store				P(1)				(1) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)
Apparel/ Accessory Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)
Arcade (Games/Food)			P(1)	P(1,2)	P(2)		P	(1) Accessory to primary use not to exceed twenty percent (20%) of primary square footage. (2) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least sixty percent (60%) of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057.
Beauty Salon/ Personal Grooming Service			P(1)	P(2)	P			(1) Small, resident-oriented uses only (2) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)
Coffee Shop/ Retail Food Shop			P(1)	P(2)	P			(1) Small, resident-oriented uses only (2) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)
Department/ Variety Store					P			
Drug Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Dry Cleaner			P(1,2)	P(2)	P			(1) Accessory to a primary use not to exceed twenty percent (20%) of primary square footage. (2) Permitted as a part of a mixed use development.
Espresso Stand			P	P	P			Walk-up only
Fabric Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)
Financial Institution				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2).
Florist Shop			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)
Food Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only (2) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)
Forest Products					P			Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations.
Furniture Store				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)
Hardware/Garden					P			
Hobby/Toy Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Jewelry Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)
Laundromat		P(1)	P(2)	P	P			(1) Small, resident-oriented uses only (2) Small, resident-oriented uses only, as part of a residential mixed use project
Liquor Store					P			
Media Material			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)
Other Retail Uses			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)
Pet Store				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)
Photographic and Electronic Store				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)
Restaurant			C(1)	P(2)	P			(1) Accessory to primary use not to exceed twenty percent (20%) of primary use (2) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)
Sexually-Oriented Business					C			See SMC 15.415.200
Sporting Goods and Related Stores				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.640(C)(2)
Tavern				P(1)	P			(1) Permitted as part of a mixed use development, as

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
								described in SMC 15.305.640(C)(2)
Theater				P	P		P(1)	(1) Accessory to primary use not to exceed twenty percent (20%) of primary square footage.
Wholesale/ Bulk Store					C			
RETAIL & COMMERCIAL, LODGING								
Bed and Breakfast/ Guesthouse		P	P	P				Standards for Bed and Breakfast: (a) Number of guests limited to six (6), with no more than three (3) bedrooms; (b) Parking area for three (3) nonresident vehicles, and screened; (c) Proof of King County Health Department approval; (d) Breakfast is only meal served for paying guest.
Hotel/Motel and Associated Uses			C(1)	P(2)	P			(1) Conditional use with greater than or equal to fifty percent (50%) residential use. (2) Permitted as part of a mixed use development, as described in SMC 15. 15.305.640(C)(2)
UTILITIES								
Communications Facility		Mr.-P Mjr.-C	Mr.-P Mjr.-C	Mr.-P Mjr.-C	Mr.-P Mjr.-C	Mr.-P Mjr.-C		
Utility Substation			C	C	C			
Utility Use		C	C	C	C			
Wireless Communications Facilities		C/P	C/P	C/P	P	C/P		Wireless Telecommunications Facilities are permitted uses if located on water towers, school buildings higher than thirty (30) feet, or utility poles; wireless telecommunications facilities are conditional uses in all other cases. See SMC Ch 15.480, Siting of Wireless Communications Facilities.

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15.305.057 Pedestrian-Oriented Use Requirements

New development and redevelopment projects that are located on streets intended for high levels of pedestrian activity shall provide street level pedestrian-oriented retail, restaurant, public or personal service uses. For specific locations of streets with pedestrian-oriented use requirements, see Primary and Secondary Pedestrian-Oriented Streets Map at the end of this section.

- A. **Pedestrian-Oriented Uses.** These uses are limited to the following: retail, restaurant/food establishment, personal services or public facilities. For definitions of pedestrian-oriented uses, see SMC 15.305.050(A) Land Use Definitions Specific to the S. 154th Street Station Area Overlay District.
- B. **Primary Pedestrian-Oriented Street.** On primary pedestrian-oriented streets, a minimum of seventy-five percent (75%) of the length of the exterior ground floor facing the street, excluding vehicle entrances, exits, and alleys, shall be pedestrian-oriented retail, restaurant, personal service or public uses. For specific locations of primary pedestrian-oriented streets, see the Primary and Secondary Pedestrian-Oriented Streets Map at the end of this section.
 1. **Existing Primary Pedestrian-Oriented Streets.**
 - a. International Boulevard: west side of International Boulevard between S. 154th Street and S. 152nd Street.
 - b. S. 154th Street: north side of S. 154th Street west of International Boulevard.
 - c. Military Road: west side of Military Road from International Boulevard to S. 152nd Street.
 - d. S. 152nd Street: south side of S. 152nd Street west of International Boulevard and Military Road.
 2. **New Primary Pedestrian-Oriented Streets.**
 - a. New north-south street: the southern portion of the new north-south street north of S. 154th Street. (Pedestrian-oriented uses shall be provided on both sides of the street.)
 - b. New east-west street: the eastern portion of the new east-west street west of International Boulevard. (Pedestrian-oriented uses shall be provided on both sides of the street.)
- C. **Secondary Pedestrian-Oriented Street.** On secondary pedestrian-oriented streets, a minimum of sixty percent (60%) of the length of the exterior ground floor facing

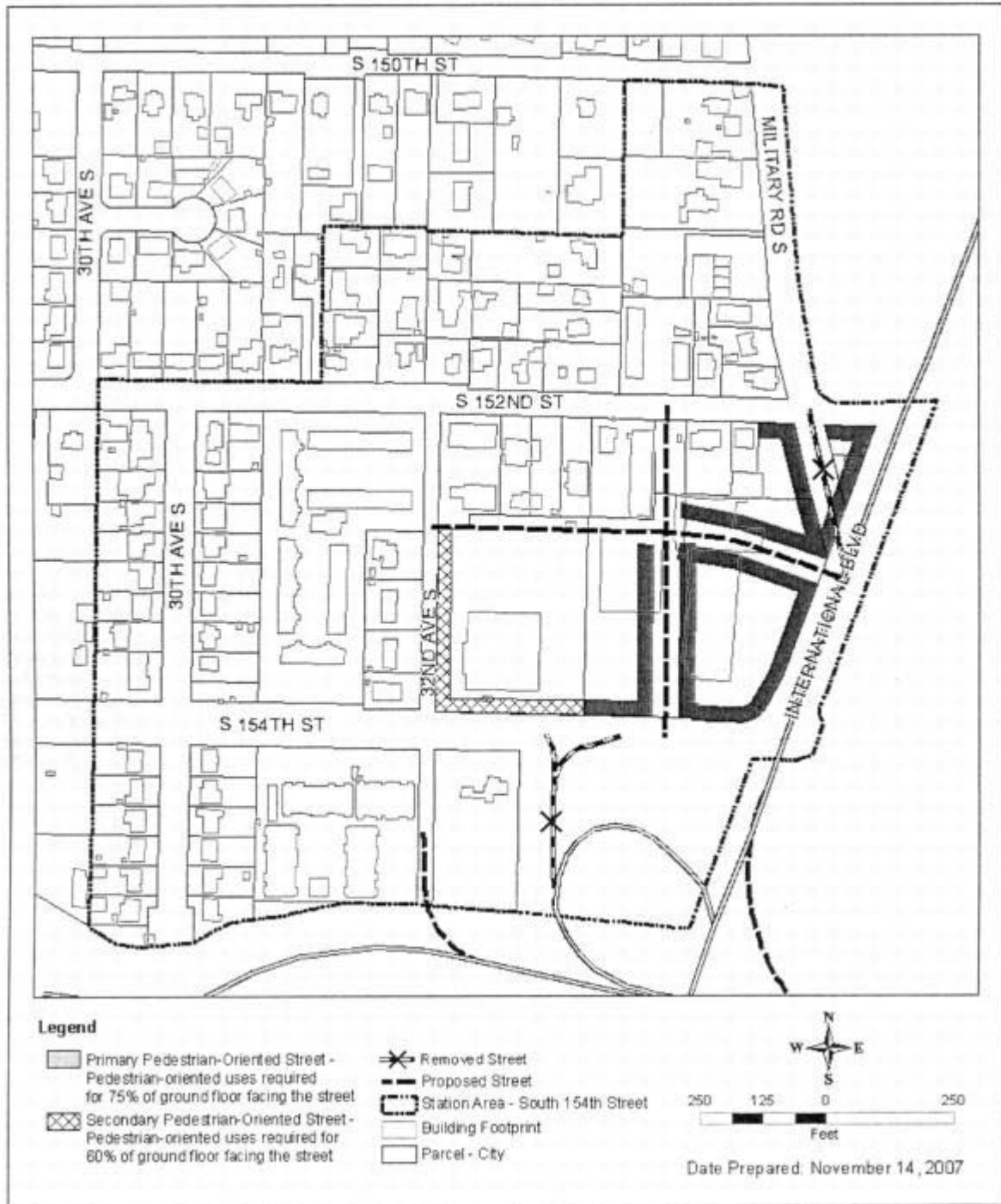
the street, excluding vehicle entrances, exits, and alleys, shall be pedestrian-oriented retail, restaurant, personal service or public uses. Locations of secondary pedestrian-oriented streets are identified on the Primary and Secondary Pedestrian-Oriented Streets Map at the end of this section.

1. **Existing Secondary Pedestrian-Oriented Streets.**

- a. S. 154th Street: north side of S. 154th Street east of 32nd Avenue South.
- b. 32nd Avenue S: east side of 32nd Avenue S. north of S. 154th Street.

D. **Other Streets.** For projects that are not located on primary or secondary pedestrian-oriented streets, and that do not have a mixed use requirement, a minimum of sixty percent (60%) pedestrian-oriented retail, restaurant, personal service or public use is encouraged but not required for the ground floor facing the street.

E. **Required Mixed Use Projects.** For projects with required mixed use elements as specified in the use chart in SMC 15.305.055, see SMC 15.305.640(C) Mixed Use Development Standards for Required Mixed Use Projects for additional ground floor use standards. When projects with required mixed use elements are located on primary or secondary pedestrian-oriented streets, the ground floor use requirements for the primary or secondary pedestrian-oriented streets apply.



Primary and Secondary Pedestrian-Oriented Streets Map

15.305.100 Circulation

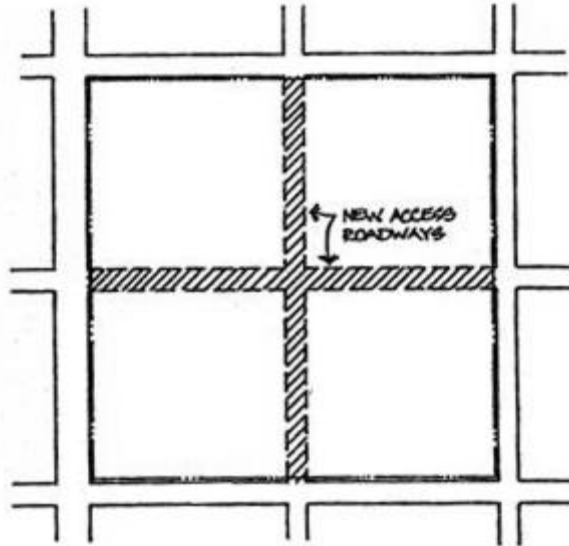
Purpose: Create a station area overlay district with an emphasis on the needs of the pedestrian which is also accessible and convenient for vehicles. Sufficient vehicular and pedestrian circulation should be provided through the establishment of an adequate network

of streets and sidewalks. Placement of structures, landscaping, circulation patterns and access points should collectively seek to promote an integrated, multi-modal transportation system. 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 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. Circulation infrastructure within the station area shall be designed and constructed to achieve the urban design vision set forth in SMC 15.305.005(A)(1) Urban Design Vision.

15.305.110 Circulation Requirements

Pedestrian and vehicular circulation within the S. 154th Street Station Area Overlay District is intended to provide for public access, safe traffic flow, and connections to established vehicular and pedestrian routes. Vehicular circulation shall be as approved by both the Director and the Director of Public Works.

- A. All new or reconstructed S. 154th Street Station Area Overlay District streets, 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 Thoroughfare.
 1. Street sections available in SMC Title 11 include:
 - a. S. 154th Street west of 32nd Avenue S.
 - b. Military Road S.
 - c. S. 152nd Street east of 32nd Avenue S.
 - d. 32nd Avenue S.
 - e. 30th Avenue S.
 - f. Other new public or private streets within the S. 154th Street Station Area Overlay District.
 2. Street sections may differ at intersections to provide channelization for left and/or right turns. Modifications may also be needed to accommodate the existing terrain.
 3. For dimensions of sidewalks on public and private streets, see SMC 15.305.250, The Layout and Width of Street Front Pedestrian Zone.



- B. 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 S. 154th Street Station Area Plan. 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.
- C. 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 the construction of new roads.
- D. Half-streets or other partial streets shall not be allowed, except as an interim circulation route as approved by both the Director and the Director of Public Works, in which the other portion of the public or private street shall be developed on an adjacent parcel.

15.305.120 Internal Access Roads

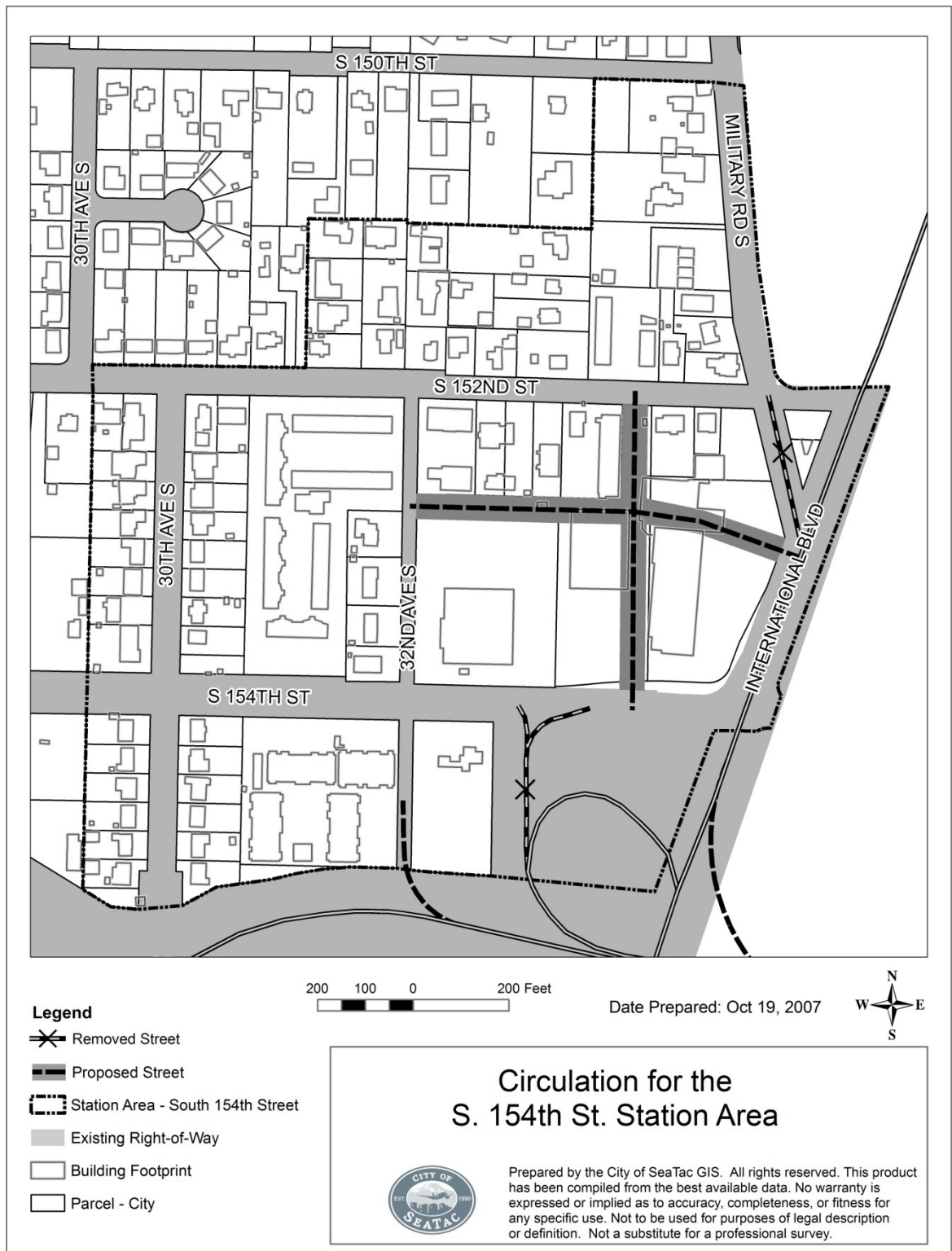
Internal access roads are established to provide vehicular and pedestrian access to the interior of the station area overlay district, to create connections between existing streets and to provide opportunities for new street frontages for retail and other business.

- A. Development shall provide internal access roads per the following (see Circulation in the S. 154th Street Station Area Overlay District Map below for the general alignment of the internal access roads):
 - 1. A north-south street from S. 154th Street on the south connecting to S. 152nd Street on the north. This can be either a public or private street that can be implemented in phases as redevelopment occurs on applicable sites.

2. An east-west street from 32nd Avenue S. on the west to International Boulevard on the east. This is intended to be either a public or private street that can be implemented in phases as redevelopment occurs on applicable sites.



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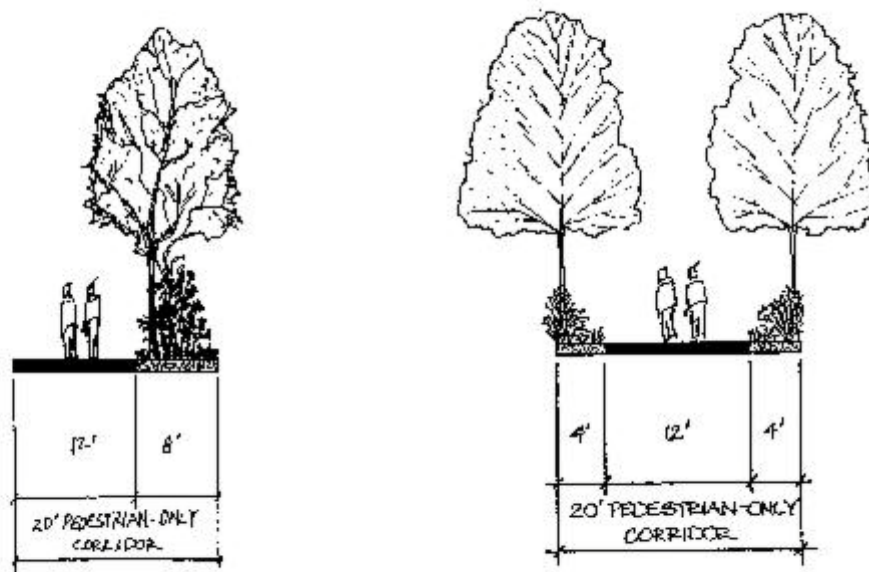


Circulation in the S. 154th Street Station Area Overlay District

15.305.130 Pedestrian Requirements

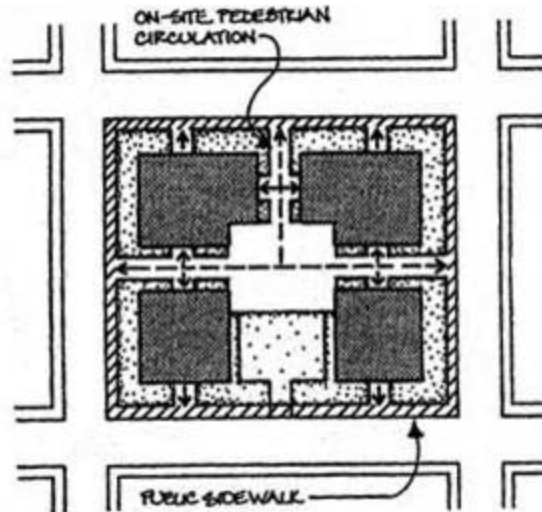
Pedestrian requirements are intended to create a network of linkages for pedestrians to improve safety and convenience and enhance the pedestrian environment.

- A. All site plans proposing multiple buildings designed for residential occupancy or business access shall connect building entrances to one another and to pedestrian ways on adjacent public and/or private streets via a minimum 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. Fences, landscaping and other site improvements shall be located so as not to impede safe and convenient pedestrian circulation.
- B. On-site pedestrian ways 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.
- C. Pedestrian-only corridors separate from the vehicular street system shall be a minimum of twenty (20) feet wide with a minimum twelve (12) foot pathway of an approved surfacing material.



- D. Public easements for pedestrian circulation shall be open to the public twenty-four (24) hours a day. Private easements for pedestrian circulation should remain open to the maximum extent possible.
- E. Primary pedestrian circulation and access shall be at grade. Elevated pedestrian walkways, if approved by the Director, 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.
- F. 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.

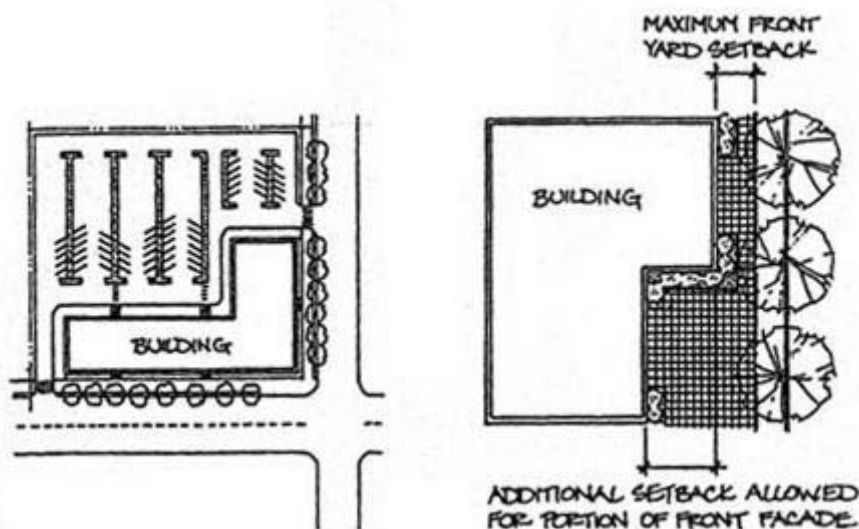


15.305.200 Site Planning and Building Orientation

Purpose: Design structures to have both an external orientation, to the streetscape, and an internal orientation, to the pedestrian environment, with unifying open space and pedestrian pathways. Design emphasis should be given to the pedestrian rather than the auto environment, through placement of parking in a less prominent location (such as underground, or to the rear of the building, rather than in front), the requirement of pedestrian-level retail space, treatment of blank walls and facades and incorporation of prominent architectural features. Site layout should emphasize coordination of open spaces and pedestrian access with adjacent development or 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 15.310.005(A)(1) Urban Design Vision.

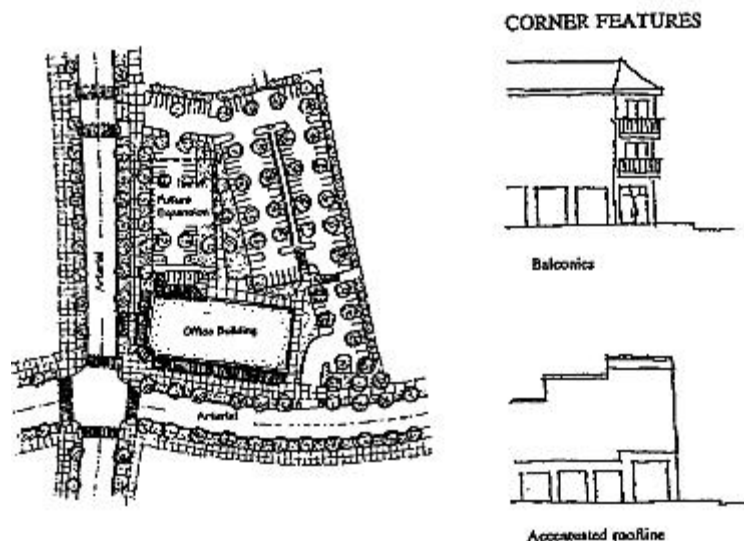
15.305.210 Building Placement/Setbacks

- A. **Maximum Front Yard Setback.** For properties within the S. 154th Street Station Area Overlay District, the maximum front yard setbacks shall be as follows:
1. A maximum of twenty (20) feet adjacent to International Boulevard, for at least sixty percent (60%) of the building's front facade.
 2. A maximum of ten (10) feet adjacent to all other public and/or private streets, for at least sixty percent (60%) of the building's front facade.
 3. Conflicts with the building placement/setbacks standards that arise because of the location of existing or required utilities may be allowed as approved by the Director.
- B. **Building Orientation** The front facade of the primary building(s) on-site shall be oriented toward the front property line, with the main pedestrian entrance(s) located on this front facade and shall have a minimum length equal to sixty percent (60%) of the front property line. Additional building entrances may be oriented toward the rear or side of the building for access to and from parking lots.
- C. **Minimum Building Frontage.** At least sixty percent (60%) of the building's front facade shall be located within the maximum front yard setback, as specified in subsections (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 if a pedestrian activity is planned for that space, such as an entry, pedestrian plaza, outdoor dining, or a garden space associated with residences. The applicant may propose a greater setback to provide greater pedestrian interest and activity subject to approval by the Director.
- D. **Building Placement/Setbacks and Open Space.** Building placement and setback shall be arranged to accommodate the front yard open space requirement as specified in SMC 15.305.320 Front Yard Open Space.
- E. **Setbacks and Landscaping Standards for CB-C Zone.** For projects in the CB-C zone, where the side and rear setbacks in the dimensional standards chart in SMC conflict with the required landscaping in Chapter 15.445 Landscaping and Tree Retention, the side and rear yard setbacks in the landscaping standards in SMC Chapter 15.400.025 shall supersede.



15.305.220 Development Abutting Two (2) or More Street Frontages

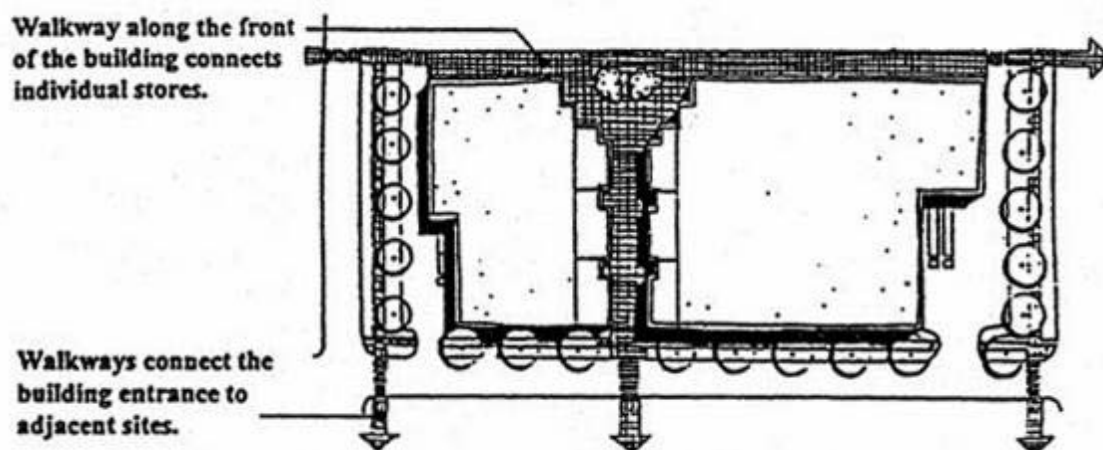
- A. If a building lot abuts two (2) or more public or private streets, the maximum front yard setback shall apply to the two (2) public and/or private streets with the highest roadway classifications as defined by the SeaTac Comprehensive Plan. If three (3) or more public and/or private streets have the same roadway classification, then the property owner shall select the two (2) public and/or private streets to which the maximum front yard setback shall be applied.
- B. Buildings on corner lots shall orient front facades to both the corner and adjacent public and/or private street fronts. The primary building entry shall be located on a front facade (i.e., facing a publicly accessible street). Pedestrian entries near or on the corner are encouraged.
 1. **Corner Buildings and Architectural Focal Points.** Development at the intersection of either S. 154th Street or S. 152nd Street and International Boulevard 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. Transparent glazing incorporated into corner building design;
 - b. Tower elements and/or roof lines that accentuate the corner;
 - c. Balconies or building terraces at or near the corner.



15.305.230 Relation to Adjacent Development

Proposed developments shall connect with 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.
- C. 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.
- 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.



15.305.240 Projects on or Near the Edge of a 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 development on neighboring residential districts, the following standards shall apply:

- A. **Adjacent to UL Zone.** Properties abutting a UL zone shall incorporate the following:
1. A maximum building height of thirty-five (35) feet, relative to the base elevation of the adjacent UL-zoned 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 a UL zone, including access roadway widths; provided, that the overall height of any structure shall not exceed the maximum structure height specified in the dimensional standards charts in SMC15.400.020-15.400.025; 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 UL zone. Side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC15.445.210.
 3. Parking shall not be permitted within the side and/or rear yard building setback adjacent to a UL zone.
- B. **Adjacent to UM Zone.** Properties abutting a 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 UM zone. Side/rear yard landscaping shall

occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.210.

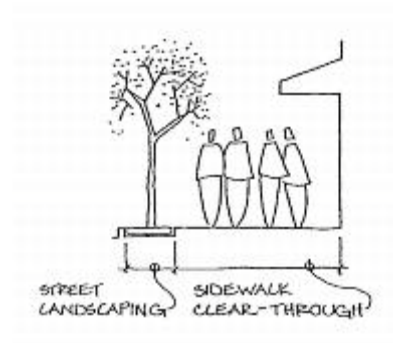


15.305.250 The Layout and Width of Street Front Pedestrian Zone

Within the S. 154th Street Station Area Overlay District, all new sidewalks and street improvements shall include a street front pedestrian zone consisting of a sidewalk clear-through zone and a street landscaping zone. New development in the S. 154th Street Station Area Overlay District shall provide sidewalks at the widths required within this section to contribute to the pedestrian orientation of new development.

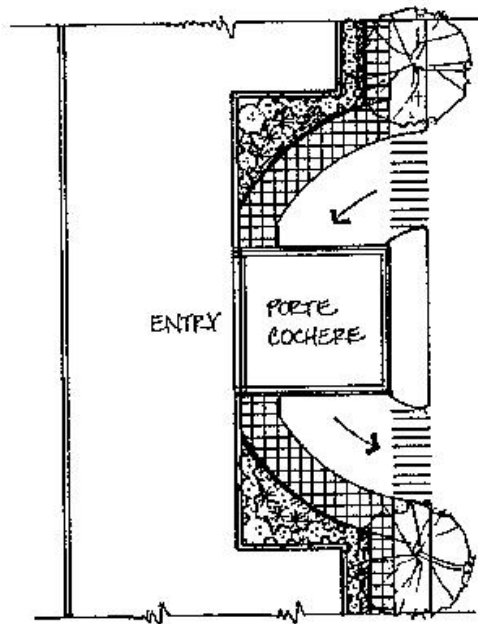
- A. **Sidewalk Clear-Through Zone.** A pedestrian sidewalk clear-through zone shall be created along the public and/or private street frontage consisting of a minimum eight (8) foot wide paving area on streets using the twelve (12) foot sidewalk, and consisting of a minimum four (4) foot wide paving area on other streets. The pedestrian sidewalk clear-through zone shall be free of physical obstructions to pedestrian movement.
- B. **Street Landscaping Zone.** A minimum four (4) foot wide street landscaping zone adjacent to the street curb shall be required on streets where both the twelve (12) foot and eight (8) foot sidewalks are used. The street landscaping zone shall consist of a combination of trees, landscaping, light poles, and street furniture in a manner to be approved by the Director.
 1. The street landscaping zone will include City-approved tree wells and grates for street trees in addition to street trees.
 2. 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 zone along public and/or private streets and be spaced no more than thirty (30) feet apart as described in street landscaping standards in SMC Chapter 15.445

Landscaping and Tree Retention, except where variations in tree spacing, as approved by the Director, may be considered to enhance plaza areas, emphasize building focal points or avoid visually blocking retail storefront entrances.



15.305.260 Driveway Entrances

- A. Automobile access shall be consolidated with no more than one (1) driveway per one hundred fifty (150) linear feet of street frontage.
- B. Curb cuts should be minimized whenever possible through the use of shared driveways.
- C. Pedestrian entry routes interrupted by driveways shall be distinguished from the driveway surface by decorative paving to the building entrance.
- D. Driveways serving front yard porte cochere building entries shall be approved by the Director and include only the short-term parking that can be accommodated along one (1) double-loaded drive aisle.



15.305.270 Service Element Location and Design

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:

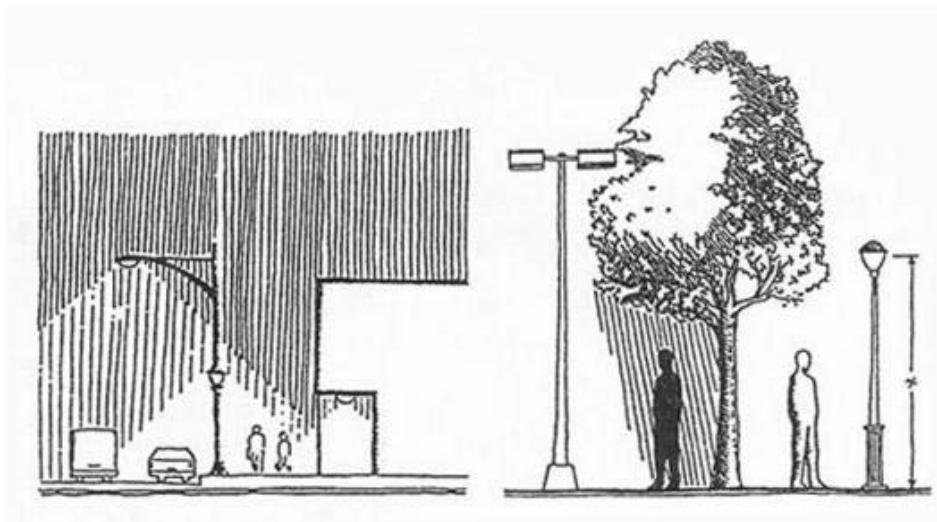
- A. Service elements shall be concentrated and located where they are accessible to service vehicles and convenient for tenant use.
- B. In addition to standard closure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, including the roof, and screened around 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.)

15.305.280 Exterior Lighting

Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from car or transit circulation.

- A. Lighting standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas.

- B. 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.
1. Light fixtures shall be sited and directed to minimize glare off of the project site.
- C. **Building Entrances.** All building entrances should be well lit to provide inviting access and safety. Lighting standards for building entries shall range between twelve (12) feet and fifteen (15) feet in height.
- D. **Parking Areas.** Lighting standards for parking areas shall be no greater than sixteen (16) feet in height, and used to illuminate surfaces intended for pedestrians or vehicles within the parking area. Light fixtures shall be sited and directed to minimize glare off site.
- E. Light standard designs shall be approved by the Director, and be in conformance with a consistent lighting standard design, if one exists, throughout the S. 154th Street Station Area Overlay District.



15.305.300 Open Space and Amenities

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 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. Outdoor spaces and landscaping shall also

be designed to achieve the urban design vision set forth in SMC15.305.005 (A)(1) Urban Design Vision.

15.305.310 Minimum Open Space Area Required

- A. 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 station area overlay district, except residential-only projects. Open space requirements for residential-only projects can be found in SMC Chapter 15.510SMC, Multi-Family Housing Design Standards.
1. **Areas that Do Not Qualify as Open Space.** 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.
 - d. Setback areas, unless developed as usable open space.
 - e. Access to parking areas, lobby entrances and stairs.

15.305.320 Front Yard Open Space

The following front yard open space regulation shall supersede the street frontage landscape requirement as specified in the landscaping chart in SMC 15.445 Landscaping and Tree Retention:

- A. **Front Yard Open Space Requirements.** The minimum open space requirement shall include front yard open space, with a minimum area of at least fifty percent (50%) of the overall open space requirement specified in SMC15.305.310 Minimum Open Space Area Required.

15.305.330 Alternative Methods for Meeting Usable Open Space Requirements

Developments have the option of contributing to a S. 154th Street Station Area open space fund up to fifty percent (50%) of the overall open space requirement specified in SMC15.305.310 Minimum Open Space Area Required, in lieu of setting aside additional

on-site open space area greater than the minimum required in SMC15.305.320 Front Yard Open Space.

- A. The City shall use the funds contributed to the S. 154th Street Station Area open space fund within six (6) years on an approved open space/park project(s) or return said funds to contributors.
- B. Revenue from the S. 154th Street Station Area open space fund may be applied only to open space/park projects within the defined S. 154th Street Station Area.

15.305.340 Open Space Design Standards

- A. **Arrangement and Design of Front Yard Open Space.** Front yard 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. Front Yard Open Space shall be placed in one (1) or more of the following ways, as approved by the Director:
 - 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.
 - 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.

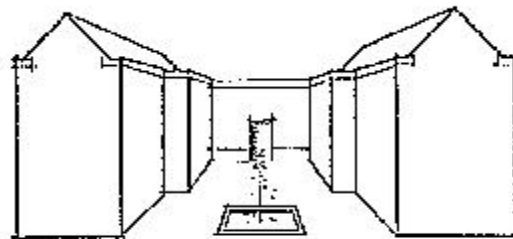
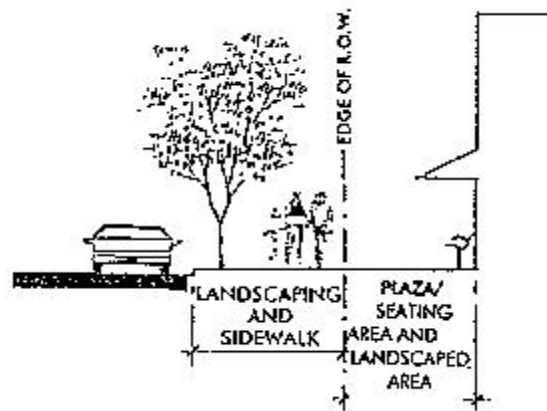
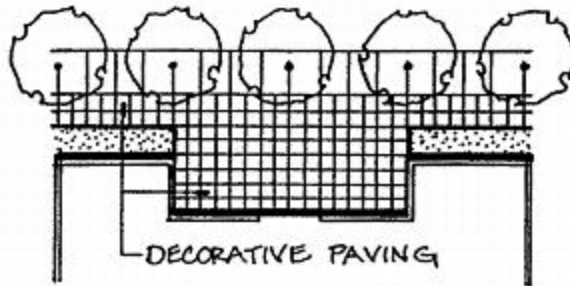
B. Performance Standards for Open Space

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, 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 Open Space. In cases where front yard 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 front yard 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. 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 15.300.230 Relation to Adjacent Development.

15.305.350 Open Space Maintenance

All 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.

15.305.400 Parking Standards

Purpose: Minimize parking as a dominant land use. Parking should 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 15.300.005.

15.305.410 Off-Street Parking Requirements and Reductions

- A. **Required Off-Street Parking Spaces**
 - 1. **Minimum Parking Requirements.** The minimum parking spaces required shall be those established in the parking chart in Chapter 15.455 Parking and Circulation SMC.
 - a. **One Bedroom Unit Exception to Minimum Parking Spaces Required.** The minimum standard for a one (1) bedroom unit in a multi-family development shall be one (1) parking space.
 - b. In cases where the minimum parking standards established under SMC Chapter 15.455 Parking and Circulation are greater than the maximum spaces allowed in this section, then the parking standards of SMC 15.305.(A)2 below shall supersede and also serve as the minimum number of parking spaces required.

2. Maximum Parking Requirements

LAND USE	MAXIMUM SPACES ALLOWED
<i>Where calculations result in fractions of parking spaces, the maximum number of parking stalls shall be determined by rounding up to the next whole number.</i>	
Residential Uses	
College Dormitory	1 per bedroom unit
Duplex/Townhouse	2 per dwelling unit
Multi-Family	1 per bedroom, up to 2 per dwelling unit

	maximum
Community Residential Facility	1 per bed
Convalescent Center/Nursing Home	1 per 3 beds
Retirement Apartments	1 per unit
Recreational/Cultural Uses	
Conference/Convention Center	5 per 1,000 SF of building area
Library/Museum/Cultural Facility	4 per 1,000 SF of building area
Community Center/Recreation Center	4 per 1,000 SF of building area
Sports/Fitness/Health Club	4 per 1,000 SF of building area
Theater	0.75 per fixed seat, plus 1 per employee
General, Educational and Health Services Uses	
General Service Uses	4 per 1,000 SF of building area
Educational Uses	1 per employee, plus 1 per 2 students
Health Services Uses	4 per 1,000 SF of building area
Transitional Housing	1 per 2 bedrooms
Government/Office, Business Uses	
Business Service/Office Uses	3 per 1,000 SF of building area
Retail/Commercial/Manufacturing Uses	
Retail Uses	4 per 1,000 SF of leasable space
Bed and Breakfast	1 per bedroom, plus 2 for residents
Hotel/Motel and Associated Uses	1 per bedroom, plus the following for associated uses:
with restaurant/lounge/bar	4 per 1,000 SF of building area
with banquet/meeting room	5 per 1,000 SF of gross building area
Manufacturing Uses	1 per employee, plus 2 per 1,000 SF of building area

C. Parking Reductions.

1. 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.
2. See SMC Chapter 15.455 Parking and Circulation for available parking reductions.

15.305.420 Off-Street Loading Requirements

Off-Street loading requirements shall be provided pursuant to SMC Chapter 15.455 Parking and Circulation.

15.305.440 Bicycle Parking

The provision of safe and convenient places to park bicycles is encouraged in the station area. Providing a secure and convenient place to store bicycles encourages their use.

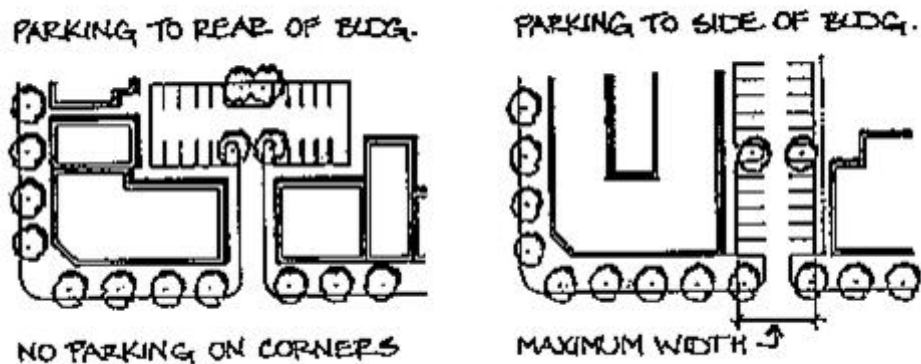
- A. Bicycle parking shall be provided based on at least one (1) space for each ten (10) automobile parking spaces required.
- B. The location of bicycle racks and/or lockers shall be in a secured area and be highly visible to building occupants and security personnel. Racks shall have provisions for using bicycle locks and shall be compatible with building and site design.

15.305.430 General Parking Design and Construction Standards

General parking design and construction requirements shall be provided pursuant to SMC Chapter SMC Chapter 15.455 Parking and Circulation.

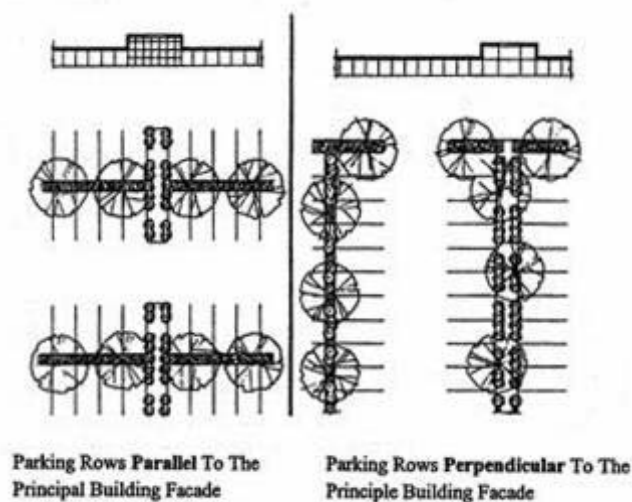
15.305.450 Surface Parking

- A. **Location of Surface Parking Lots.**
 - 1. No parking shall be located between the building and the front property line. An exception may be made in the case of passenger loading and off-loading in the driveway of a porte cochere in conformance with SMC 15.305.260 Driveway Entrances and approved by the Director. Surface parking shall be located behind a building or to the side of a building.
 - 2. **Parking Next to Building.** Parking located next to a building and within forty (40) feet of the front property line shall not occupy more than the width of one (1) lengthwise parking stall and one (1) travel lane, or thirty (30) feet, whichever is less.
 - 3. **Parking Where Building Frontage Less than One Hundred (100) Feet.** In cases where the minimum frontage on a public or private street is less than one hundred (100) feet, no parking shall be allowed in the first twenty (20) feet of the front property line, the front facade of the new or redeveloped building shall occupy at least sixty percent (60%) of the total lot frontage and the vehicular access way may be no wider than twenty-four (24) feet.
 - 4. **Parking on Corner Lots.** 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.



B. Pedestrian Circulation Through Parking Lots

1. Surface parking lots containing one hundred (100) parking spaces or more shall provide pedestrian walkways through the parking field.
2. **Pedestrian Walkway Locations**
 - a. 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.
 - b. For parking rows parallel to the principal 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.
3. **Pedestrian Walkway Design**
 - a. 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 non-street front building entrances or existing pedestrian ways.
 - 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.
 - c. 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.



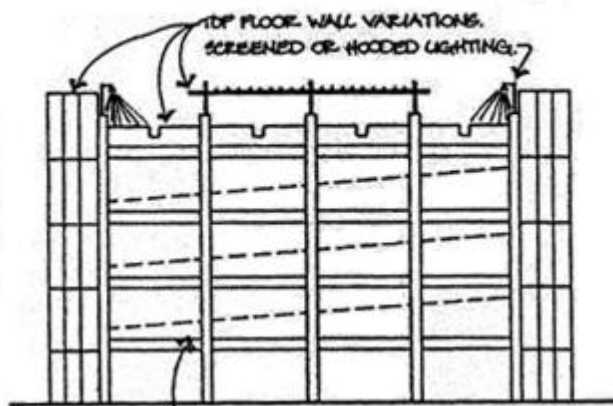
15.305.460 Structured Parking

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. Parking structures shall be sited and designed to achieve the urban design vision set forth in SMC 15.305.005.

- A. **General.** Parking structures shall comply with the following minimum requirements:
1. Only one (1) freestanding parking structure shall be allowed per development site unless completely integrated into a commercial, residential or mixed use building. (Also see definition of “Development Site – Stand-Alone Parking Structures” in SMC Chapter 15.05 Definitions.)
 2. Parking structures providing off-street parking for retail, commercial, office, service, public, or residential use(s) shall clearly reserve and designate all required off-street parking spaces for those use(s).
- B. **Parking Structure Placement and/or Setbacks**
1. Parking structures shall be located within the maximum front yard setback, as specified in SMC 15.305.210 Building Placement/Setbacks, or built to the side or rear of the subject property when located behind or to the side of additional buildings on site.
- C. **Parking Structure Design**

1. 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, and in SMC Chapter 15.455 Parking and Circulation.
2. **Appearance and Integrated Design**
 - 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.
3. **Parking Structure Character and Massing.**
 - a. Parking structure elevations over one hundred (100) feet in length shall incorporate vertical and horizontal variation in setback, material or fenestration design along the length of the applicable facade. In order to incorporate architectural variation within a project, a minimum of one (1) vertical facade change and a minimum of one (1) horizontal facade change shall be provided in the following ways:
 - i. Varying the arrangement, proportioning and/or design of garage floor openings;
 - ii. Incorporating changes in architectural materials;
 - iii. Projecting forward or recessing back portions or elements of the parking structure facade.
 - b. **Vertical Facade Changes.** Incorporate intervals of architectural variation at least every forty (40) feet over the length of the applicable facade, such as:
 - i. Varying the arrangement, proportioning and/or design of garage floor openings;
 - ii. Incorporating changes in architectural materials;
 - iii. Projecting forward or recessing back portions or elements of the parking structure facade.
 - c. **Horizontal Facade Changes.** Designed to differentiate the ground floor from upper floors, such as:
 - i. Stepping back the upper floors from the ground floor parking structure facade;
 - ii. Changing materials between the parking structure base and upper floors; and/or
 - iii. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.

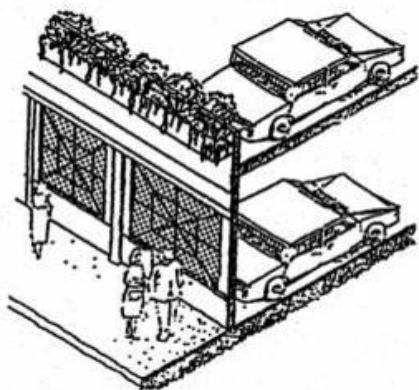
4. **Parking Structure Top Floor Wall Design.** Parking structure top floor wall designs must conform to one (1) or more of the following options:
- a. **Top Floor Wall with Architectural Focal Point.** A top floor wall focal point refers to a prominent wall edge feature.
 - b. **Top Floor Wall Line Variation.**
 - i. **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.
 - ii. **Articulated Parapet.** Top floor wall line parapets shall incorporate angled, curved or stepped detail elements.



5. **Minimizing Views into the Parking Structure Interior**
- a. Facades of parking structures facing a public or private street or pedestrian way as defined by SMC 15.305.130 Pedestrian Requirements shall be designed without continuous horizontal parking floor openings.
 - b. For portions of parking structures without a ground floor retail, commercial, office, service or public use, a five (5) foot wide façade landscaping strip is required consisting of:
 - i. 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;
 - ii. Ground cover; and
 - iii. Seasonal displays of flowering annual bedding plants.
 - c. Any portion of a parking structure ground floor with exposed parking areas adjacent to a public or private street shall minimize views into the

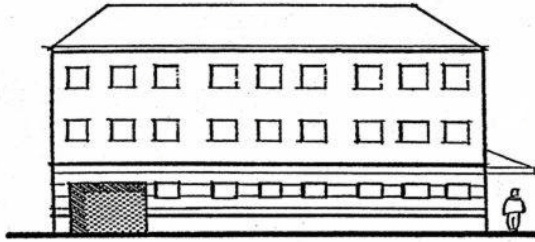
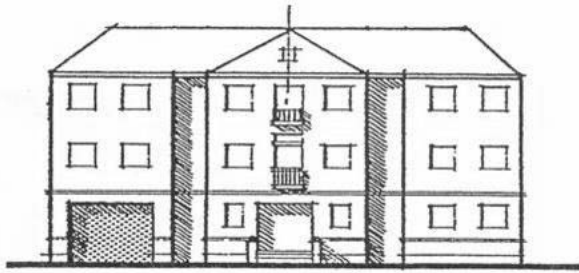
parking structure interior through one (1) or more of the following methods which are in addition to the above facade landscaping strip:

- i. 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
 - ii. 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.
- d. In addition to the above, minimize views into the upper floors of parking structures through one (1) or more of the following methods:
- i. The use of planters integrated into the upper floors of parking structure facade design;
 - ii. Decorative trellis work and/or screening as architectural elements on the parking structure upper floor facades; and/or
 - iii. Upper parking floors designed as a pattern of window-like openings on the parking structure facade.



6. **Parking Floors Located Under or Within Buildings**

- 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.



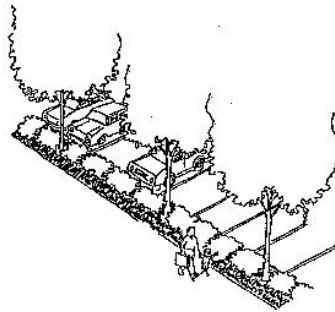
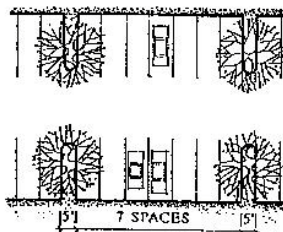
7. **Parking Structure Lighting**

- a. In addition to the following standards, lighting of parking structures shall be provided pursuant to Chapter [17.28](#) SMC, Parking Structures.
- b. 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.

15.305.500 Landscaping Standards

- A. In addition to the standards of this section and chapter, landscaping requirements shall be provided pursuant to SMC Chapter 15.445 Landscaping and Tree Retention.
- B. **Surface Parking Lot Landscaping .**
 1. For parking lots with more than seven (7) parking stalls, a planting island with a minimum of one (1) tree shall be installed for every seven (7) parking stalls and shall be distributed between rows and/or stalls throughout the parking lot. This planting island area shall count towards the required landscaping in subsection (2) of this section, if applicable.
 2. 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 and a planting island shall be installed for every seven (7) parking stalls and shall be distributed between rows and/or stalls throughout the parking lot.

3. 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, if on the subject property.
4. The required width dimension for interior parking area planting islands 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 islands at least five (5) feet wide between parking rows and/or stalls within the interior of the parking lot.



15.305.600 Building Design

Purpose: Buildings should be designed to achieve an architecturally appealing environment. Design emphasis should be given to the pedestrian through the provision of inviting building entries, street-level amenities and other structural and façade elements to encourage pedestrian interaction. Buildings should directly contribute to the attractiveness, safety and function of the street and public areas. Buildings should be designed to accommodate a range of uses over time. It is intended by this code to encourage a variety of building and design solutions in response to the standards and regulations outlined herein. Buildings shall be designed to achieve the urban design vision set forth in SMC 15.305.005.

15.305.605 Minimum Building Height

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 S. 154th Street 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.

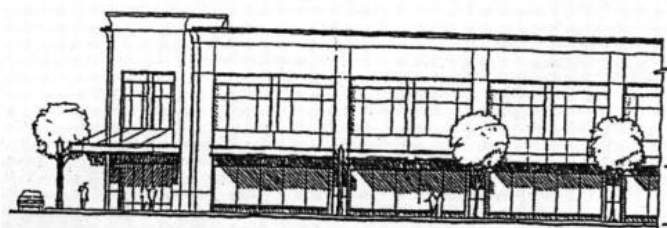
B. Calculation of Minimum Building Height. The overall height of a building shall be measured from the average of the highest and lowest grades of the site to the top of the parapet of the highest habitable floor.**C. Maximum Structure Heights.** For maximum structure heights for zone classifications within the S. 154th Street Station Area Overlay District, see the dimensional standards charts in SMC 15.400-020-15.400.025.**15.305.610 Street Level Design****A. Ground Floor Transparency Requirements**

1. Windows shall be provided on the street level rather than blank walls to encourage a visual link between the business and passing pedestrians.
2. Transparency requirements shall apply to buildings with a ground floor retail, commercial, office, service or public use, as defined in the S. 154th Street Station Area Overlay District use chart (SMC 15.305.055). Transparency requirements shall not apply to portions of a building with ground floor housing.
 - a. **Primary Pedestrian-Oriented Streets.** For projects on primary pedestrian-oriented streets, see SMC 15.305.057. Windows shall cover at least seventy-five percent (75%) of the public street-facing ground floor building wall area.
 - b. **Secondary Pedestrian-Oriented Streets.** For projects on secondary pedestrian-oriented streets, see SMC 15.305.057. Windows shall cover at least sixty percent (60%) of the public street-facing ground floor building wall area.
 - c. **Other Streets.** For projects that are not located on primary or secondary pedestrian-oriented streets, and that do not have a mixed use requirement, windows shall cover at least sixty percent (60%) of the public street-facing ground floor building wall area.

- d. **Required Mixed Use Projects.** For projects that require a mixed use component as specified in the SMC 15.305.055 use chart, windows shall cover at least sixty percent (60%) of the public street-facing ground floor building wall area. When projects with required mixed use elements are located on primary or secondary pedestrian-oriented streets, the transparency requirements for the primary or secondary pedestrian-oriented streets apply.

3. Transparency Design Requirements

- a. 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.
- b. Windows shall begin twelve (12) to thirty (30) inches above the finished grade of the first floor building space.
- c. Building facades shall have clear windows with visibility into and out of the building. At the first floor building level, darkly tinted, mirrored or reflective glass shall not be used. Lightly tinted see-through windows are allowed for nonretail ground floor uses.



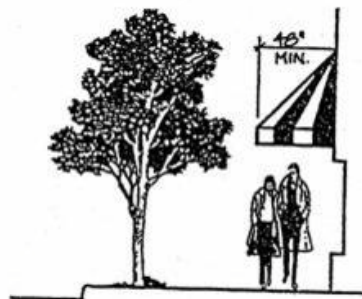
Examples of Ground Floor Transparency

- B. **Minimum Depth and Ceiling Heights for Street Level Nonresidential Uses.** Ground floor spaces of buildings intended for nonresidential uses that face public or private streets shall provide the following:

1. **Minimum Depth.** The leasable ground floor area shall extend in depth a minimum of thirty (30) feet from the exterior building facade.
2. **Minimum Ceiling Height.** The minimum clear interior ceiling height standard for the ground floor portion of buildings, extending in depth a minimum of thirty (30) feet from the exterior building façade, shall be at least thirteen (13) feet for all street level building space.

C. Pedestrian Weather Protection Along Building Facades

1. Building facades with ground floor retail, commercial, office, service or public uses shall be designed and constructed to provide for pedestrian weather protection through the use of canopies, colonnades, marquees, or building overhangs.
2. **Pedestrian Weather Protection Structure Design**
 - a. **Length.** Pedestrian weather protection structures shall extend along at least the length of the street-facing facade with the ground floor retail, commercial, office, service or public use.
 - b. **Width.** Pedestrian weather protection structures shall extend a minimum of five (5) feet out from the building facade along at least eighty percent (80%) of the front of the building. 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. Pedestrian weather protection structures shall be architecturally integrated with the ground level design of the building to which it is attached.
 - c. **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.



- i. The bottom edge of the pedestrian covering shall not extend higher than fifteen (15) feet above ground level.
 - d. **Color/Material.** The color, material, design and configuration of the pedestrian covering shall be as approved by the Director. Coverings with visible corrugated metal or corrugated fiberglass are not permitted. Fabric, plastic and rigid metal awnings are acceptable if they meet the applicable standards. All lettering and graphics on pedestrian coverings must conform to the sign regulations in the City of SeaTac Zoning Code.
- 3. **Pedestrian Weather Protection and Building Façade Landscaping.** 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 canopy, overhang, or other weather protection structure.
 - a. 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:
 - i. Evergreen shrubs spaced no more than four (4) feet apart that do not exceed a height of four (4) feet at maturity;
 - ii. Ground cover; and
 - iii. Seasonal displays of flowering annual bedding plants.

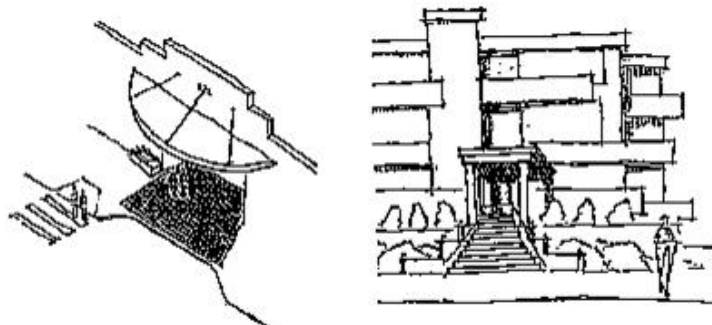
15.305.620 Pedestrian Building Entries

- A. **Location.** The primary building entry shall be located on the facade facing a public or private street.
- B. **Design.** Primary building entries shall be designed to be clearly visible or recognizable from an adjacent public or private street through the incorporation of the following features:
 - 1. Canopies 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 fifteen (15) feet in height.

C. **Landscaping.** Landscaping designed as entry focal point is encouraged.

D. **Ground Level Building Entries.** All ground level building entries 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.



15.305.630 Building Facades

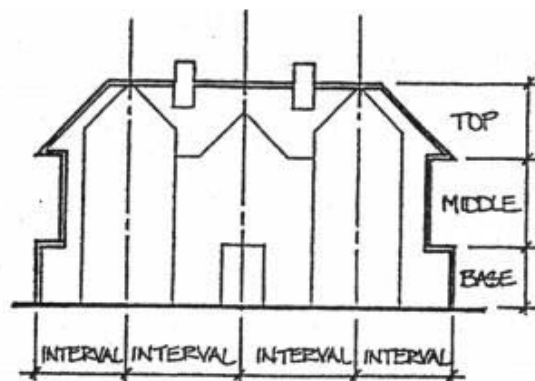
A. Character and Massing

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 modulation, articulation, defined entrances, and display windows. Building facades one hundred (100) feet or greater in length shall incorporate vertical and horizontal variations in setback, material or fenestration design along the length of the applicable facade. See SMC 15.305.460(C)(3) for character and massing requirements specific to parking structures in the S. 154th Street Station Area Overlay District.

1. **Vertical Facade Changes.** In order to incorporate architectural variation within a project, a minimum of one (1) vertical facade change shall be provided at least every forty (40) feet over the length of the applicable facade, such as:
 - a. Varying the arrangement, proportioning and/or design of windows and doors;
 - b. Incorporating changes in architectural materials; and/or
 - c. Projecting forward or recessing back portions or elements of the applicable facade. 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.

2. **Horizontal Facade Changes.** In order to differentiate the ground floor from upper floors, a minimum of one (1) horizontal facade change shall be provided, such as:
 - a. Stepping back the upper floors from the ground floor building facade;
 - b. Changing materials between the building base and upper floors;
 - c. Including a continuous cornice line between the ground floor and upper floors.



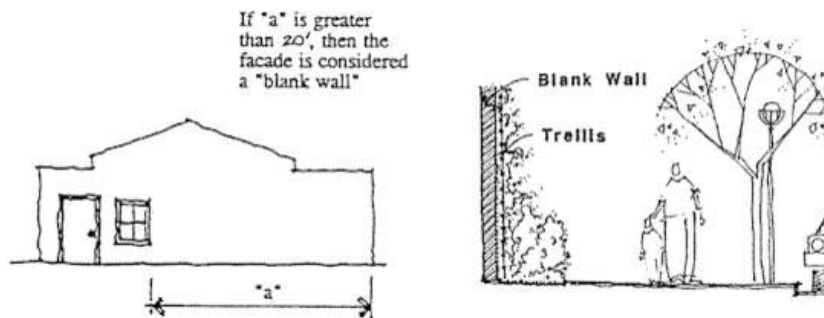
B. Upper Level Setback

1. Design techniques shall be used to minimize perceived building mass, allow greater sunlight and achieve superior architectural and human scale from abutting right-of-way and public open spaces. Buildings located at corners shall serve as gateways to the neighborhood distinguishable from the rest of the buildings.
2. **Upper Level Setback.** Midblock, buildings may not rise more than thirty-five (35) feet without stepping back at least ten (10) feet.
3. **Buildings at Corners.** Sixty (60) foot height shall be allowed without upper floor setbacks for buildings on corners. After fifty (50) foot horizontal distance from a corner, buildings shall comply with upper level setbacks as specified in subsection (A) of this section.
4. **Structures in Required Upper Level Setbacks.** The first four (4) feet of horizontal projection of decks, balconies with open railings, eaves, cornices and gutters shall be permitted in required setbacks.

C. Treatment of Blank Walls

1. Untreated blank walls visible from public streets, sidewalks, or interior pedestrian pathways shall be prohibited.
2. **Definition.** 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.
3. Where blank wall sections are unavoidable due to the requirements of structural needs, they shall not exceed a length of forty (40) feet, or twenty percent (20%) of the length of the facade, whichever is less.
4. **Design Treatments.** Blank wall sections of allowed lengths shall receive two (2) 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:
 - a. A minimum of one (1) piece of public art, approved by the Director, shall be included for every fifty (50) feet of enclosed length. Artwork may include, but is not limited to, the following suggestions:
 - i. 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;
 - ii. Neon lighting sculptures or other artistic lighting displays, provided they do not meet the definition of a sign in Chapter 15.600 SMC, Sign Code;
 - b. Provide a decorative masonry pattern, or other architectural feature as approved by the Director, over at least fifty percent (50%) of the blank wall surface; and/or
 - c. Employ small setbacks, projections, indentations, or intervals of material change to break up the wall’s surface as approved by the Director;
 - d. Install vertical trellis in front of the wall with climbing vines or other plant materials over at least fifty percent (50%) of the blank wall surface;
 - e. Glass window display cases incorporated into ground floor walls. 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 fifty percent (50%) of the blank wall. Tack-on display cases shall not qualify as a blank wall treatment.



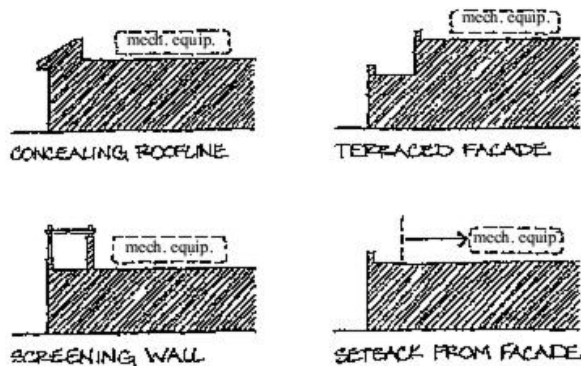
15.305.640 Roof Lines and Equipment

- A. **Roof Lines.** Roof lines shall provide a visual terminus to the tops of S. 154th Street Station Area Overlay District buildings and soften rectilinear forms.
1. Roof lines shall provide an 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.
 2. Roof designs must conform to one (1) of the following options:
 - a. **Roof Line Variation.** The roof line articulated through a variation or step in roof height or detail, such as:
 - 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.
 - ii. **Articulated Parapet.** Roof line parapets shall incorporate angled, curved or stepped detail elements.
 - b. **Pitched Roof or Full Mansard.** A roof with angled edges, with or without a defined ridge line and extended eaves.
 - c. **Terraced Roof.** A roof line incorporating setbacks for balconies, roof gardens, or patios.



B. **Rooftop Equipment.** Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through one (1) or more of the following methods:

1. A concealing roof line;
2. A terraced facade;
3. A screening wall or grillwork directly surrounding the equipment;
4. Sufficient setback from the facade edge to be concealed from ground level view.



C. Mixed Use Development Standards for Required Mixed Use Projects

1. **Purpose:** 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 at the street level. The ground floors of these projects should be designed to accommodate commercial or public 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 standard in SMC 15.520.300, and shall apply to S. 154th Street Station Area developments proposing land uses specified as being part of a mixed use development in SMC 15.305.055, S. 154th Street Station Area use charts. Mixed use developments shall be designed to achieve the urban design vision set forth in SMC 15.305.005(A)(1).

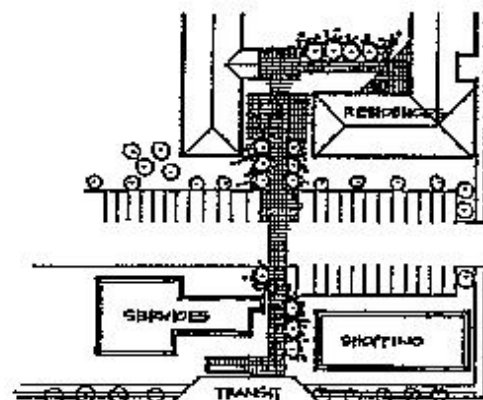
2. **Definition of Mixed Use for Required Mixed Use Projects.** “Mixed use” in required mixed use projects is defined as a combination of the following uses: residential or office uses with pedestrian-oriented retail, restaurant, personal service or public uses as defined in SMC 15.305.057(A). Mixed use refers to the combining of these 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 use and a portion of the ground floor for pedestrian-oriented retail, restaurant, personal service or public uses.

 - b. **Horizontal Mixed Use – Attached.** A single structure which provides pedestrian-oriented retail, restaurant, personal service or public uses 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 pedestrian-oriented retail, restaurant, personal service or public 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.

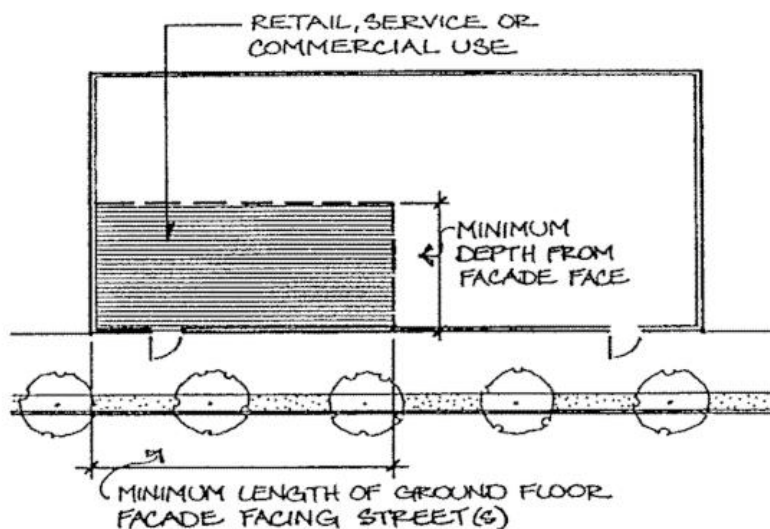


VERTICAL MIXED USE



HORIZONTAL MIXED USE - DETACHED

3. **Ground Floor Uses in Required Mixed Use Projects.** The following shall apply to vertical mixed use buildings, as well as structures in horizontal mixed use projects sited within the maximum front yard setback: (see SMC 15.305.640(C)(2) for definitions of mixed use types).
- a. **Minimum Ground Floor Use Requirement.** A minimum of sixty percent (60%) 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 pedestrian-oriented use as specified in SMC 15.305.057(A), except that required mixed use projects on the south side of S. 154th Street are exempt from the sixty percent (60%) pedestrian-oriented use requirement in this subsection.
 - i. When projects with required mixed use elements are located on primary or secondary pedestrian-oriented streets (see Figure 15.305.057 for locations), ground floor use requirements for the primary and secondary pedestrian-oriented streets shall apply per SMC 15.305.057.
 - b. **Architecture and Entrances.** Pedestrian-level nonresidential uses in vertical mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible.
 - c. **Signs.** 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.



D. Multi-Family Development Standards

1. **Purpose:** Design multiple-family projects 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. Multi-family projects in the station area shall be designed to achieve the urban design vision set forth in SMC 15.305.005 Urban Design Vision.
2. Multi-family development within the S. 154th Street Station Area Overlay District shall meet the requirements of SMC Chapter 15.510 Multi-Family Housing Design Standards, with the following additions:
 - a. The following standards shall apply to all multi-family projects in the S. 154th Street Station Area Overlay District:
 - SMC 15.38.200, Circulation.
 - SMC 15.38.210, Vehicular and Pedestrian Circulation Requirements.
 - SMC 15.38.220, Pedestrian Requirements.
 - SMC 15.38.300, Site Planning and Building Orientation.
 - SMC 15.38.310, Building Placement/Setbacks.
 - SMC 15.38.330, Relation to Adjacent Development.
 - SMC 15.38.335, The Layout and Width of Street Front Pedestrian Zone.
 - SMC 15.38.800, Parking Standards.
 - SMC 15.38.805, Maximum Parking Standards.
 - SMC 15.38.810, Maximum Parking Requirements.
 - SMC 15.38.820, Surface Parking.
 - SMC 15.38.830, Encouraging the Joint Use of Driveways and Parking Areas.
 - SMC 15.38.840, Surface Parking Lot Landscaping and Treatment of Perimeter.
 - SMC 15.38.850, Pedestrian Circulation Through Parking Lots.
 - b. The following standards shall apply only to ground floor commercial or other nonresidential spaces in mixed use residential projects:
 - SMC 15.38.320, Development Abutting Two (2) or More Street Frontages.
 - SMC 15.38.410, Ground Floor Transparency Requirements.
 - SMC 15.38.415, Minimum Depth and Ceiling Heights for Street Level Nonresidential Uses.
 - SMC 15.38.420, Pedestrian Building Entries.
 - SMC 15.38.430, Treatment of Blank Walls.
 - SMC 15.38.470, Pedestrian Weather Protection Along Building Facades.
 - SMC 15.38.500, Open Space and Amenities.

SMC 15.38.510, Usable Open Space Area Requirements.
SMC 15.38.520, Required Street Front Usable Open Space.
SMC 15.38.530, Alternative Methods of Meeting Usable Open Space Requirements.
SMC 15.38.540, Usable Open Space Design Standards.
SMC 15.38.600, Mixed Use Development Standards for Required Mixed Use Projects.
SMC 15.38.610, Definition of Mixed Use for Required Mixed Use Projects.
SMC 15.38.620, Ground Floor Uses in Required Mixed Use Projects.

3. This chapter shall supersede existing regulations in SMC Chapter 15.510 Multi-Family Housing Design Standards when in conflict with this chapter.

15.305.800 Additional Standards

15.305.810 Fences

- 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.
- B. **Prohibited Fence Materials.** Chain link, plastic or wire fences are prohibited in the S. 154th Street Station Area Overlay District.

15.305.900 Development Incentives

See SMC Chapter 15.425 Development Incentives for incentives that may apply.

Chapter 15.315 Overlay Zones (OZ)

Sections:

15.315.005 Purpose

15.315.010 Authority and Application

15.315.200 High-Density Single-Family Overlay Zone

15.315.300 Pedestrian-Oriented Commercial Development Overlay Zone

15.315.400 Equestrian Overlay Zone

15.315.005 Purpose

The purpose of this chapter is to provide for alternative development standards and to address development opportunities which can exceed the quality of standard developments. This is accomplished by establishing overlay zones (OZ) with alternative standards for special areas designated by the City's Comprehensive Plan and this code.

15.315.010 Authority and Application

Overlay zones shall be combined with underlying zoning for ownerships, or areas containing several properties, to carry out Comprehensive Plan policies and designations, subject to the following provisions:

- A. An overlay zone shall be applied to land only through area zoning adopted in conjunction with the Comprehensive Plan, plan updates, or amendments, with policies and a plan map designation as provided in the Comprehensive Plan. Each application of an overlay zone shall prescribe the purposes and location of the overlay;
- B. An overlay zone shall be indicated on the zoning map with the suffix "-OZ" following the map symbol of the underlying zone or zones. The Comprehensive Plan and area zoning shall determine which underlying zones are subject to the overlay, unless a specific underlying zone is required for an overlay zone in this chapter;
- C. The overlay zones set forth in this chapter are the only overlay zones authorized by the code. New or amended overlay zones to carry out new or different goals or policies shall be adopted as part of this chapter and be available for use in the City and meet the goal and policies of the Comprehensive Plan;
- D. The overlay zones set forth in this chapter may waive, modify and substitute for the range of permitted uses and development standards established by the code and for any use or underlying zone; and

- E. Unless they are specifically modified by the provisions of this chapter, the standard requirements of the code and other City ordinances and regulations govern all development and land uses within the overlay zones.

15.315.200 High-Density Single-Family Overlay Zone

- A. **Purpose.** The purpose of the high-density single-family overlay zone is to provide areas of higher density in small pockets of the single-family zone classifications. This will help 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.
- B. **Development Standards.** The following development standards shall apply to residential development locating in the high-density single-family overlay zone:
1. The lot size shall not be decreased below five thousand (5,000) square feet, not including road easements in the lot calculations; and
 2. Zero lot lines shall be encouraged, and joint open space areas shall be provided with appropriate maintenance covenants for all property owners; and
 3. The development must meet required site-specific SEPA conditions to mitigate project impacts on transportation, utilities, drainage, police and fire protection, schools, parks and environmentally sensitive areas; and
 4. Each overlay zone area shall be linked in some form to a high-capacity transit mode; and
 5. Screening landscaping shall be provided on the boundaries of the sites equal to or greater than the minimum requirements for multifamily dwellings as determined by the Director; and
 6. At least ten percent (10%) of all residential units shall be affordable to low-income households. "Low-income" is an income level below eighty percent (80%) of the median household income for King County, adjusted for household size; and
 7. Housing required by this section shall be affirmatively marketed to racial minorities and handicapped persons; and
 8. A covenant locking in the rent levels for low-income levels for a fifteen (15) year period shall be recorded against the property; and
 9. The project will need to be reviewed through the rezone process (See Chapter 15.22 SMC); and

10. All areas in high density single family overlay zones shall be served with public water and public sewer. No use of on-site sewage disposal systems shall be permitted. The developer of a high density single family overlay zone shall be responsible for the construction of all on-site and off-site improvements and additions to water and sewer facilities required to support the high density single family overlay zone.

15.315.300 Pedestrian-Oriented Commercial Development Overlay Zone

- A. **Purpose.** The purpose of this overlay zone is to provide for high-density, pedestrian-oriented retail/employment uses. Pedestrian-oriented commercial use overlays shall only be established in areas zoned CB and ABC, high density commercial areas. Permitted uses shall be those permitted in the underlying zone, excluding the following:
 1. Retail and service uses with outside storage (e.g., lumber yards, miscellaneous equipment rental or machinery sales);
 2. Trucking and courier service;
 3. Manufacturing/industrial uses as set forth in Chapter 15.12 SMC.
- B. **Development Standards.** The following development standards shall apply to uses located in pedestrian-oriented commercial overlay zones, which should have some form of high-capacity transit available now or in the near future:
 1. Every use shall be subject to pedestrian-oriented use limitations and street facade development standards (e.g., placement and orientation of buildings with respect to streets and sidewalks, arcades or marquees) identified and adopted through the area zoning that implements the City's Comprehensive Plan;
 2. Lot coverage shall range from seventy percent (70%) to eighty-five percent (85%), including the residential component of mixed use developments, but not including uncovered parking lots;
 3. Building setback and height requirements may be waived, except for areas within fifty (50) feet of the perimeter of any overlay zone or abutting a UM or lower density residential zone;
 4. The landscaping requirements shall be determined in an overlay zone landscape plan. The overlay zone landscaping plan shall include features addressing street trees, pedestrian vehicle separation, and other design amenities (e.g., landscaped plaza, public parks, or functional open space);

5. Sidewalk width requirements shall be increased from a range of twelve (12) to sixteen (16) feet on streets designated as major pedestrian corridors. The sidewalks exceeding the amount required in the adopted City Road Standards may occur on private property adjoining the public street right-of-way; and
6. Off-street parking requirements of SMC 15.455.110 are modified as follows for all nonresidential uses: no less than one (1) space for each one thousand (1,000) square feet of floor area and no greater than one (1) space for every five hundred (500) square feet of floor area shall be provided. Parking for mixed use developments shall be provided in the following manner:
 - a. No more than twenty-five percent (25%) of parking shall be on-site surface parking. Such parking shall be placed in the interior of the site, or at the rear of the building it serves; and
 - b. At least seventy-five percent (75%) of the required parking shall be enclosed under the structure, or located at an off-site satellite site pursuant to SMC 15.455.150 Location of Parking.

15.315.400 Equestrian Overlay Zone

- A. **Purpose.** The limitations on keeping horse/equine animals in the City herein have the following purposes:
 1. To maintain the general health and sanitation of the City;
 2. To minimize adverse impacts to established neighborhoods which could result from the keeping of animals; and
 3. To ensure that horses/equine animals are maintained in a safe and humane environment.
- B. **Minimum Requirements for New Horse/Equine Animals.**
 1. An overlay zone must be proposed and approved through the rezone process, encompassing no less than two (2) property owners with contiguous parcels or a single property owner with a minimum lot size of 30,000 square feet;
 2. A maximum of two (2) horse/equine animals per ten thousand (10,000) square feet of lot area within approved overlay zones; and
 3. Any horse/equine animals above two (2) shall require an additional ten thousand (10,000) square feet per animal.

C. Minimum Review Requirements for Existing and New Horses/Equine Animals.

1. A site plan indicating the approximate location of the on-site dwelling units and accessory structures used to house horse/equine animals shall be submitted to the Department. The plan must note any potential or existing grazing/exercise areas and the distance of adjacent dwellings to the subject site's property boundaries and stables;
2. Notice shall be given to citizens owning horse(s) after the date of this code being adopted, and an approved health/boarding checklist shall be completed by the applicant and reviewed by the Code Enforcement Official by inspection; and
3. A license fee as established by current license fee schedule.

D. Minimum Setbacks. Any structure or enclosure used to provide board for horse/equine animals must be at least fifteen (15) feet from any property line and at least thirty (30) feet from any dwelling unit located on an adjacent lot. Roaming or grazing areas must be at least five (5) feet from all side property lines and five (5) feet from any rear property line, and at least ten (10) feet from any dwelling unit located on an adjacent lot, and shall be constructed according to these setback requirements.

E. Special Regulations and Requirements.

1. If an abutting property owner files a signed and notarized statement in support of the request, the City may permit roaming or grazing areas to extend to the property line in common with the abutting property. Such release shall be effective until revoked in writing by the abutting property owner and the City.
2. The City may limit the number of animals allowed to less than the maximum considering:
 - a. Proximity to dwelling units both on and off the subject property;
 - b. Negative impact on surrounding uses; or
 - c. Effect and impact on identified sensitive areas.
3. The applicant must provide and maintain the following items as reviewed and approved on the health/board checklist by the City:
 - a. Fences, minimum of five (5) feet in height;

- b. Method of manure disposal (recycled/composted on site);
 - c. Method of rodent/insect control;
 - d. Hay/grain storage containers with controlled access; and
 - e. Odor control.
- F. **Annual Registration of Horse/Equine Animals.** All horse/equine animals shall be registered annually under the City animal license process.

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