
Division II. Zone Classifications and Land Use Charts

CHAPTERS:

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Chapter 15.200

Establishment of Zones

SECTIONS:

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- 15.200.010** **Zones and Map Designations – Established**
 - 15.200.020** **Official Zoning Map**
 - 15.200.030** **Zones and Map Designations – Purpose Statements**
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15.200.010 Zones and Map Designations – Established

In order to accomplish the purposes of the code, the following zone classifications and zoning map symbols are established:

ZONE	MAP SYMBOL
Urban Low Density	UL
Urban Medium Density	UM
Urban High Density	UH
Urban High – Urban Center Residential	<u>UH-UCR</u>
Townhouse	T
Mobile Home Park	MHP
Neighborhood Business	NB
Office/Commercial/Mixed-Use	O/C/MU
Office/Commercial Medium	O/CM
Aviation Business Center	ABC
Community Business	CB
Community Business in the Urban Center	CB-C
Aviation Business Center	ABC
Business Park	BP
Industrial	I
Park	P
Aviation Commercial	AVC
Aviation Operations	AVO

15.200.020 Official Zoning Map

- A. The location and boundaries of the zones defined by this chapter shall be shown and delineated on the Official Zoning Map, which is hereby adopted and made part of this title.
- B. Changes in the boundaries of the zones, including applications for amendment or interim zoning shall be made by ordinance amending the Official Zoning Map. The Official Zoning Map shall bear the signatures of the Director and the City Clerk. When an amendment is approved, the Official Zoning Map will be revised and re-signed by the Director and the City Clerk.
- C. The Official Zoning map is on file in the City Clerk's office. In addition to the Official Zoning Map, there may be a display zoning map which may be used by the Department. The display map may contain additional information to assist in its utilization.

15.200.030 Zones and Map Designations – Purpose Statements

The purpose statement for each zone and map designation sets forth the type of development within the zones and the general goals of the zone classifications. The purpose also shall guide interpretation and application of land use regulations within the zone classifications, and any changes to the range of permitted uses within each zone through amendments to the code.

A. Urban Low Density Zone (UL)

The purpose of this zone is to create a single-family residential environment that creates high quality housing, diversity and affordability. This is accomplished by requiring appropriate residential uses, requiring open space in conjunction with residential development, providing incentives for affordable housing, and protecting environmentally sensitive sites from over-development.

B. Townhouse Zone (T)

The purpose of this zone is to create a medium density residential environment that functions as a buffer between adjacent single-family areas and more intensely developed higher density residential or commercial/mixed use areas. This is accomplished by applying design standards that result in a building type that has some single-family characteristics while allowing medium residential densities that will support transit ridership, and allowing some commercial uses in the mixed use context.

C. Urban Medium Density Zone (UM)

The purpose of this zone is to create a higher density than single-family while maintaining a desirable family environment. This is accomplished by effective clustering and zero lot line planned developments, requiring adequate public facilities and establishing incentives for greater open space, recreational facilities and potential linkage to high capacity transit modes.

D. Mobile Home Park Zone (MHP)

The purpose of this zone is to provide areas for existing mobile home parks, locate potential sites for relocation purposes, and/or allow the creation of parks which serve citizens while providing sense of ownership and pride. Additionally, this zone will provide appropriate areas for senior citizen parks.

E. Urban High Density Zone (UH)

The purpose of this zone is to create a high density multi-family housing environment that encourages and, when possible, utilizes high capacity transit modes and allows for a limited amount of small resident-oriented businesses, while ensuring an adequate balance of single-family to multi-family housing in the City of SeaTac. This is accomplished by requiring adequate public facilities and services be in place to support a high density level, encouraging clustering and zero lot line developments with some neighborhood business support, allowing school and church uses, and establishing incentives for greater open space, recreational facilities, and potential linkage to high capacity transit modes.

1. Urban High-Urban Center Residential (UH-UCR) Zone. The UH-UCR zone, within the urban center, specifically provides for special urban densities and design standards.

F. Neighborhood Business Zone (NB)

The purpose of this zone is to provide convenient daily retail and some personal services for a limited service area, and to maintain or enhance the residential area that is served by the businesses. This is accomplished by limiting nonresidential uses to specific needed services, permitting mixed use of multi-family and retail, excluding community/regional business scale uses, and encouraging potential linkages to high capacity transit modes.

G. Office/Commercial/Mixed Use Zone (O/C/MU)

The purpose of this zone is to create a commercial mixed use medium density designation that is more resident-oriented and less intense than the O/CM zone. This is accomplished by excluding larger scale commercial uses, and requiring that most retail and commercial uses be allowed only in the mixed use context.

H. Office/Commercial Medium Zone (O/CM)

The purpose of this zone is to create a commercial mixed use medium density designation. This is accomplished by allowing professional offices, a multitude of retailing types, personal services and smaller hotels, restaurants and coffee shops. Developers will be encouraged to mix uses. Mid-rise apartments or mixed residential-commercial or office-residential developments shall also be encouraged in this designation. Structured parking shall be encouraged where feasible.

I. Community Business Zone (CB)

The purpose of this zone is to provide retail/personal services for a local service area which exceeds the needs of adjacent neighborhood or commercial areas, and to provide retail and personal services on a community oriented basis. This is accomplished by providing for professional offices, a wide range of retail and personal services, sale of commodities, mixed use development, and the potential integration of high capacity transit stations or lines.

1. Community Business in the Urban Center (CB-C) Zone. In the CB-C zone, located within the urban center, special design standards apply.

J. Aviation Business Center Zone (ABC)

The purpose of this zone is to promote a major commercial center supporting high concentrations of customers, visitors, employees, and pedestrian activity; to create a quality development in which people can work, shop and access child care; and to create a market geared toward a business orientation to the airport which is compatible with airport operations. These purposes are accomplished by encouraging flexible development programs to improve the design, character, and quality of new development; facilitating the provisions of streets and utilities; preserving natural and scenic features; establishing minimum lot sizes to encourage projects of sufficient scale to increase the viability of high capacity transit and encourage ride-share alternatives; and promoting a balanced multimodal transportation network consisting of motor vehicle transportation, public transportation, pedestrian circulation, and integrated parking.

K. Business Park Zone (BP)

The purpose of this zone is to provide a wide range of nonpolluting business activities. The business park designation allows for light and high technological industries, such as biotechnology, nonpolluting light manufacturing, computer technology and communications equipment establishments. Land uses with any significantly adverse impacts (such as excessive noise levels, or emitting significant quantities of dirt, dust, odor, radiation, glare or other pollutants) shall be strictly prohibited. Design and development standards for business park areas will be administered to foster high quality developments.

L. Industrial Zone (I)

The purpose of the industrial zone is to provide for the location and grouping of industrial enterprises, regional airport, airport related facilities, and activities involving manufacturing, assembly, fabrication, processing, bulk handling, storage, research, warehousing and heavy trucking. These purposes are accomplished by permitting a wide range of industrial uses, establishing appropriate development standards and public review for developments that have potential adverse impacts, and ensuring the location of clean industries.

M. Park Zone (P)

The purpose of this zone is to establish park and open space areas for residential and commercial uses, and to designate areas on hillsides, steep slopes, wetlands, and critical sensitive areas in order to protect them. This purpose is accomplished by providing for outdoor passive and active recreation uses, conservation and protection of municipal watersheds, wildlife corridors and habitats.

N. Aviation Commercial (AVC)

The purpose of this designation is to create a zone for development that provides support to operations of the airport, the traveling public, and air cargo, and for other development that provides economic benefit to the airport and community while maintaining compatibility with airport operations and activities.

O. Aviation Operations (AVO)

The purpose of this designation is to create a zone for development of the range of facilities that provide for safe and efficient commercial operations and support, together with security, access, the needs and convenience of the traveling public, and handling of air cargo.

Chapter 15.205

Land Use Chart

SECTIONS:

15.205.010	Establishment of Uses/Interpretation of Land Use Tables
15.205.020	Classification of Unlisted Uses and Clarification
15.205.030	Use Chart Guide
15.205.040	Use Chart
15.205.050	Hazardous Waste Use Requirements

15.205.010 Establishment of Uses/Interpretation of Land Use Chart

- A. The use of a property means the purpose or activity for which the building or lot is intended, designed, arranged, occupied or maintained. All applicable requirements of this code, or other applicable State or Federal requirements, shall govern a use located in the City of SeaTac, except within the areas delineated as overlays, in which case the land use charts contained within SMC chapters 15.300 City Center Overlay District and 15.305 South 154th Street Station Area Overlay District, shall apply.
- B. The land use charts in this chapter and other chapters in this code determine whether a specific use is permitted in a zone classification.

15.205.020 Classification of Unlisted Uses and Clarification

- A. In creating use charts, the City has considered the characteristics of uses which make them comparable, compatible or similar to each other. The City recognizes that it is not possible to enumerate and classify every use to which land may be devoted, either now or in the future, and that ambiguity may exist with reference to the appropriate and consistent use definition and applicable standards. Therefore:
 1. When any known and identifiable use is not listed as a permissible use in any classification; or
 2. When any use has now come into existence by reason of any technical development in the trades, sciences and equipment; or
 3. When any use already listed in the use charts which, because of any process, equipment or materials used, possesses different performance standards than those which are usually associated with the uses in the classification as presently classified and which, therefore, makes it reasonable that such a use should be

placed in the more restrictive classification, it shall be the responsibility and duty of the Department to ascertain all pertinent facts relating to any such use and make what it deems to be the appropriate process on a case-by-case basis for locating the use in the compatible zone classification.

- B. Based on the above situations, the Director, shall review the findings of facts and conclusions, and issue a decision of one of the following actions:
 - 1. Approve or deny the use as a similar and compatible use for that zone classification;
 - 2. Require approval or denial through the conditional use process; or
 - 3. Begin the process for review of an amendment to the land use charts.
- C. The purpose of the review shall be to determine that the characteristics of any such use shall not be unreasonably incompatible with the type of uses permitted in surrounding areas, and for the further purpose of determining the need for stipulating such conditions that would mitigate potential impacts and reasonably assure that the basic purpose of this code shall be served.
- D. Any administrative decision issued by the Director, can be appealed to the City Hearing Examiner, as stated in SMC 15.115.070, Appeal Process.
- E. On an annual basis, the Director, shall review and bring forward any recommended revisions or interpretations for uses to the Planning Commission. Additionally, every five (5) years, the Director, shall present a comprehensive review of the Code to the Planning Commission for consideration of necessary revisions due to lack of specificity or ambiguity in the adopted standards and their impacts.

15.205.030 Use Chart Guide

A. About the Use Chart

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

B. How the Use Chart is Organized

The uses are generally alphabetical within the following category headings:

- 1. Animals
- 2. Business Services
- 3. Civic & Institutional

4. Educational
5. Health & Human Services
6. Manufacturing
7. Motor Vehicles
8. Recreational & Cultural
9. Residential
10. Retail & Commercial
11. Utilities

C. How to Use the Use Chart

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

1. **P:** The use is permitted.
2. **C:** The use is allowed subject to a conditional use permit.
3. If the square is blank, the use is not permitted in that zone.

D. 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.

E. Zone Abbreviations

1. UL – Urban Low Density Residential
2. UM - Urban Medium Density Residential
3. UH – Urban High Density Residential
4. UH-UCR – Urban High-Urban Center Residential
5. T - Townhouse
6. MHP – Mobile Home Park
7. NB - Neighborhood Business
8. O/C/MU – Office/Commercial/Mixed Use
9. O/CM – Office/Commercial Medium
10. CB - Community Business
11. CB-C - Community Business in the Urban Center
12. ABC - Aviation Business Center
13. BP –Business Park
14. I - Industrial
15. P - Park

15.205.040 Use Chart

ZONES:

- UL-Urban Low**
- UM-Urban Medium**
- UH-Urban High**
- UH-UCR-Urban High-Urban Center Residential**
- T-Townhouse**
- MHP-Mobile Home Park**
- NB-Neighborhood Business**

- O/C/MU-Office/Commercial/Mixed Use**
- O/CM-Office/Commercial**
- CB-Community Business**
- CB-C-Community Business in the Urban Center**
- ABC-Aviation Business Center**
- BP-Business Park**
- I-Industrial**
- P-Park**

P-Permitted Use; C-Conditional Use Permit required

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
ANIMALS																
Butterfly/Moth Breeding							P			P	P	P		P		
Kennel/Cattery							P			P	P			P		
Stables	P(1)														P	(1) Permitted only in an adopted Equestrian Special District Overlay.
Veterinary Clinic							P	C	P(1)	P	P	P(2)		P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
BUSINESS SERVICES																
Airport Support Facility												P				
Cargo Containers	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P	P(3)	P	P(1)	P	P(1,2)	See SMC Ch. 15.410, Cargo Containers.

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
																(1) Permitted as accessory to primary use. (2) Not permitted as accessory to dwelling units. (3) Not to be used for distribution/warehouse as the primary use of property.
Commercial/Industrial Accessory Uses							P		C	P	P	P		P		
Conference/Convention Center							P		P	P	P	P	C(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Construction/ Trade									C	C	C	P(1)		P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Distribution Center/Warehouse							C		C	C		P	P	P		
Equipment Rental, Large												C		P		
Equipment Rental, Small							C		P(1)	P	P			P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Repair, Large														P		
Equipment Repair, Small							P		P(1)	P	P	P(2)		P		(1) Permitted only as part of a mixed used development, as described in 15.520.100 (2) Permitted only as

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
																accessory to primary used not to exceed 20% of total square footage of building(s).
Helipad/ Airport and Facilities														P		
Landscaping Business										P	P	P	P	P		
Professional Office			P	P			P	P	P	P	P	P	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Storage, Self-Service										P	P	C	P	P		
Truck Terminal									C	C		P(1)		P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
CIVIC & INSTITUTIONAL																
Cemetery		C	C	C			C			P	P	P			C	
City Hall	P	C	C	C				P	P	P	P	P	C			
Court								P	P	P	P	P	C(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Fire Facility	C	P	P	P			P	P	P	P	P	P	P	P	P	
Funeral Home/ Crematory							P		P(1)	P	P	P(2)		P	C	(1) Permitted as part of a mixed use development, as described in SMC 15.520.100.
Police Facility	C	P	P	P			P	P	P	P	P	P	P	P	P	
Public Agency Office			P	P			P	P	P	P	P	P	C(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Public Agency Yard								C	C	P	P	C	C	P		

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
Public Archives							C	P	P	P	P	P	C	P	C(1)	(1) Limited to existing structures.
Social Service Office			C	C			P	P	P	P	P	P	C(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
EDUCATIONAL																
College/ University	C	C	C	C				P(1)	P	P	P	P	C			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100.
Elementary/Middle School	C	C	C	C								C				
High School	C	C	C	C			P			C	C	C				
Specialized Instruction School	P (1,2) C(3)	P (1,2) C(3)	P (1,2) C(3)	P (1,2) C(3)			P	P(4)	P(4)	P	P	P	C	P		(1) Limited to 3 students per day. (2) Permitted as a subsidiary use, subject to criteria in SMC Ch. 15.470, Subsidiary Uses. (3) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E) Conditional Use Permit (CUP). (4) Permitted as part of a mixed use development, as described in SMC 15.520.100.
Vocational/Technical School							C	P(1)	P(1)	P	P	C	C	C		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100.
HEALTH & HUMAN SERVICES																

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
Crisis Diversion Facility (CDF)												C		C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Crisis Diversion Interim Facility (CDIF)												C		C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Day Care I	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P (1,2)	P (1,2)			P (1,3)	P(1)			See SMC Ch. 15.420 Day Care Facilities (1) If family day care providing in-home care, regulations in SMC 15.420.200 apply. (2) Permitted as part of a mixed use development, as described in SMC 15.520.100. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Day Care II	C(1)	P	P	P		C	P	P(2)	P(2)	P	P	P				(1) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E) Conditional Use Permit (CUP). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100.
Halfway House									C	C	C	C				As part of the CUP process a determination will be made as to whether an

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
																essential public facility (EPF) siting process is needed. See SMC 15.115.040 Essential Public Facilities. These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.
Hospital							P		C	P	P	P	P			
Medical Dental Lab			C	C			P	P	P	P	P	P	P	P		
Medical Office/ Outpatient Clinic			P	P			P	P	P	P	P	P	P	P		
Miscellaneous Health							P	C	C	P	P	P	C			
Opiate Substitution Treatment Facility										C	C	C	C	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Overnight Shelter	P(1)	P(1)	P(1)	P(1)			P(1)		P(1) C(2)	P(1) C(2)	P(1) C(2)	P(1) C(2)				(1) Permitted as accessory to religious use facility, providing operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met. (2) As part of the CUP process a determination will be made as to whether an essential public facility (EPF) siting process is needed. See SMC 15.115.040 Essential Public Facilities. These requirements shall not be

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C/M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																sonstrued to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.
Secure Community Transition Facility									C	C	C	C	C	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Transitional Housing			C	C					C	P	P	P				Must have adequate on-site and program management, and 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													P	C		
Apparel/ Textile Products										C	C			P		
Batch Plants														C		Cement batch plants are prohibited.
Biomedical Product Facility												P	P	P		
Chemical/ Petroleum Products														P		
Commercial/Industrial Machinery														P		
Computer/ Office Equipment												C	P	P		

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
Electronic Assembly												C	P	P		
Fabricated Metal Products														P		
Food Processing							P		C	P	P		C	P		
Furniture/ Fixtures													P	P		
Laboratories, Research, Development & Testing							C		C	C	C	P	P	P		
Manufacturing, Light Misc.													P	P		
Winery/ Brewery/Distillery								C(1)	P(1)	P	P	P(1)	C	P		(1) Micro wineries and breweries shall have a retail section
Off-Site Hazardous Waste Treatment and Storage Facilities														C		Must comply with RCW 70.105.210.
Paper Products														P		
Primary Metal Industry														P		
Printing/ Publishing										P	P	C	C	P		
Recycling Processing														C		
Rubber/ Plastic/ Leather/ Mineral Products														P		
Textile Mill										C				P		
Wood Products													C	P		(1) Minimum lot size of 5 acres.
MOTOR VEHICLES																
Auto/Boat Dealer									C(1)	P	P			P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100.
Auto Service Center							P			P	P	P(1)		P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/C/M	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
Auto Supply Store							P	P(1)	C(1)	P	P			P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100.
Auto Wrecking														C		
Commercial Marine Supply							C			P	P		P	P		
Electric Vehicle Infrastructure	P(1)	P(1)	P(2)	P(1)	P(1)	P(1)	P	P(3)	P	P	P(1)	P	P(3)	P	P(1)	(1) Restricted electric vehicle charging stations only (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site. (3) Accessory to primary use not to exceed twenty percent (20%) of primary use.
Fueling/ Service Station							P			P	P			P		See SMC 15.415.100, Fueling/ Service Stations
Mobile Refueling Operations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See SMC 15.415.100, Fueling/ Service Stations & See SMC Ch. 15.450, Mobile Refueling.
Public/Private Parking							C		C(1)	P	P	P		P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Tire Retreading														P		
Towing Operation														C		
Vehicle Rental/Sale									C(1)	P	P	P(1)		P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
Vehicle Repair, Large																
Vehicle Repair, Small							C			P	P			P		
RECREATIONAL & CULTURE																
Amusement Park									C	C	C		C		C(1)	(1) Site must be adjacent to an improved arterial.
Community Center		C	C	C			P	P	P	P	P	P(1)			P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Drive-In Theater										P						
Golf Course	C									C			P		P	
Health Club			C(1)	C(1)			P	P	P	P	P	P	P	P(1)		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Library	P	P	C	C			P	P	P	P	P	P	C			
Museum		C	C	C			P		P	P	P	P	C			
Nonprofit Organization	P(1) C(2)	P(1) C(2)	P	P			P	P	P	P	P	P			P(1) C(2)	(1) Permitted as subsidiary use, subject to criteria in SMC Ch. 15.470, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020 (E) Conditional Use Permit (CUP).
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational Center	P(1)	P(1)	P(1)	P(1)			C	P	P	P	P	P(2)	P(3)	P	P	(1) The hours to conduct outdoor activities may be limited dependent on their location relative to adjacent residential properties. Such activities may be limited due to potential noise impacts, activities between the hours of 10:00 p.m. to 8:00 a.m. or lightning that

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
																cannot be screened that would cast glare on adjacent residents. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (3) Site must be adjacent to an improved arterial.
Religious Use Facility	P(1) C(2)	P(1) C(2)	P	P	C		P	P	P	P	P	P	P(3)		P(1) C(2)	(1) Permitted as a subsidiary use, subject to criteria in SMC Ch. 15.470, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.200(E) Conditional Use Permit (CUP). (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Religious Use Facility Accessory	C (1,2)	C (1,2)	C(2)	C(2)	C(1)		P(2)	P	P(2)	P	P(2)	P(2)			C	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) May include an overnight shelter, not to exceed 20% of total building square footage, providing an operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met.

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
Sports Club	P(1) C(2)						C			P	P	P		P		(1) Permitted as a subsidiary use, subject to criteria in SMC Ch. 15.470, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.200(E) Conditional Use Permit (CUP).
Stadium/Arena									C	C	C		P	C	C	
RESIDENTIAL																
College Dormitory						C	P(1)	P	P	P	P	P	P			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100.
Duplex		P	P	P	P											Duplexes are only permitted as part of a townhouse development in all zones.
Dwelling Unit, Caretaker/ Manager										P	P	P				
Dwelling Unit, Detached	P(1)	P(1)	P	P												(1) Efficiency unit permitted within primary dwelling, not to exceed 25% of gross square feet of dwelling.
Manufactured /Modular Home	P	P				P										See SMC 15.465.500, Mobile, Manufactured, and Modular Home Standards.
Mobile Home						P										See SMC 15.465.500, Mobile, Manufactured, and Modular Home Standards.
Mobile Home Park	C	C	C	C		P										See SMC 15.465.500, Mobile, Manufactured, and Modular Home Standards.
Multi-Family		P	P	P(1)			C	P(3)	P(2)	P(2)	P(2)	C(2)				(1) For new development and redevelopment for

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
																residential projects, at least 50% of the building's ground floor shall be retail, service, or commercial use as described in SMC 15.520.300, Mixed Use in Residential Projects. (2) Ground floor uses must be retail, service or commercial uses as described in SMC 15.520.300, Mixed Use in Residential Projects. (3) Permitted as part of a mixed use development, as described in SMC 15.520.200, and arranged on site as described in SMC 15.520.100.
Townhouse																See SMC Ch. 15.505, Townhouse and Duplex Development Standards.
RESIDENTIAL, RETIREMENT & ASSISTED LIVING																
Assisted Living Facility																
Community Residential Facility I																See SMC 15.465.300, Community Residential Facilities Standards.
Community Residential Facility II																See SMC 15.465.300, Community Residential Facilities Standards. (1) Permitted as part of a mixed use development, as described in SMC 15.520.100.

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
Continuing Care Retirement Community			P	P			C	P	P	P	P					
Convalescent Center/ Nursing Home			P	P			P		P	P	P	P				
Retirement Apartments		P	P	P			C	P	P	P	P					
RESIDENTIAL, ACCESSORY																
Accessory Dwelling Unit	P	P														See SMC 15.465.100, Accessory Dwelling Unit.
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P(1)	P(1)		See SMC 15.465.400, Home Occupations (1) Only where dwellings are present.
Shed/Garage	P	P	P	P	P			P								See SMC Ch. 15.405, Accessory and Tent Structures
Tent Structure	P															See SMC Ch. 15.405, Accessory and Tent Structures
Tent Structure, Canopy	P															See SMC Ch. 15.405, Accessory and Tent Structures
RETAIL & COMMERCIAL																
Agricultural Crop Sales (Farm Only)	P(1)						P			P	P	P		P		(1) No permanent retail sales structures permitted. Retail sales allowed on a seasonal basis for no more than 90 days in a calendar year. Wholesale sales permitted year round only for products produced/grown on site.
Antique/ Secondhand Store							P	P(1)	P(1)	P	P					(1) Permitted as part of a mixed use development, as described in SMC 15.520.100.

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
Apparel/ Accessory Store								P(1)	P	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Arcade (Games/Food)			P(1)	P(1)			P	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Beauty Salon/ Personal Grooming Service			C(1)	C(1)			P	P(2)	C(2)	P	P	P				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100.
Coffee Shop/ Retail Food Shop			P(1)	P(1)			P	P(2)	P	P	P	P	P(3)			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100.
Department/ Variety Store							P	P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100. (2) Permitted as accessory to primary use not to

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
																exceed 20% of total square footage of building(s).
Drug Store							P	P(1)	P(1)	P	P	P	P(2)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Dry Cleaner			P (1,2)	P (1,2)			P	P(1)	P(1)	P	P	P(2)	P(1)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Espresso Stand			P(1)	P(1)			P	P(2)	P	P	P	P	P	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100.
Fabric Store								P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
Financial Institution							P	P	P	P	P	P	C(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Florist Shop			P (1,2)	P (1,2)			P	P(2)	P(2)	P	P	P(3)				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Food Store			P(1)	P(1)			P	P(2)	P(2)	P	P	P(3)				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Forest Products							P(1)		P(2)	(P1)	P(1)			C(3)		(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations.

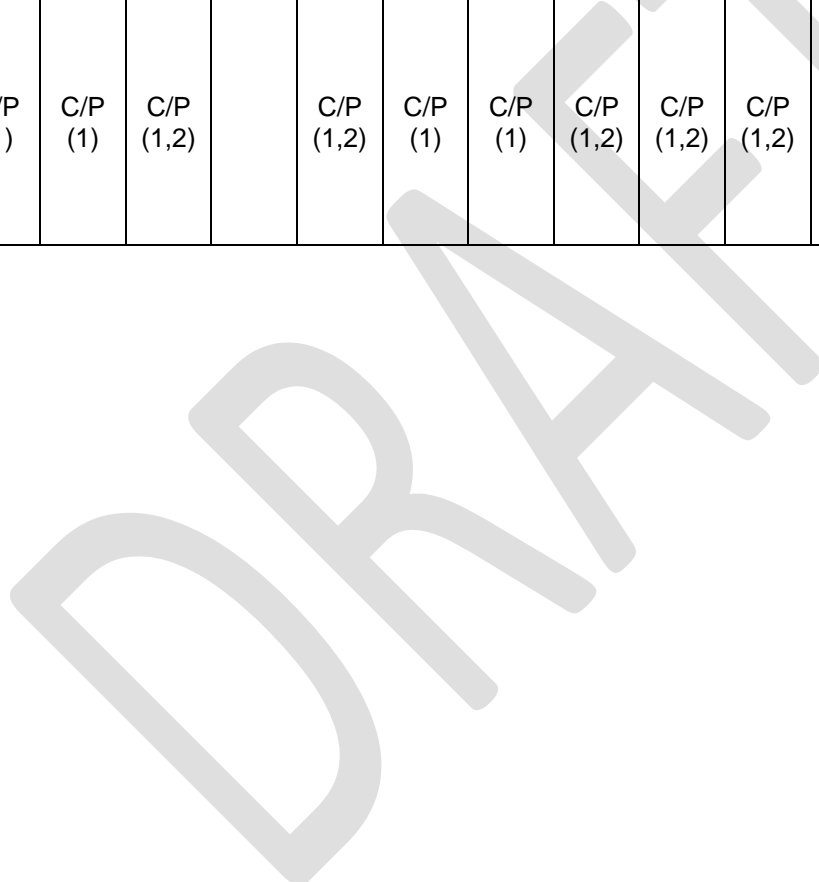
LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/ MU	O/C M	CB	CB- C	AB C	BP	I	P	ADDITIONAL STANDARDS
																<p>(2) Permitted as part of a mixed use development, as described in SMC 15.520.100.</p> <p>(3) Forest product related businesses shall provide the following: a. Minimum of 10 acres; b. Access to major arterial; and c. Minimum 30 foot buffers around the perimeter of property (Type II landscaping).</p>
Furniture Store								P(1)	P	P	P					<p>(1) Permitted as part of a mixed use development, as described in SMC 15.520.100.</p>
Hardware/Garden Material							P	P (1,2)	P (2,3)	P(1)						<p>(1) See Chapters 15.13 and 15.35 SMC for additional development standards</p> <p>(2) Permitted as part of a mixed use development, as described in SMC 15.520.100.</p> <p>(3) Permitted as part of a mixed use development</p>
Hobby/Toy Store							P	P(1)	P(1)	P	P	P(2)				<p>(1) Permitted as part of a mixed use development, as described in SMC 15.520.100.</p> <p>(2) Permitted as accessory to primary use not to</p>

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
																exceed 20% of total square footage of building(s).
Jewelry Store							P	P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Laundromat		P (1,2)	P	P			P			P	P		P(2)	P		(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100.
Liquor Store								C	P	P	P					
Media Material			P (1,2)	P (1,2)			P	P(2)	P	P	P	P(3)				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Other Retail Uses							C	C	P	P	P	C				

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
Pet Store								P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Photographic and Electronic Store							P	P(1)	P(1)			P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Produce Stand							P		C	P	P	P	C	P		No more than twenty-five percent (25%) of the gross floor area of the produce stand shall be used for the sale of incidental or accessory uses.
Restaurant			C (1,2)	C (1,2)			P(2)	P (2,3)	P(3)	P	P	P	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) No drive-through facilities allowed. (3) Permitted as part of a mixed use development, as described in SMC 15.520.100.
Restaurant, Fast Food			C(1)	C(1)			P	P(2)	P(2)	P	P	P	P(1)	P		(1) Permitted as accessory to primary use not to

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
																exceed 20% of total square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100.
Sexually-Oriented Business										C	C	C		C		See SMC 15.415.200, Sexually-Oriented Business.
Sporting Goods and Related Stores								P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Tavern							P(1)	C	P	P	P					(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s).
Theater							P		P	P	P	P(1)	C	P	P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Wholesale/ Bulk Store								P(1)	C(1)	C	C	C		P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100.
RETAIL & COMMERCIAL, LODGING																
Bed and Breakfast	P	P	P	P			P	P	C							See SMC 15.465.300 Bed and Breakfast Standards
Hostel		C	C	C			P	C	P	P	P	P	C			
Hotel/Motel and Associated Uses			C	C			P	C	P	P	P	P	C			
UTILITIES																

LAND USE	UL	UM	UH	UH-UCR	T	MH P	NB	O/C/MU	O/C M	CB	CB-C	AB C	BP	I	P	ADDITIONAL STANDARDS
Communications Facility	Mr.-P Mjr.-C	Mr.-P Mjr.-C	Mr.-P Mjr.-C(1)		Mr.-P Mjr.-C(1)		Mr.-P Mjr.-C	Mr.-P Mjr.-C(1)	Mr.-P Mjr.-P(1)	Mr.-P Mjr.-P(1)		Mr.-P Mjr.-P(1)	Mr.-P Mjr.-P(1)	Mr.-P Mjr.-P		(1) See Chapters 15.13 and 15.32 SMC for additional development standards.
Utility Substation	C	C	C	C			C	C	C	P	P	P	C	P		
Utility Use	C	C	C	C			C	C	C	C	C	P	C	P		
Wireless Communications Facilities	C/P (1)	C/P (1)	C/P (1,2)		C/P (1,2)	C/P (1)	C/P (1)	C/P (1,2)	C/P (1,2)	C/P (1,2)		C/P (1,2)	C/P (1,2)	C/P (1)	C/P (1)	(1) See the use charts in SMC 15.31A.031 for specifics (2) See Chapters 15.13 and 15.32 SMC for additional development standards.



15.205.050 Hazardous Waste Use Requirements

- A. On-site hazardous waste treatment and storage activity generating hazardous waste is considered an accessory use to permitted uses within this land use chapter; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.
- B. Off-site hazardous waste treatment and storage may be permitted as a major conditional use in the industrial (I) zone district; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.
- C. For the purposes hereof the following terms and definitions shall apply:
 - 1. “Hazardous waste” means all dangerous and extremely hazardous waste as defined in RCW 70.105.010(15), except for moderate risk waste as set forth in RCW 70.105.010(17).
 - 2. “Hazardous waste generator” means any person or site whose act first causes a dangerous waste to become subject to regulation under the Dangerous Waste Regulations, Chapter 173-303 WAC.
 - 3. “Hazardous waste storage” means the holding of hazardous waste for a temporary period, as regulated by the State Dangerous Waste Regulations, Chapter 173-303 WAC.
 - 4. “Hazardous waste treatment” means the physical, chemical, or biological processing of hazardous waste for the purpose of rendering these wastes nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume, as regulated by the State Dangerous Waste Regulations, Chapter 173-303 WAC.
 - 5. “Off-site hazardous waste treatment and storage” means hazardous waste treatment and storage facilities that treat and store waste from generators on properties other than those on which the off-site facility is located.
 - 6. “On-site hazardous waste treatment and storage” means hazardous waste treatment and storage facilities that treat and store wastes generated on the same property.
 - 7. “State siting criteria” means criteria for the siting of hazardous waste treatment and storage facilities adopted pursuant to the requirements of RCW 70.105.210.

Chapter 15.210

Uses and Standards for the AVO and AVC Airport Zones

SECTIONS:

15.210.005	Purpose
15.210.010	Authority and Application
15.210.020	Administration
15.210.030	Interpretation
15.210.040	Rezoning
15.210.050	Zones and Map Designations Established
15.210.060	AVO/AVC Zone Classification Use Chart
15.210.070	AVO/AVC Zone Classification Standards
15.210.080	Landscape Standards
15.210.090	Design Guidelines
15.210.100	Critical Areas

15.210.005 Purpose

The purpose of this chapter is to coordinate the City's zoning with the Port of Seattle's current Master Plan and Comprehensive Development Plan anticipated to be adopted by the Port of Seattle's Commission in 2007; to implement the 2005 Interlocal Agreement (2005 ILA) between the Port of Seattle and the City of SeaTac, dated February 16, 2006; to establish a mutual and cooperative system for exercising their respective statutory authorities; and to standardize the uses and development standards for property along the perimeter of the airport.

15.210.010 Authority and Application

The provisions of this chapter shall apply to the uses and development standards for Port-owned property within the City of SeaTac, and related to either aviation operations or aviation commercial uses, as specified in the 2005 ILA.

15.210.020 Administration

The City shall administer this chapter consistent with the terms of the 2005 ILA and other City ordinances.

15.210.030 Interpretation

- A. Where changes are proposed to or uncertainties exist as to the location of the zone boundaries or other provisions of this chapter, the procedures contained in the 2005 ILA regarding joint consultation and/or dispute resolution shall apply.

- B. For proposed developments that are not listed as “permitted” in the zone classification use chart of this chapter, the provisions of this title shall apply, except as otherwise stated in the 2005 ILA.

15.210.040 Rezoning

Except as specified in the Interlocal Agreement (2005 ILA), the proposed rezoning of property under this chapter shall be subject to the provisions of this title.

15.210.050 Zones and Map Designations Established

In order to accomplish the purposes of the code, the following zone classifications and zoning map symbols are established:

Zone	Map Symbol
Aviation Operations	AVO
Aviation Commercial	AVC

- A. Aviation Operations (AVO). The purpose of this zoning designation is to provide for safe and efficient commercial aviation operations and support, together with security, access, the needs and convenience of the traveling public, and the handling of air cargo. Note: those properties in the aviation operations zone that were formerly designated “Business Park” as indicated on map Attachment A-6 of the 2005 ILA are subject to certain development standards as provided for in Attachment A-4 of the 2005 ILA.
- B. Aviation Commercial (AVC). The purpose of this zoning designation is to allow for development that provides support to operations of the airport, the traveling public, and air cargo, and for other development that provides economic benefit to the airport and the City of SeaTac while maintaining compatibility with airport operations and activities. Note: those properties in the aviation commercial zone that were formerly designated “Business Park” as indicated on map Attachment A-6 of the 2005 ILA are subject to certain development standards as provided for in Attachment A-4 of the 2005 ILA.

15.210.060 AVO/AVC Zone Classification Use Chart

If this chart does not specify that a proposed land use is permitted, then the proposed land use shall be considered a prohibited land use within the airport zones. This chart may be amended in accordance with the provisions of the 2005 ILA.

Land Use		Zone Classifications	
		AVO	AVC
1	Access, Parking, Transfer and Holding Areas, Intermodal Connections for Public Transit, High Capacity Transit, Buses, Taxis, Shuttles, and Other Forms of Transportation	P	P
2	Aids for Airport and Aircraft Operations	P	P
3	Air Cargo Aircraft Loading and Unloading	P	
4	Air Cargo Warehousing and Customer Service Facilities	P	P
5	Aircraft Fueling Systems	P	
6	Aircraft Ramp and Parking Areas	P	
7	Aircraft Run-Up Areas	P	
8	Airfield Control Towers and FAA Air Traffic Control Facilities	P	
9	Airfield Crash/Fire/Rescue (ARFF) Facilities, Including Staff Quarters and Offices	P	
10	Airfield Infrastructure	P	P
11	Airfield Lighting	P	
12	Airfield Security Facilities such as Fencing, Gates, and Guard Stations	P	P
13	Airfield Service Roads and Access Improvements to those roads	P	P
14	Airport Access Roadways	P	
15	Aviation, Communication and Landing	P	
16	Communications Equipment, if Directly Related to the Operation of the Airport	P	P
17	Controlled Storage of Hazardous Wastes Generated by Permitted Uses and Temporarily Stored Prior to Disposal in Accordance with Federal and State Regulations	P	
18	Designated Airfield Safety Areas, Clear Zones and Runway Protection Zones	P	P
19	Employee Support Facilities Such as Cafeterias, Locker Rooms, Rest Areas, Restrooms and Exercise Areas Directly Related to the Operation of the Airport	P	P
20	Facilities for the Maintenance of Aircraft	P	
21	Facilities for the Maintenance of Airline Equipment	P	
22	Facilities for the Maintenance of Airport and Airfield Facilities	P	P(4)
23	Flight Kitchens Directly Related to the Operation of the Airport	P	P(4)
24	Hotel Facilities, Convention and Conference Facilities	P(1)	P(4)
25	Infrastructure and Utilities Serving Uses Permitted in Other Zones or Areas	P	P
26	Inter/Intra Terminal Transfer Facilities for People Baggage, and Cargo	P	P
27	Meteorological Equipment	P	
28	Offices and Work and Storage Areas for Airline and Aviation Support	P	P
29	Other Aviation Activities or Facilities Whose Location Within the AVO Zone is Fixed by FAA Requirements	P	
30	Other Aviation Activities or Facilities Whose Location Within the AVO Zone is Fixed by FAA Requirements Related to the Operation of the Airport		P
31	Other Uses Not Directly Related to the Operation of the Airport		P(5)

Land Use		Zone Classifications	
		AVO	AVC
32	Parking and Storage for Airline and Airfield Ground Service Equipment (GSE); Provided, that Parking and Storage for Heavy Equipment (e.g., Fuel Trucks, Runway Snowplows) Shall Be Permitted Only in the AVO Zone and is Directly Related to the Operation of the Airport.	P(2)	
33	Parking and Storage for Airfield Ground Service Equipment (GSE)	P	P(2)
34	Parking for Employees Directly Related to the Operation and Construction of the Airport	P	P
35	Parking Facilities Immediately Adjacent and Providing Direct Physical Access to Passenger Terminal Facilities	P	P
36	Parking (Commercial) NOT Connected to the Airport		P
37	Passenger Terminal Facilities, Including Passenger and Baggage Handling, Ticketing, Security Checkpoints, Waiting Area, Restrooms, Aircraft Loading Gates, Restaurants, Conference Facilities, Newsstands, Gift Shops, and Other Commercial Activities Providing Goods and Services for the Traveling Public.	P	
38	Passenger Vehicle Rental, Including Parking, Service and Preparation, and Customer Facilities to be Owned and Operated by the Airport	P	
39	Public Parks, Trails, and Viewpoints	P(3)	P(3)
40	Public Transportation Facilities Related to the Operation of the Airport	P	
41	Public Transportation Facilities (to be Owned and Operated by Another Agency)	P	P
42	Reasonable Accessory Office and Staff Facilities Independent of Uses Permitted in the Zone, if Such Uses are NOT Directly Related to the Operation of the Airport		P
43	Reasonable Accessory Office and Staff Facilities Independent of Uses Permitted in the Zone, if Such Uses are Directly Related to the Operation of the Airport	P	P
44	Retail Sales Inside Air Operations Area (AOA)	P	
45	Retail Sales Outside AOA, Airport Controlled Safety Areas and Airport-Operated Facilities		P
46	Roadways and Public Transportation Facilities that Provide Access to the Airport for its Customers, Commercial Vehicles and Ground Transportation Services	P	P
47	Runways, Taxiways, and Safety Areas	P	
48	Those Clean Light Industrial and Manufacturing Facilities Permitted in the City's BP Zone as it Existed on the Date of the 1997 Interlocal Agreement		P(5)
49	Utilities Serving Uses Permitted in the Zone	P	P
50	Warehousing and Distribution Facilities, Excluding Truck Terminals, with Direct Airfield Access, or Delivery to Secure Area of the Airport		P
51	Warehousing and Distribution Facilities, Excluding Truck Terminals		P
52	Wholesale Sales and Distribution Facilities		P

- (1) Limited to hotel facilities immediately adjacent and providing direct physical access to passenger terminal facilities.
- (2) Provided that maintenance of heavy equipment (e.g., fuel trucks, runway snowplows) SHALL BE permitted only in the AVO zone and is directly related to the operation of the airport.
- (3) The following special conditions shall apply to any AVO and AVC zone areas which are designated for public access parks, trails, or viewpoints:
 - Public access or recreational uses shall be limited as necessary to assure compatibility with airport and aviation activities. If use of Port-owned property by the public for access and recreation is permitted, it shall be considered compatible with airport operations, including noise and other impacts, and shall not establish a recreation use or other public activity under the U.S. Department of Transportation 4(f) provisions.
 - Public use and access shall be generally of low intensity. Density guidelines for numbers of people may be established by the Port and FAA, with input from the public and City of SeaTac.
 - Public use and access shall be subject to the requirements and needs of airport and aviation activities, including security, as determined by the Port and/or the FAA.
- (4) Permitted use only if approved by the City Council, on a case-by-case basis.
- (5) Permitted on a case-by-case determination by the Port and City per the 2005 Interlocal Agreement.

15.210.070 AVO/AVC Zone Classification Standards

Development standards for setbacks, setback projections, lot coverage, height restrictions, parking, signage, illumination, transportation, and noise shall be covered under the 2005 ILA as specified in Attachment A-4 – “Development Standards for Port Projects Affecting the City of SeaTac.”

15.210.080 Landscape Standards

Landscape design standards for projects within the AVO and AVC shall comply with the Port’s 2006 Seattle-Tacoma International Airport Landscape Design Standards (STIA) as described in the 2005 ILA, Attachment A-4, pages nine through 14.

15.210.090 Design Guidelines

All development within the AVO and AVC zones are subject to the design standards as specified in the 2005 ILA under “Design Standards,” Attachment A-4, pages four through eight, and Seattle-Tacoma International Airport Landscape Standards found in the 2005 ILA, Attachment A-4, “Landscaping,” pages 10 through 15, except that City of SeaTac design standards as listed under SMC 15.525.200(E), Design Standards, shall also apply to all properties formerly designated as “Business Park” as provided for in Attachment A-4 of the 2005 ILA..

If either the Port or the City believe the standards in Attachment A-4 of the 2005 ILA are not satisfied, then “joint consultation” shall take place under Section 2.2.2, subject to more specific requirements for the Port Master Plan and Comprehensive Development Plan (CDP) Projects on Port Property in Section 2.2.1.6.

15.210.100 Critical Areas

The City’s critical area regulations and standards shall apply to Port projects. However, the City’s critical area provisions shall not apply to the third runway or other portions of the Port Master Plan projects as follows: (A) wetland mitigation being done in Auburn, Washington; (B) Miller Creek stream location as shown in the Port’s Section 404 Corps Permit Application; and (C) for the Port Master Plan projects not eligible for joint consultation as shown in the 2005 ILA, Attachment A-1, the Port shall implement the mitigation measures set forth in the Master Plan Final EIS and Final Supplemental EIS (as set forth in the 2005 ILA, Attachment A-5), and the City’s critical area regulations (including flood plains, seismic hazards, erosion and vegetation) shall not apply so long as those mitigation measures are implemented. The City’s standards and regulations shall be flexibly applied or modified on a case-by-case basis to recognize federal regulations, circulars or similar provisions affecting airports or the special circumstances presented by the operation of an airport. If the Port and City disagree on the critical area standards, then dispute resolution under Section 13 of the 2005 ILA shall apply.

Chapter 15.215

Planned Unit Development (PUD)

SECTIONS:

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 - 15.215.010 Initiation of Project – Application**
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15.215.005 Purpose

A planned unit development (PUD) has the following purpose: to allow a development which would be as good as or better than that resulting from traditional lot-by-lot development, by permitting flexibility in use of open space and in the design and placement of buildings, circulation facilities, and off-street parking areas in order to best utilize sites characterized by special features of geography, topography, size, or shape

15.215.010 Initiation of Project – Application

An application for approval of a proposed planned unit development shall be made to the Department using application forms furnished by the City. The application shall be made by the owner(s) of the parcel(s) intended to be developed as a unit, or the owner's duly authorized agent(s). The ownership of all parcels to be included must join in or be represented in the application

15.215.015 Procedure for Approval

The procedure to be followed for approval of a PUD shall be composed of two (2) steps:

- A. Review of the development plan by the Hearing Examiner who shall make a recommendation to City Council; and
- B. Review of the recommendation of the Hearing Examiner by City Council.

15.215.020 Phased Development

Development of the project may be phased, in which case each complete phase may be processed as one development. A map showing all property owned or controlled by the developer which is contiguous to the development site, or which is within the area determined by the Director, to be relevant for comprehensive planning and environmental assessment purposes, together with a conceptual plan of said properties' eventual development through all potential phases, shall be submitted with the application for the first phase. The conceptual plan shall conform to the purposes of this chapter and shall be used by the City to review all phases of the development.

15.215.025 Combined Applications

In all cases:

- A. An applicant may file a concurrent subdivision application, meeting the requirements of the Subdivision Code which shall be processed concurrently with the PUD application.
- B. The applicant may also file a concurrent rezone application, meeting the requirements of SMC 15.115.500, Zone Reclassification (Rezone), which shall be processed concurrently with the other application(s).

15.215.030 Preliminary Development Plan

- A. **Preliminary Development Plan – Filing Requirements** The applicant shall file a preliminary development plan with the Director, including, at a minimum, the following information:
1. A legal description and site location map of the property;
 2. A proposed site plan and/or drawings with five (5) foot contour intervals showing the principal topographic contours; individual trees over eight (8) inches in diameter measured three (3) feet above the base of the trunk in areas to be developed or otherwise disturbed; designated placement, location, and principal dimensions of buildings, streets, parking areas, recreation areas and other open space and landscaping areas; and all property within the area determined by the Director, to be relevant for comprehensive planning and environmental assessment purposes; together with a conceptual plan for its development;
 3. Drawing and/or text showing scale, bulk, and architectural character of structures;
 4. Special features;
 5. Text describing conditions or features which cannot be adequately displayed on maps or drawings;
 6. A description of plans for covenants, uses and continuous maintenance provisions for the project;
 7. Names of all property owners within five hundred (500) feet of the exterior boundaries of the subject property, as determined from the records of the County Treasurer, their mailing addresses, the addresses of the parcels within said area if different from the owner's mailing address, and preaddressed, pre-stamped envelopes for the mailing of notice as required by SMC 15.115.600(C), Procedural Notice Requirements;
 8. A conceptual landscape plan;
 9. A circulation diagram indicating the proposed movement of vehicles and pedestrians within the PUD, and to and from existing and programmed thoroughfares; and special engineering features and traffic regulating devices needed to facilitate or insure the safety of this circulation pattern
- B. **Preliminary Development Plan – Staff Recommendation to the Hearing Examiner** After receiving the preliminary development plan, the Director, shall route the same to all appropriate City departments, and each department shall submit to the Director, comments and recommendations. After receiving such information from the City

departments, the Director shall present recommendations and conclusions before the Hearing Examiner at the public hearing for the preliminary development plan.

- C. **Preliminary Development Plan – Hearing** The preliminary development plan will be considered at a public hearing before the Hearing Examiner after notice is given in the manner required by SMC 15.215.260, Notice of Public Hearing.
- D. **Preliminary Development Plan – Hearing Examiner Review** The Hearing Examiner shall use the following minimum criteria when making a recommendation to City Council:
1. The proposed project will not be detrimental to present and potential surrounding land use;
 2. Land surrounding the proposed development can be planned in coordination with the proposed development and can be developed so as to be mutually compatible;
 3. Streets and sidewalks, existing and proposed, are in accordance with adopted City development standards to carry anticipated traffic within the proposed project and in the vicinity of the proposed project, in light of the criteria set forth in SMC 15.215.150, Access to Development;
 4. Utility services and other improvements, existing and proposed, are adequate for the development and are to be completed by the estimated completion date of the PUD;
 5. Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, recreation spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment. Such requirements may be reduced through requested permissive variations as outlined in SMC 15.215.170, Permissive Variations in Requirements; provided, that the proposed development sustains a desirable and stable environment;
 6. The project conforms with the basic intent of this code;
 7. The project conforms to the SeaTac Comprehensive Plan, and any applicable area plan that has been adopted by the City pursuant to ordinance or resolution; and
 8. If a subdivision application is being processed concurrently, conformance with the requirement of the Subdivision Code.

Following the public hearing, the Hearing Examiner may recommend approval as proposed, recommend approval with changes and/or upon conditions, or disapprove the application and the accompanying development plan.

E. Preliminary Development Plan – City Council Review

1. The Hearing Examiner shall make his recommendation to the City Council within thirty (30) days of the hearing.
2. The Hearing Examiner’s recommendation shall be considered by the City Council at a public meeting, or, at the request of City Council, a public hearing with notice given as provided in SMC 15.215.260, Notice of Public Hearing, may be held. After consideration of the recommendation, the City Council shall:
 - a. Approve the preliminary development plan as recommended;
 - b. Approve the preliminary development plan as recommended with minor modifications;
 - c. Deny the plan; or
 - d. Remand the plan for reconsideration by the Hearing Examiner.

The City Council shall not approve a major change in the plan as recommended by the Hearing Examiner without first holding a public hearing upon the plan with notice given as provided in SMC 15.215.260, Notice of Public Hearing.

3. Approval shall be by resolution.
4. The City Council shall base its action upon criteria set forth in SMC 15.215.030(D), Preliminary Development Plan – Hearing Examiner Review.
5. The decision of the City Council shall be final.

15.215.040 Final Development Plan

A. Final Development Plan – Failure to File, Termination

1. In the event the development plan or any required attendant papers are not filed within twelve (12) months for permits in the applicable phases, the approval of the development plan shall lapse, and the approval shall be deemed null and void and without force or effect.
2. When it is determined as part of the PUD approval that the development plan is to be phased, then the development plan for the first phase must be submitted

within twelve (12) months. In no case shall the total phasing of the project exceed five (5) years from the time of the development plan.

3. The time period for filing of final development plans shall not include periods of time during which progress on the final development plan is reasonably halted or delayed due to the filing and pendency of legal actions challenging an approval granted by the City pursuant to this chapter; provided, that in all cases when more than two (2) years have elapsed subsequent to the date of approval of a preliminary plan, whether due to the pendency of litigation, City approved extensions of time for filing or otherwise, the permittee shall be required to comply with all current building, construction, subdivision and other applicable standards of the City prior to being granted approval of the final development plan.
- B. **Final Development Plan – Extension of Time for Filing** For good cause shown, the City Council in its discretion, may grant a one (1) year extension of time for filing the final development permits and required accompanying papers.
 - C. **Final Development Plan – Hearing Examiner Recommendation** After the public hearing, the Hearing Examiner shall recommend approval, approval with conditions, or disapproval of the final development plan. The Hearing Examiner shall enter reasons for such action in the records. The Hearing Examiner shall recommend approval of the final development plan if determined that it conforms to the standards, including minor changes approved pursuant to SMC 15.215.100, Adjustment – Procedures. For the purpose of this section, “substantially conforms” means that, as compared to the preliminary development plan, the final development plan contains no significant revisions in density, uses, design or development standards in the site plan, and that there is not such a quantity of insignificant revisions that the cumulative effect thereof constitutes, in the Hearing Examiner opinion, a significant revision.
 - D. **Final Development Plan – City Council Consideration** The final development plan, together with the Hearing Examiner recommendation thereon, shall be transmitted to the City Council within thirty (30) days of the Hearing Examiner making a recommendation. The City Council shall consider the final development plan and the Hearing Examiner recommendation at a regular meeting or at its discretion may hold a public hearing thereon, with notice to be given as provided in SMC 15.215.260, Notice of Public Hearing. The City Council shall approve the final development plan by ordinance if it determines that the plan substantially conforms to the standards. For purposes of this section, “substantially conforms” means that, as compared to the approved preliminary development plan, the final development plan contains no significant revision in density, uses, design or development standards in the site plan, and that there is not such a quantity of insignificant revisions that the cumulative effect thereof constitutes, in the opinion of the City Council, a significant revision.
 - E. **Final Development Plan – Bond Required** No final development plan shall be implemented until the applicant files with the City Finance Department a bond

approved by the City, executed by a surety company authorized to do business in the State or other equivalent security approved by the City Attorney, in an amount equal to one hundred fifty percent (150%) of the Department's estimate of the cost of all public improvements, utilities, and all landscaping portions of the final development plan, conditioned upon the permittee's completion of such portions of the project according to the submitted final development plan and the provisions of this chapter, and, in addition, providing that no change, extension of time, alteration or addition to the project will in any way affect the obligation on bond. Said bond, or an additional bond or other equivalent security, shall also be conditioned upon full restoration of the site in the event that grading, clearing or any other site preparation or work is begun and abandoned, and in the determination of the City, it will better serve the public health, welfare, and safety to restore the site rather than to require completion of public improvements, utilities and landscaping. If the PUD is also being subdivided, the bonds required to be posted by the Department policies/standards, to the extent that they satisfy the requirements of this section, shall be accepted as full or partial fulfillment of the requirements hereof.

- F. **Installation of Improvements** In lieu of providing a bond or other suitable security for all required improvements, the applicant may install all such improvements in a manner as approved by the Department.
- G. **Final Development Plan – Effect** Approval by the City Council of the final development plan for a PUD and filing of the bond for installation of improvements as provided in SMC 15.215.040(E) Final Development Plan – Bond Required, and 15.215.040(F), Installation of Improvements, shall authorize the owner(s) of the parcel(s) to be developed as a unit to proceed with the project, acting in concern, and shall bind such owner(s) to the implementation of such final development plan and to the construction and maintenance of the PUD in strict accordance with such approved plan and the provisions of this chapter.

15.215.050 Zoning Map Revision

Upon approval of the final development plan the Official Zoning Map shall be revised to:

- A. Reflect the existing underlying zoning for the parcel(s) involved; and
- B. Indicate the approval of a PUD thereon, the date of such approval and the date of termination of such approval pursuant to SMC 15.215.110, Termination of Final Planned Unit Development – Failure to Commence or Continue Construction, in the event that construction has not been commenced within the time period required by that section. The termination date shall be removed upon completion of the project.

15.215.060 Building Permits – Certificates of Occupancy

The Building Official shall issue building permits for buildings and structures which conform to the approved final development plan for the PUD and with all other applicable City ordinances and regulations. The Building Official shall issue a certificate of occupancy (excluding single-family housing, with final inspection as the completion point) for completed buildings or structures which conform to the requirements of the approved final development plans and all other applicable City ordinances and regulations. The construction and development of all the open spaces and public and recreation facilities of each project phase must be completed or bonded before any certificate of occupancy will be issued

15.215.070 Subdivision Requirements

The approval of a subdivision shall be required of all projects which involve or contemplate the subdivision of land and the procedures set forth in the SeaTac Subdivision Ordinance, and shall be followed currently herewith. The approved final development plan shall be a binding site plan under RCW 58.17.040(5), so that a lease of land not involving a residential structure shall be exempt from the Subdivision Ordinance if the lease conforms to the final development plan.

15.215.080 Sale of Lots

Lots in a platted planned unit development may be sold to separate owners according to the separate lots as shown in the plat file and approved in connection therewith. No sale shall be permitted which subdivides a lot in such a manner as will create a new lot line except as provided in SMC 15.215.100, Adjustments – Procedures.

15.215.090 Lots Subject to Final Development Plan

All lots or other divisions of a subdivided PUD shall remain subject to compliance with the final development plan regardless of the fact of subdivision in compliance with the Subdivision Code, or subsequent conveyance of such individual lots or divisions.

15.215.100 Adjustments – Procedures

No major changes in the approved final development plan such as rearrangement of lots (except as applied to binding site plans), blocks, streets, building locations or development standards, or other such changes, may be made subsequent to final development plan approval except upon application to the Department, consideration by the Hearing Examiner, and approval by the City Council.

15.215.110 Termination of Final Planned Unit Development – Failure to Commence or Continue Construction

- A. If the construction has not been started within two (2) years from the date of approval of a final development plan, or if construction has been commenced but the work has been abandoned for a period of one (1) year or more, and if no extension of time has

been granted as provided in SMC 15.215.040(B), Final Development Plan – Extension of Time for Filing, the authorization granted for the PUD project shall terminate and all permits and approval issued pursuant to such authorization shall expire and be null and void.

- B. The time period of commencing or continuing construction shall not include periods of time during which commencement of construction or continuation of construction was reasonably halted or reasonably delayed due to the filing of a pendency of legal action challenging an approval granted by the City pursuant to this chapter; provided, that in all cases, when more than two (2) years have elapsed subsequent to the date of approval of the final development plan whether due to pendency of litigation, City approved extensions of time for development, or otherwise, the permit shall be required to comply with all current building, construction, subdivision and other applicable standards of the City; provided further, that a change in zoning classification enacted subsequent to approval of the final development plan shall not affect the project.

15.215.120 Extension of Time for Construction

For good cause shown, the City Council, in its discretion, may grant a one (1) year extension of time for commencement or continuation of construction subsequent to approval of the final development plan.

15.215.130 Applicability of Provisions

The provisions of this chapter shall apply to all PUD projects for which applications are filed after the effective date of the passage of the ordinance codified in this chapter.

15.215.140 Location – Uses Permitted

- A. PUDs may be located in any zone; provided, that uses permitted in the PUD shall be governed by the regulations of the underlying zoning classification or other generally applicable City regulations governing permitted uses, including special district regulations.
- B. Notwithstanding any other provision of this section, accessory, incidental, retail and other nonresidential uses may be specifically and selectively authorized as to exact type and size to be integrated into a residential PUD; provided, that such accessory incidental uses shall be designed to serve only as a convenience to the inhabitants of the residential PUD; and, provided further, that such accessory uses shall be permitted only in those developments which are planned for four hundred (400) or more dwelling units. Building permits or occupancy permits for such uses shall not be issued until one-half (1/2) of the total project is completed. The access for such uses shall be functionally connected to at least one minor arterial or collector street in the PUD.

- C. For the purposes of this section, “residential planned unit development” means a planned unit development allowing only residential uses, except as provided by this section.

15.215.150 Access to Development

The major internal streets serving each PUD located in the UM or more intensive zone shall be functionally connected to at least one (1) minor arterial or collector street as defined in the SeaTac subdivision ordinance. The streets connecting with any PUD, regardless of the zone in which it is located, must be of sufficient size and character to accommodate the traffic to be produced by the project without significantly altering the character of existing residential neighborhoods. Evaluation of the proposal pursuant to this section shall include consideration of the following criteria:

- A. The increase of traffic which will be generated by the development;
- B. The present width and condition of streets to be affected;
- C. Presence or absence of improved sidewalks;
- D. Potential impacts upon the value of surrounding properties;
- E. Anticipated effect upon availability of parking;
- F. Existence of a particular conflict between vehicular and pedestrian traffic; and
- G. The street type designated in City ordinances.

15.215.160 Common Open Space – Requirements

In residential planned unit developments there shall be a minimum of ten percent (10%) of the site’s gross area of the PUD dedicated or reserved as usable common open space land. “Usable common open space” is defined as where the average slope of all areas is four percent (4%) with no slope greater than six percent (6%) and which may be used for passive or active recreation.

15.215.170 Permissive Variations in Requirements

In considering a proposed PUD project, the approval thereof may involve modifications in the regulations, requirements and standards of the zone in which the project is located and the subdivision ordinance so as to appropriately apply such regulations, requirements and standards to the larger site. In modifying such regulations, requirements and standards as they may apply to a PUD project, the limitations set forth in SMC 15.215.180, Yards, through 15.215.250, Common Walls, shall apply. The applicant shall bear the burden of supporting any change in requirements. The applicant must make a request in writing for a permissive variation at the time of application for a preliminary planned unit development.

15.215.180 Yards

The requirements for front yards for the zone in which the planned unit development is located shall apply to all exterior boundaries of the site except for commercial developments proposing increases in density pursuant to the commercial density incentives set forth in SMC 15.425, Development Incentives.

15.215.190 Distance Between Buildings

The Hearing Examiner shall set minimum distances between structures to assure adequate sunlight and open space; provided, that minimum distances required by the Building Code and Fire Code shall be met.

15.215.200 Building Height

Building height and corresponding setback requirements shall be governed by the requirements of the underlying zone as set forth in this code.

15.215.210 Number of Dwelling Units

For any residential PUD, as defined in SMC 15.215.140, Location – Uses Permitted, located in more than one (1) zone, the total number of dwelling units allowed may be determined by totaling the number of dwelling units allowed on each portion of the PUD area located in a separate zone according to the regulations of that zone. The number of units arrived at by this method may be located anywhere within the planned unit development, subject to the normal development plan approval process set forth in this chapter.

15.215.220 Residential Density Incentives

Residential densities in a residential PUD may be increased pursuant to SMC 15.425 Development Incentives; provided, that all requirements of this title are met.

15.215.230 Site Coverage

For any residential PUD located in more than one (1) zone, the permitted percentage of coverage by buildings and structures may be determined by calculating the percentage of coverage allowed upon each portion of the PUD located in a separate zone, pursuant to the regulation applicable to that zone, and calculating the average of said percentages.

15.215.240 Off-Street Parking

The total required off-street parking facilities shall not be less than the sum of the required parking facilities for each various use computed separately except as provided in SMC 15.465.105, Parking Spaces Required.

15.215.250 Common Walls

In PUD projects receiving final approval, where units will have common walls, the Building Division may issue building permits for construction of those units prior to approval of final lot lines.

15.215.260 Notice of Public Hearing

- A. Notice shall be given at least fourteen (14) days in advance of the public hearing by the posting of notices on the property of the PUD application and at SeaTac City Hall. Notice shall be published once in a newspaper of general circulation, and shall be mailed to all owners of property located within five hundred (500) feet of the exterior boundaries of the subject property, as shown on the records of the King County Treasurer, and to at least one (1) resident of each property which is contiguous to the subject property or separated from it by only a public right-of-way at least fourteen (14) days prior to the public hearing. The applicant shall provide the City with a list of the names and addresses of all such persons. The notice shall generally identify the property affected thereby, set forth the action requested, and the date, hour, place and staff member assigned by the Director, for the hearing thereon. Continued hearings may be held at the discretion of the body considering the application, but no additional notices need be given if the hearing is continued to a specified date. When a subdivision application is being processed concurrently with the planned unit development, the notice requirements shall be met.
- B. No person who has received actual notice of a public hearing, to which the notice requirements of this section apply, shall have standing to challenge the legal validity of the action taken at or after said hearing on the basis that the notice requirements of this section were not complied with.

15.215.270 Judicial Review

Any legal action to review a decision of the City Council or the Hearing Examiner under this chapter shall be filed in King County Superior Court within thirty (30) days of the decision, notwithstanding the effective date of any ordinance passed or proposed to effectuate said decision.