

Division IV. Citywide Development Standards, Regulations and Incentives

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Chapter 15.400

Dimensional Standards and Regulations

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15.400.005 Purpose

The purpose of this chapter is to designate development standards such as minimum lot area, lot width, and building lot coverage, setbacks, building height, and development density.

15.400.010 Authority and Application

The provisions of this chapter shall apply to properties and developments in all zones, including those located within overlay districts and overlay zones.

15.400.015 Standards Charts Guide

- A. **About the Standards Charts.** The Standards Charts list the general dimensional standards for each zone. Additional standards not identified in the charts, which are located in other sections of the code, may also apply.
- B. **How to Use the Standards Charts.** The dimensional standards are listed vertically along the left hand side and the zones are listed horizontally across the top.
 1. **Additional Standards.** In addition to the numerical value for the standard, other standards that may apply 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.
 2. **Standard Does Not Exist.** The letters “N/A” in a cell indicate that a dimensional standard does not exist for that zone.

15.400.100 Residential Standards Chart

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See SMC Ch.15.515 for additional development standards for the UH-UCR zone.
MINIMUM LOT AREA	15,000 SF (1)	9,600 SF (1)	7,200 SF (1)	3,600 SF of lot area per unit (2)(3)	2,400 SF of lot area per unit (2)(3)	1,800 SF of lot area per unit (2)(3)	900 SF of lot area per unit (2)(3)	7,200 SF (3)	10-24 d.u./acre (4)	N/A	(1) Lots may be less than the required minimum lot size, subject to the criteria in SMC 15.110.130(B) Lot Area. (2) Minimum lot size seven thousand two hundred (7,200) square feet. (3) Small lot single family minimum lot size is three thousand (3,000) square feet. (4) 10-18 units/acre outside of overlay districts. Within the City Center and S. 154th Street Station Area overlay districts, 10-24 units/acre applies.
MINIMUM AREA - DEVELOPMENT SITE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14,400 SF	3 acres	
MINIMUM LOT WIDTH	50'	50'	50'	N/A	N/A	N/A	N/A	N/A	180' (1)	N/A	(1) One hundred eighty feet (180') of frontage required along primary street.
MINIMUM FRONT YARD SETBACK	20' (1)	20' (1)	20' (1)	20'	20'	10'	10'	0'	10' (2)	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) For new single-family dwellings, minimum setback is twenty (20') feet for the garage and fifteen (15') feet for all other portions of the structure. This does not apply to additions to existing single-family homes. (2) Within the City Center and S. 154th St. Station Area overlay districts, may be zero lot line with approved design and not adjacent to a UL Comprehensive Plan Designation.
MAXIMUM FRONT YARD SETBACK	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10' (1)(2)(3)	20' (4)	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) See SMC 15.515.200 for additional standards and maximum setback waiver requirements for the UH-UCR zone outside of the City Center and S. 154th Street Station Area overlay districts. (2) Within the City Center Overlay District, maximum setback is twenty (20) feet adjacent to International Blvd. Ten (10) feet adjacent to all other streets. See 15.300.310 for additional standards. (3) Within the S. 154th St. Station Area Overlay District, maximum setback is twenty (20) feet adjacent to International Blvd. Ten (10) feet adjacent to all other streets. See SMC 15.310.310 for additional standards. (4) Within City Center and S. 154th St. Station Area Overlay Districts, maximum setback is 10'.

Division IV. Citywide Development Standards, Regulations and Incentives

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR	T	MHP	
MINIMUM SIDE YARD SETBACK	5'	5'	5'	5' (1)	5' (1)	5'	5'	5'	5' (2)	5'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) May be zero lot line with approved design and not adjacent to a UL zone. (2) May be zero lot line with approved design and not adjacent to a UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is ten (10) feet.
MINIMUM REAR YARD SETBACK	15'	15'	15'	15' (1)	15' (1)	5'	5'	5'	5' (2)	5'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) May be zero lot line with approved design and not adjacent to a UL zone. (2) May be zero lot line with approved design and not adjacent to a UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is ten (10) feet.
MAXIMUM BUILDING LOT COVERAGE	35%	35%	35%	45%	45%	75%	75%	90%	55% (1)	N/A	(1) Lot coverage applies to total development site.
MAXIMUM IMPERVIOUS SURFACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MAXIMUM STRUCTURE HEIGHT	30'	30'	30'	40'	40'	55'	55'	(1)	35'	N/A	(1) Limited by FAA and Fire Department regulations.

15.400.200 Commercial, Industrial, Park Standards Chart

DEVELOPMENT STANDARDS	ZONES									ADDITIONAL REGULATIONS
	NB	O/C/ MU	O/CM (1)	ABC (1)	CB	CB-C (1)	BP (2)	I	P	
										(1) See SMC 15.515 for additional development standards for the ABC, CB-C and O/CM zones. (2) See SMC 15.525 for additional standards for the BP zone.
MINIMUM LOT AREA	N/A	N/A	N/A	N/A	N/A	N/A	5 acres (1)	N/A	N/A	(1) See SMC 15.525.200(A)(1)(b) for lot size waiver requirements.
MINIMUM AREA DEVELOPMENT SITE	N/A	N/A	N/A	N/A	N/A	N/A	5 acres (1)	N/A	N/A	(1) See SMC 15.525.200(A)(1)(b) for lot size waiver requirements.
MINIMUM LOT WIDTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM FRONT YARD SETBACK	10'	0' (1)	0'	N/A	10'	0'	10'	10'	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) Ten (10) foot setback if adjacent to a UL zone. (2) Within the City Center and S. 154th St. Station Area overlay districts, may have zero (0) foot minimum setback.
MAXIMUM FRONT YARD SETBACK	N/A	10'(1)	10' (1)(2)	N/A	N/A	10' (1)(2)(3)	N/A	N/A	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) Within the City Center Overlay District, maximum setback is twenty (20) feet adjacent to International Blvd. Ten (10) feet adjacent to all other streets. See SMC 15.300.310 for additional standards. (2) See SMC 15.515.200 for additional standards and maximum setback waiver requirements for the O/CM and CB-C zones outside of the City Center and S. 154th Street Station Area overlay districts. (3) Within the S. 154th St. Station Area Overlay District, maximum setback is twenty (20) feet adjacent to International Blvd. Ten (10) feet adjacent to all other streets. See SMC 15.310.310 for additional standards.
MINIMUM SIDE YARD SETBACK	5'	5'	5'	N/A	N/A	N/A	5'	5'	10'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.
MINIMUM REAR YARD SETBACK	5'	5'	5'	N/A	N/A	N/A	5'	5'	10'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.
MAXIMUM BUILDING LOT COVERAGE	65%	65%	75%	75%, 85%	75%	75%	N/A	85%	N/A	
MAXIMUM IMPERVIOUS SURFACE	N/A	N/A	N/A	N/A	N/A	N/A	75%	N/A	N/A	
MAXIMUM STRUCTURE HEIGHT	35'	45'	45'	(1)	(1)	(1)	45'	75'	N/A	(1) Limited by FAA and Fire Department regulations.

15.400.300 Lot Use - Dwelling Units Allowed Per Lot

- A. One (1) residential dwelling unit is allowed per legal lot within the UR and UL zone classifications.

15.400.310 Lot Size – Pre-existing Lots and Prohibited Reduction

- A. **Pre-existing Lots.** If any parcel of land with a lot size or lot dimension which is less than that prescribed for by the zone classification in which such parcel is located, was subdivided into lots according to a recorded subdivision on, or before the effective date of this code, or any subsequent amendments to this code, then the fact that the parcel of land does not meet the minimum lot size or lot dimension requirements set forth in this code shall not prohibit the property from being developed; provided, that all other regulations required by the zone classification are met.

- B. **Lot Area Prohibited Reduction.** Any portion of a lot that has been used to calculate and ensure compliance with the standards and regulations of this title shall not be subsequently subdivided or segregated from such lot if it reduces the minimum necessary square footage specified in SMC 15.400.100, Residential Standards Chart, and 15.400.200, Commercial, Industrial, Parks and Recreation Standards Chart..

15.400.320 Setbacks – Adjoining Half-Street (Right-of-Way) or Designated Arterial

In addition to providing the standard street setback, a lot adjoining a half-street (right-of-way) or designated arterial shall provide an additional width of street setback/right-of-way sufficient to accommodate construction of the planned half-street or arterial.

15.400.330 Setbacks – Allowed Encroachments

Projections may extend into the required setbacks as follows:

- A. **Fireplace/Windows/Stair Landings/Closets.** Fireplace structures (including flues and exhaust projections), bay or garden windows, enclosed stair landings, and closets may project into any setback, provided such projections:
 - 1. Are limited to two (2) per façade;
 - 2. Are not wider than ten (10) feet;
 - 3. Project no more than twenty-four (24) inches, inclusive of rain gutters, into any yard setback (See figures below); and
 - 4. Do not include doors of any kind.
 - 5. There shall be a minimum of ten (10) feet between bay windows on a façade.

BAY WINDOW MEASUREMENT

FIREPLACE MEASUREMENT

Figure 15.13.080a

Rain gutters included in measurements of bay windows. A bay window may project a maximum of 24" into the side yard setback.

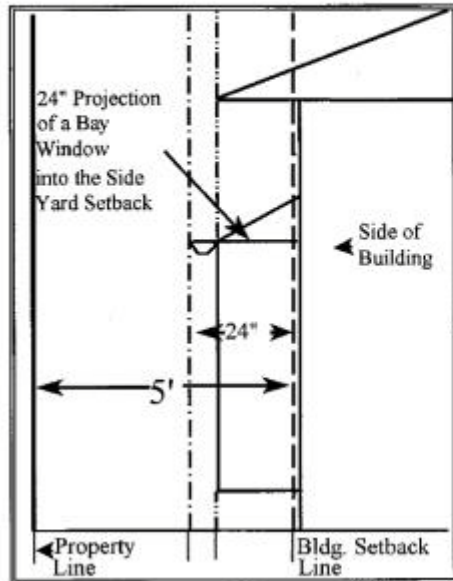
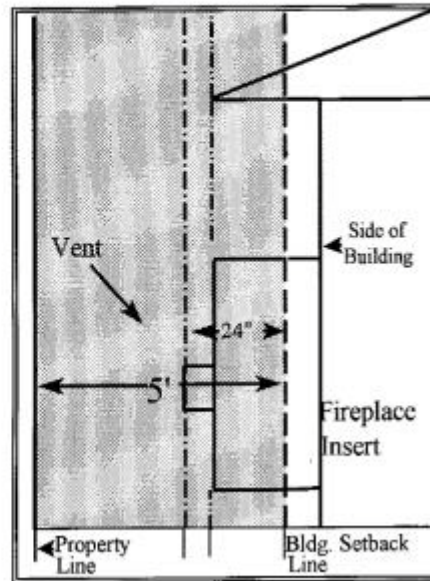


Figure 15.13.080b

Vent housing included in the measurement of fireplaces. A fireplace may project a maximum of 24" into the side yard setback.



- B. **Uncovered Porches and Decks Exceeding 18" Inches Finished Grade.** Uncovered porches and decks which exceed eighteen (18) inches above the finished grade may project:
1. Eighteen (18) inches into interior side yard setbacks, and
 2. Five (5) feet into the front/rear yard setback;
- C. **Uncovered Porches and Decks Not Exceeding 18" Inches Finished Grade.** Uncovered porches and decks not exceeding eighteen (18) inches above the finished grade may project:
1. Eighteen (18) inches into interior side yard setbacks;
 2. Ten (10) feet into the rear yard setback; and
 3. Ten (10) feet into the front yard setback.
- D. **Eaves/Rain Gutters/Downspouts.** Eaves, including rain gutters and downspouts, may not project more than:
1. Eighteen (18) inches into an interior side yard setback (see Figure: Rain Gutters Counted in Measurement), or

2. Twenty-four (24) inches into a front/rear yard setback.

Structures that do not have rain gutters and are currently legally nonconforming in regard to the building setback from the property line may be remodeled to provide rain gutters that extend beyond the maximum projection of an eave into the side, front and rear setback area (see Figure 15.13.080d); provided, that under no circumstances will the edge of the existing roof line be extended further into any yard setback;

Figure: RAIN GUTTERS COUNTED IN MEASUREMENT

Rain gutters counted in measurements of eaves. An eave may project a maximum of 18" into a side yard setback and 24" into a front/rear yard setback.

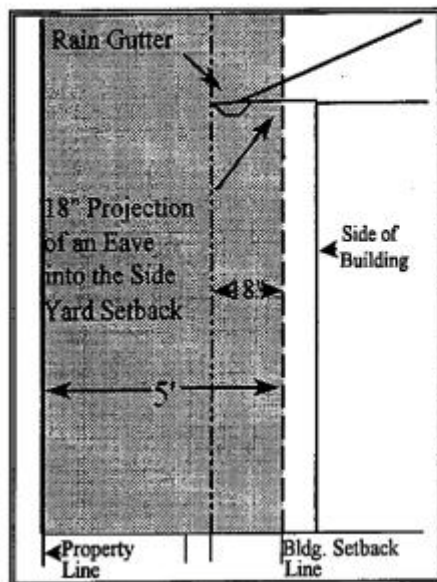
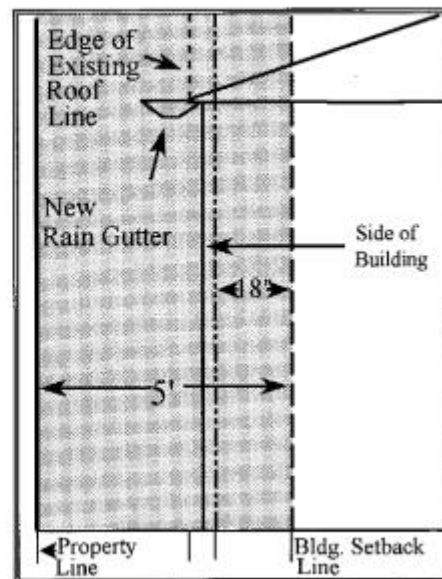


Figure: RAIN GUTTERS ALLOWED FOR LEGAL NON-CONFORMING STRUCTURES

Rain gutters allowed for existing legal nonconforming structures in regards to yard setbacks.



- E. **WCF Antennae:** Wireless telecommunications antennae mounted on the sides of existing buildings, up to a maximum of twenty-four (24) inches;

15.400.340 Height Limits – Additional Standards and Exceptions

- A. **Height Limits Near Major Airports.** No building or structure shall be erected to a height in excess of the height limit established by the Airport Height Map for Seattle-Tacoma International Airport. A written certification of height compliance from the Port of Seattle is required for structures affected by this standard.
- B. **Height Limit Exceptions.** The following structures may be erected above the height limits established under SMC 15.400.100, Residential Standards Chart and 15.400.200, Commercial, Industrial, Park Standards Chart.
 1. Roof-top structures such as: elevator housing, stairways, tanks, ventilating fans or similar equipment required for building operations and maintenance;

2. Fire or parapet walls, skylights, flagpoles, chimneys, smokestacks, church steeples, approved communication transmission structures (including, but not limited to, ham radio towers and cellular phone structures), approved utility line towers and similar structures.

15.400.350 Sight Distance Requirements

Except for utility poles and traffic control signs, the following sight distance provisions shall apply at all intersections and site access points:

- A. A sight distance triangle as determined by SMC 15.400.350(B) below shall contain no fence, berm, vegetation, on-site vehicle parking area, signs or other physical obstruction between three and one half (3-1/2) feet and eight (8) feet above the existing street grade;

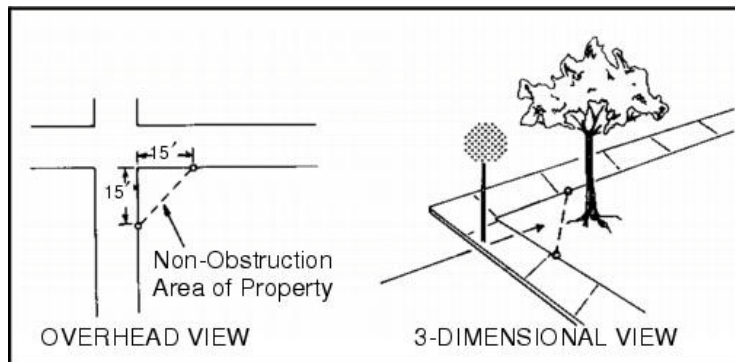


Figure: REQUIRED SIGHT CLEARANCE

- B. The sight distance triangle (see Figure REQUIRED SIGHT CLEARANCE) at:
 1. A street intersection shall be determined by measuring fifteen (15) feet along both street lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the endpoints of the first two (2) sides of the triangle; or
 2. A site access point shall be determined by measuring fifteen (15) feet along the street lines and fifteen (15) feet along the edges of the driveway beginning at the respective points of the intersection. The third side of each triangle shall be a line connecting the endpoints of the first two (2) sides of each triangle.

Chapter 15.405

Accessory and Tent Structures

SECTIONS:

15.405.005	Purpose
15.405.010	Authority and Application
15.405.015	Accessory and Tent Structures Standards Chart User Guide
15.405.100	Accessory and Tent Structures Standards Chart
15.405.200	Accessory Structures
15.405.300	Tent Structures/Canopies
15.405.400	Regulations Specific to Canopy Tent Structures

15.405.005 Purpose

The purpose of this chapter is to delineate regulations that apply to accessory structures and tent structures, including canopy tent structures.

15.405.010 Authority and Application

The provisions of this chapter shall apply to all accessory structures, including but not limited to, garages, sheds, barns, gazebos, and tent structures, including canopy tent structures. These regulations apply to all residential zones.

15.405.015 Accessory and Tent Structures Standards Chart User Guide

- A. **About the Standards Chart.** The following chart lists the general dimensional standards for accessory and tent structures in the zones in which they are permitted.
- B. **How to Use the Standards Chart.** The dimensional standards are listed vertically along the left hand side and the zones are listed horizontally across the top.
 1. **Additional Standards.** In addition to the numerical value for the standard, other standards that may apply are noted by number and described in the column on the far right of the chart.
 2. **Standard Does Not Exist.** The letters “N/A” in a cell indicate that a dimensional standard does not exist for that zone.

15.405.100 Accessory and Tent Structures Standards Chart

DEVELOPMENT STANDARDS	GARAGE, SHED, BARN, AND SIMILAR STRUCTURES						CANOPY		TENT		ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600 UL-7,200	UM-3,6010 UM-2,400	UH-1,800 UH-900 UH-UCR	T	MHP	UL-15,000	UL-9,600 UL-7,200	UL-15,000	UL-9,600 UL-7,200	
MINIMUM FRONT YARD SETBACK	20'	20'	(1)	(1)	(1)	N/A	20' (2)	20' (2)	(3)	(3)	(1) See front yard setbacks in SMC 15.400.100 Residential Standards Chart. (2) One (1) canopy tent structure may be allowed in the front yard setback per the criteria in SMC 15.400.300(A). (3) Not permitted in front yard setback.
MINIMUM SIDE YARD SETBACK	5'	5'	5' (1)(2)	5' (1)	5' (1)(3)	5'	(4)	(4)	(4)	(4)	(1) Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (2) May be zero lot line with approved design and not adjacent to the UL Zone. (3) May be zero lot line with approved design and not adjacent to UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is ten (10) feet. (4) Allowed to intrude up to two (2) feet into the side yard setback.
MINIMUM REAR YARD SETBACK	15'	5' (1)	5' (1)(2)(3)	5' (2)	5' (2)(4)	5'	N/A	N/A	N/A	N/A	(1) Only one accessory structure is permitted to have a 5' rear yard setback. All others shall have a 15' rear yard setback. (2) Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (3) May be zero lot line with approved design and not adjacent to the UL zone. (4) May be zero lot line with approved design and not adjacent to UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is ten (10) feet.
MAXIMUM SIZE	(1)	1,000 gross square feet	1,000 gross square feet	1,000 gross square feet	1,000 gross square feet	1,000 gross square feet	(2)	(2)	(2)	(2)	(1) No greater than two (2) times the gross square footage of the primary residence, not including the area of an attached garage. (2) See tent structure/canopy standards in SMC 15.405.100, 15.405.200 and 15.405.300.
MAXIMUM STRUCTURE HEIGHT	20' (1)	20' (1)	20' (1)	20' (1)	20' (1)	20' (1)	15'	15'	15'	15'	(1) Exterior height limit measured to the top of the peak or gable of the roof.

15.405.200 Accessory Structures

- A. Accessory structures including storage buildings, garages and other similar structures, shall be designed to accommodate not more than four (4) cars.
- B. **Design.** Accessory structures shall maintain the same residential character of the primary structure.

15.405.300 Tent Structures/Canopies

- A. **Use.** Tent structures, including canopies, may be used only for the storage of motor vehicles, recreational vehicles, or boats.
- B. **General Requirements.**
 - 1. Tent structures, including canopies, shall not be a stand-alone structure on a parcel of property. A primary structure (single-family residence) shall also be located on a parcel of property where tent structure(s) are located.
 - 2. **Maximum Allowed.** There shall be a maximum of three (3) tent structures, including canopies, allowed on a parcel of property.
 - a. If two (2) or more adjacent parcels of properties are in common ownership, no more than three (3) tent structures shall be allowed for the combined lots.
 - 3. **Distance Between Tent Structures/Canopies.**
 - a. **Tents.** Tents must be separated from other tents by at least twenty-five (25) feet if their aggregate floor area is two hundred (200) square feet or greater and shall conform to all fire and building codes.
 - b. **Canopies.** Canopies must be separated from other canopies by at least twenty-five (25) feet if their aggregate floor area is four hundred (400) square feet or greater.
 - 4. **Installation.** All residential tent structures shall be installed and anchored pursuant to the manufacturer's instructions.
 - 5. **Vehicle Parking.** Tent structures, including canopies, used for single-family off-street vehicle parking shall conform with the maximum single-family vehicle off-street parking area requirements under SMC 15.455.700.
 - a. Vehicle access to a residential tent structure and the area underneath a residential tent structure shall have an improved surface as defined under SMC 15.455.700 (A).

C. **Design**

1. **Appearance.** All residential tent structures shall maintain an appearance of newness. Residential tent structures that do not maintain an appearance of newness shall be removed from the property.
2. **Color.** All residential tent structures shall be white or other subdued color or substantially match the appearance of the primary structure on the property. No residential tent structure shall be blue.
3. **Materials.** All residential tent structures shall be constructed of approved fire retardant materials.

15.405.400 Regulations Specific to Canopy Tent Structures

A. **Limits on Canopies in Front Yards.**

1. One (1) canopy tent structure, as defined under SMC 15.105 Definitions is allowed in the front yard between the front foundation wall of the house and twenty (20) foot front yard setback line (see Figure: CANOPY FRONT YARD SETBACKS), subject to the following criteria:
 - a. The location of existing structures or lot configuration prohibits the location of a canopy structure within the side and rear yards of the property;
 - b. The property owner receives the permission of the adjacent property owners prior to the installation of the canopy structure.

- B. **Limits on Canopies when Multiple Street Frontages.** On lots with frontage on two (2) or more public streets, only one (1) canopy tent structure shall be allowed, regardless of the number street frontages. The property owner may choose the front yard where the canopy tent structure is located, subject to the requirements of subsection A of this section.

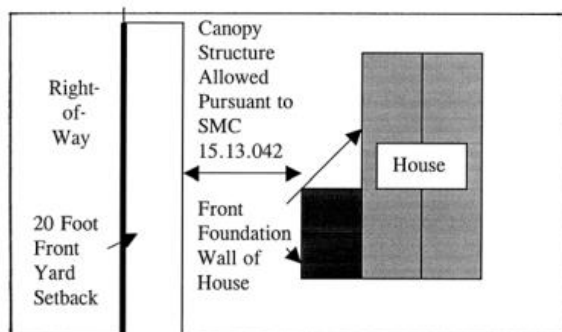
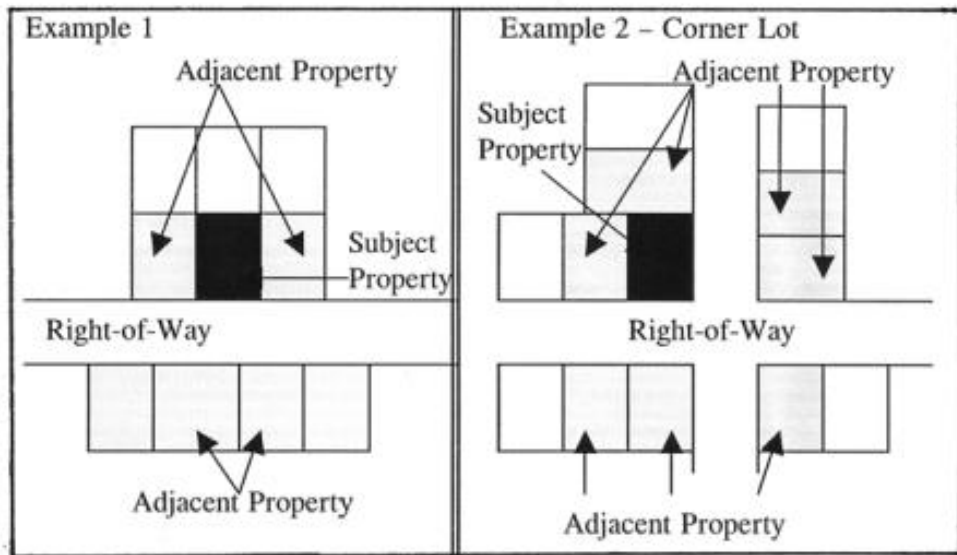


Figure: CANOPY FRONT YARD SETBACKS

- C. **“Adjacent Property Owner” Defined.** For the purpose of this section, an adjacent property owner is defined as the legal property owner of property immediately adjacent on either side of the property where the canopy structure is proposed and property

located across a public right-of-way from the property where the canopy structure is proposed (see Figure: ADJACENT PROPERTIES).

Figure: ADJACENT PROPERTIES



Chapter 15.410

Cargo Containers

SECTIONS:

15.410.005	Purpose
15.410.010	Authority and Application
15.410.100	General Standards
15.410.200	Accessory Use Cargo Containers
15.410.300	Cargo Containers-Loss of Nonconforming Status

15.410.005 Purpose

The purpose of this chapter is to clearly delineate regulations that apply to cargo containers.

15.410.010 Authority and Application

The provisions of this chapter shall apply to all cargo containers within the following zones: Community Business (CB), Community Business-Urban Center (CB-C), Aviation Business Center (ABC) and Industrial (I).

15.410.100 General Standards

A. Location.

1. Cargo containers shall not occupy any required off-street parking spaces for the site or property and the location must comply with all setback requirements.
2. The location of a cargo container within a structure shall be approved by the Fire Department and Building Division.

B. Adjacent to Residential Zone.

1. **Size and Design.** If a cargo container is located on a lot adjacent to a residential zone, the cargo container shall be no greater in size than ten (10) feet by twenty (20) feet, and shall have a stick-built structure, with a peaked roof, constructed to completely enclose the container.
2. No stick-built structure shall be required if the cargo container is totally screened from adjacent residential properties as determined by the Director.
 - a. Adjacent property is defined as property that abuts the residential zone. Property located across a public right-of-way is not regarded as adjacent property;

C. Stacking.

1. Cargo containers shall be stacked no more than two (2) containers high.
2. Stacking of cargo containers within a building is prohibited.

D. Screening.

1. Cargo containers shall be screened from adjacent properties and rights-of-way.
2. Screening may be a combination of solid fencing, landscaping, or the placement of the cargo containers behind, between, or within buildings. All proposed screening shall be submitted for the review and approval by the Director.

15.410.200 Accessory Use Cargo Containers

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

- A. **Limitations.** Only one (1) cargo container shall be allowed on property located within a residential zone or on property located adjacent to a residential zone. The property owner may request additional cargo containers subject to the Conditional Use Permit (CUP) process under SMC 15.115.020. (Adjacent property is defined as property that abuts the residential zone. Property located across a public right-of-way is not regarded as adjacent property.)
- B. **Location.** Cargo containers shall be located to minimize the visual impact to adjacent properties, streets, and pedestrian facilities.
- C. **Stacking Prohibited.** Cargo containers shall not be stacked.
- D. **Design.** Cargo containers shall be painted to match the color(s) of the adjacent building. If the container is located within a building or not visible from adjacent properties as determined by the Director, painting is not required.

15.410.300 Cargo Containers – Loss of Nonconforming Status

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

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

Chapter 15.415

Commercial Standards and Regulations

SECTIONS:

15.415.005	Purpose
15.415.010	Authority and Application.
15.415.100	Fueling/Service Stations
15.415.200	Sexually-Oriented Business

15.415.005 Purpose

The purpose of this chapter is to delineate regulations that apply to the following commercial uses: fueling/service stations and sexually-oriented businesses.

15.415.010 Authority and Application.

The provisions of this chapter shall apply to all fueling/service station and sexually oriented business uses.

15.415.100 Fueling/Service Stations

- A. The provisions of this section shall apply to all fueling/service stations, with or without associated convenience food marts, within the
- B. **Building Security and Site Layout**
 1. All trash enclosures shall be within a clear line of sight and be visible from the cashier station, day or night.
 2. All public phones shall be outgoing only, shall be visible from the cashier area and shall be located indoors. There shall be no outdoor locations for public phones.
 3. Lighting shall meet the requirements of Chapter [17.36](#) SMC, Gasoline/Service Station and Convenience Store Lighting.
 4. There shall be alarm systems on all outside doors and enunciators on interior doors/entrances.
 5. There shall be adequate lighting that does not create shadows.
 6. There shall be clear lines of sight from inside and outside the store.
- C. **Landscaping.** A twenty (20) foot, Type I landscape strip shall be required for all property lines adjacent to or across a public right-of-way from residential uses.

D. **Access.** Access to fueling/service stations located on corner lots may be limited to “right-in, right-out only” if warranted by site conditions or traffic patterns based on the results of a traffic study. Site conditions or traffic patterns that may warrant right-in, right-out traffic movements include, but are not limited to:

1. Traffic volumes on adjacent rights-of-way that make left-hand turning movements a safety hazard; or
2. Left-hand turning movements from the station that interfere with the left-hand turning movements on adjacent public rights-of-way.

15.415.200 Sexually-Oriented Business

A. **Purpose.** The purpose of the sexually-oriented business regulations is to establish a protection setback for sexually-oriented business uses to minimize impacts to schools, public parks, public libraries, state-certified day care facilities, community/teen centers, churches and residential and lodging uses, and related uses.

B. **Application.** The provisions in this chapter shall apply to all sexually-oriented and adult entertainment businesses.

C. **Establishments Permitted.** Sexually-oriented business establishments shall be permitted by a major conditional use permit in commercial and industrial zones pursuant to the City of SeaTac Comprehensive Plan and zoning ordinances or any subsequent amendments by the City Council thereafter, as determined by the locational standards for sexually-oriented .

D. Locational Standards

1. Any sexually-oriented business which locates in the City shall, in addition to development standards and any other requirements, maintain a minimum distance of one thousand (1,000) feet from the following:
 - a. Property used for public and private schools;
 - b. Property used for public parks;
 - c. Property used for public libraries;
 - d. Property used for state-certified day care facilities;
 - e. Property used for community/teen centers;
 - f. Property used for churches, cemeteries or other religious facilities or institutions;

- g. Property used for residential and lodging uses, and property zoned for residential uses;
 - h. Property used for other adult entertainment uses; and
 - i. Property used for organizations, associations, facilities and businesses which provide as a substantial portion of their activities, functions or business, the provision of services to children and/or youth, so that the premises of the organization, association, facility or business would have children and youth in attendance or at the location during a predominant portion of the operational hours of the organization, association, facility or business.
2. The distances provided in this section shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located, to the nearest point of the parcel of property or the zone classification boundary line from which the proposed land use is to be separated.

E. **Development Standards.** The development standards for sexually-oriented businesses are the same as the applicable zoning regulations for the zoning district in which they are to be located, except as follows:

1. No electronic readerboards shall be allowed;
2. All parking areas shall be visible from the street fronting the entertainment, and access to the rear of the structure shall be for emergency vehicles only;
3. The parking areas shall be fully illuminated using street light standards; and
4. The exterior color of any building or structure, constructed after the effective date of this subsection, shall be of natural and earth tones. A single accent stripe of any color, no greater than one (1) foot in width, may be permitted, if approved by the Director.

The development standards in this section shall apply to all buildings, uses and property used for sexually-oriented business/adult entertainment purposes.

F. **Nonconforming Uses – Abatement**

1. Any sexually-oriented business in existence as of the effective date of the ordinance codified in this chapter, which is in violation hereof, shall be deemed a nonconforming use. Such nonconforming uses shall not in any manner be enlarged, extended, altered or rebuilt except that such uses may be changed to comply with the provisions of this chapter.

2. Such uses that are deemed nonconforming pursuant to the terms of this section shall be permitted to continue for nine (9) years following the adoption of the ordinance codified in this chapter, unless such use is terminated for any reason whatsoever prior thereto for a period of thirty (30) days or more. Thereafter, such nonconforming use shall terminate or come into compliance with the terms of this chapter. It is provided, however, that, notwithstanding the term of the lease, upon the expiration of any lease for a nonconforming sexually-oriented business use, the sexually-oriented business use shall no longer be permitted to continue at the same location thereafter. It is further provided that after the effective date of the ordinance codified in this chapter, leases for nonconforming sexually-oriented business uses shall not be extended or amended in any way that delays the expiration of the term of the lease.

G. Variance From Locational Requirements

1. Whenever the proponents of a sexually-oriented business subject to the locational requirements set forth in this chapter feel that the strict application of such requirements is not necessary to achieve an effective degree of physical separation between the sexually-oriented business and noted uses in SMC 15.415.200(D)(1), the proponent(s) may apply to the Hearing Examiner for a variance from such requirements.
2. In determining when a variance should be granted, and if so, to what extent, the Hearing Examiner shall consider the following, in addition to the general criteria for a variance established in SMC 15.115, Land Use Actions and Procedures:
 - a. Topographic and other features of the land which provide actual separation between the proposed business or other land use and surrounding land uses;
 - b. Pedestrian and vehicular circulation patterns in the vicinity of the proposed activity; and
 - c. Any other fact or circumstance which has a significant effect upon the need for the full separation distance required by this chapter.
3. If, after considering these criteria, the Hearing Examiner finds that an effective separation between the proposed adult entertainment use and the residential zone classification or other stated uses can be achieved without requiring the full distance of separation provided by this chapter, the Hearing Examiner shall determine the degree of variance to be allowed and shall grant such variance. Otherwise, the application for the variance shall be denied.

Chapter 15.420

Day Care Facilities

SECTIONS:

15.420.005	Purpose
15.420.010	Authority and Application
15.420.100	General Standards
15.420.200	Family Day Care Facilities

15.420.005 Purpose

The purpose of this chapter is to clearly delineate regulations that apply to day care facilities.

15.420.010 Authority and Application

The provisions of this chapter shall apply to all day care facilities providing in-home care, excluding afterschool programs sanctioned by the City.

15.420.100 General Standards

- A. **Types of Day Care Facilities.** Day care facilities that provide for the group care of children within any twenty-four (24) hour period are established as follows:
1. **Day Care 1.** A day care facility that provides for the group care of a maximum of twelve (12) children. Day Care 1 facilities may be established as family day care facilities located within the caregiver's place of residence.
 2. **Day Care 2.** A day care facility that provides for the group care of more than twelve (12) children.

15.420.200 Family Day Care Facilities

- A. For the purposes of this title the City's regulatory role for family day cares, defined as those Day Care 1 facilities providing in-home care for twelve (12) or fewer children and which are licensed by the State of Washington, is limited to the following:
- B. Family day care facilities shall:
1. Comply with all building, fire, safety, health code and business licensing requirements;
 2. Conform to lot size, building size, setbacks and lot coverage standards applicable to the zoning district except if the structure is a legal nonconforming structure;
 3. Be certified by the State Department of Licensing as providing a safe passenger loading area;

4. Include signage, if any, that conforms to applicable City regulations;
5. Limit hours of operation to facilitate to neighborhood compatibility while at the same time providing an appropriate opportunity for persons who use family day care and who work a nonstandard work shift; and
6. Provide, prior to State licensing, written proof of notification to adjoining property owners, informing them of the intent to locate and maintain such a facility; provided, that if a dispute arises between the neighbors and the family day care provider over licensing requirements, the State may provide a forum to resolve the dispute.

Chapter 15.425

Development Incentives

SECTIONS:

15.425.005	Purpose
15.425.010	Authority and Application
15.425.020	Review Process
15.425.100	Maximum Densities Permitted through Incentive Review
15.425.200	Types of Public Benefits and Density Incentives
15.425.300	Development Incentive Chart
15.425.400	Rules for Calculating Total Permitted Dwelling Units/Increased Site Coverage
15.425.500	Tree Retention, Landscaping, and Other Development Standards

15.425.005 Purpose

The purpose of this chapter is to provide density incentives to developers of residential and commercial lands in urban areas and rural activity centers, in exchange for providing public benefits that help achieve Comprehensive Plan goals of affordable housing, historic preservation, energy conservation and economic redevelopment. This is accomplished through this code by:

- A. Defining, in quantified terms, the benefits that can be used to earn density incentives;
- B. Providing rules and formulas for computing density incentives for each benefit;
- C. Providing a method to realize the development potential of sites containing unique features of size, topography, environmental features or shape; and
- D. Providing a review process to allow evaluation of proposed public benefits and potential allowances, and to give the public opportunities to review and comment.

15.425.010 Authority and Application

- A. **Permitted Locations of Residential Density Incentives.** Residential density incentives (RDI) shall be used only on sites served by public sewers and public water and only in the:
 - 1. UL, UM, UH, and MHP zones; or
 - 2. CB, O/CM, and ABC zones when part of a mixed use development that includes a residential component.

- B. **Permitted Locations of Commercial Density Incentives.** Commercial density incentives (CDI) shall be used only on sites served by public sewers and public water and only in the:
1. CB and ABC zones; or
 2. I and BP zones when part of a mixed use development.

15.425.020 Review Process

- A. All RDI/CDI proposals can be reviewed concurrently with other City land use approvals or permits through a public hearing (if necessary for other land use approvals) to consider the proposed site plan and methods used to earn extra density. The following rules shall govern hearing requirements for reviewing RDI/CDI proposals with other land use approvals:
1. The preliminary site plan for any development proposing to use RDI/CDI provisions shall be combined with an application, where applicable, for a preliminary subdivision, planned unit development, special overlay district or rezone.
 2. Applications for consolidated actions shall contain all of the information that would be required by the City if each application were considered separately.
 3. When a public hearing is necessary, notice of the public hearing shall state clearly if such hearing will consider consolidated application for the proposed development. The notice shall also include the development's proposed density and general description of the public benefits specified in this chapter and offered to earn extra density.
- B. RDI/CDI applications which propose to earn bonus units or additional site coverage by dedicating real property or public facilities shall include a letter from the City certifying that the proposed dedication qualifies for the density incentive.

15.425.100 Maximum Densities Permitted through Density Incentive Review

- A. **Maximum Densities Permitted Through Residential Density Incentive Review.** The maximum density permitted through RDI review shall be one hundred thirty percent (130%) of the base density of the underlying zone of the development site.
- B. **Maximum Densities Permitted Through Commercial Density Incentive Review.** The maximum density permitted through CDI review shall be one hundred thirty percent (130%) of the base density of the underlying zone of the development site.

15.425.200 Types of Public Benefits and Density Incentives

- A. **Types of Benefits/Incentives.** The public benefits eligible to earn increased densities, and the maximum incentive to be earned by each benefit, are set forth in subsection (C) of this section.
 - 1. **Residential Projects.** For residential developments the density incentive is expressed as bonus dwelling units (or fractions of dwelling units) earned per level of public benefit provided.
 - 2. **Commercial/Industrial Projects.** For commercial or industrial projects, the incentive is expressed as an increase in the allowed lot coverage, or a reduction in the required landscaping/parking.

- B. **Residential Projects in UL, UM and UH Zones.** Residential development in the UL, UM, and UH zones with property-specific development standards pursuant to SMC Chapter 15.460 Performance Standards-General, which require any public benefit enumerated in this chapter, shall be eligible to earn bonus dwelling units set forth in SMC 15.425.300 Development Incentives Chart by complying with the property-specified standards when the public benefits provided exceed the basic development standards of this title. If the basic standards are modified through the application of an overlay zone, bonus points may be earned if the development provides public benefits exceeding corresponding standards of the overlay zone.

15.425.300 Development Incentive Chart

The following are the public benefits eligible to earn density incentives or reduced development standards through Residential Development Incentive (RDI) or Commercial Development Incentive (CDI) review:

BENEFIT	DENSITY INCENTIVE
<p>AFFORDABLE HOUSING</p> <p>A. Rental housing permanently priced to serve non-elderly, low-income households (no greater than 30% of gross income for households at or below 50% of King County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to the City or authorized housing agency shall be recorded at final approval.</p>	<p>1.5 bonus units per benefit unit, up to a maximum of 30 low-income units per five (5) acres of site area; projects on sites of less than five (5) acres shall be limited to 30 low-income units.</p>
<p>B. Rental housing designed and permanently priced to serve low-income senior citizens (i.e., no greater than 30% of gross income for one (1) or two (2) person households, one (1) member of which is 62 years of age or older, with incomes at or below 50% of King County median income,</p>	<p>1.5 bonus units per benefit unit, up to a maximum of 60 low-income units per five (5) acres of site area; projects on sites of less than five (5) acres shall be limited to 60 low-income units.</p>

<p>adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to the City or authorized housing agency shall be recorded before final approval.</p>	
<p>C. Moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80% of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing with prices restricted based on typical underwriting ratios and other lending standards, and with no restriction placed on resale. Final approval conditions shall specify requirements for reporting.</p>	<p>.75 bonus units per benefit unit. Must report to the City or authorized housing agency on both buyer eligibility and housing prices.</p>
<p>D. Moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80% of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing, with prices restricted, based on typical underwriting ratios and other lending standards, with a 15-year restriction placed on resale. Final approval conditions shall specify requirements for reporting to City or authorized housing agency on both buyer eligibility and housing prices.</p>	<p>1.0 bonus units per benefit unit.</p>
<p>E. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80% of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing, with prices restricted to same income group, based on typical underwriting ratios and other lending standards for 30 years from date of first sale. A covenant on the site that specifies the income level and other aspects of buyer eligibility, price levels and requirements for reporting to the City or authorized housing agency shall be recorded at final approval.</p>	<p>1.5 bonus units per benefit unit.</p>
<p>F. Mobile home park space or pad reserved for the relocation of an insignia or non-insignia mobile home that has been or will be displaced due to closure of a mobile home park located within the City.</p>	<p>1 bonus unit per benefit unit.</p>

PARK SITES	
A. Dedication of park site or trail right-of-way meeting City location and size standards for neighborhood, community or regional park, and accepted by the City.	For an RDI, .5 bonus units per acre of park area exceeding the minimum requirements of SMC Chapter 15.510 Multi-Family Housing Design Standards for on-site recreation space, computed on the number of dwelling units permitted by the site's base density.
B. Improvement of dedicated park site to City standards for developed parks.	.75 bonus units per acre of park improvements. If the applicant is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by dedication. 5% increase of site density/coverage for a CDI site.
C. Creation of open space/park for general public and employees in a commercial development.	5% increase in site coverage and reduce parking landscaping by 5%.
D. Enhanced pedestrian elements in the commercial development (i.e., mode separations between bicycle/auto/pedestrian; pedestrian corridors; service/retail outlets for employees/citizens).	Reduce overall parking and landscaping requirements by 5%.
HISTORIC PRESERVATION	
A. Dedication of a site containing a historic landmark to the City or a qualifying non-profit organization capable of restoring and/or maintaining the premises to standards set by the City in SMC 15.120.110(C) Standards for Conversion of Historic Buildings.	For an RDI site, .5 bonus units per acre of historic site for an RDI site. 10% increase of site density/coverage for a CDI site.
B. Restoration of a site or structure designated as a historic landmark in accordance to City standards. Specific architectural or site plan layout, approved by the City.	.5 bonus units per acre of site for an RDI site, or 1,000 square feet of floor area of building. 10% increase site density/coverage for a CDI site.
ENERGY CONSERVATION	
A. Incorporation of conservation features in the construction of all on-site dwelling units heated by electricity that save at least 20% of space heat energy use from the maximum permitted by the Northwest Energy Code, as amended. No more than 50% of the required savings may result from the installation of heat pumps. None of the	.15 bonus units per base unit that achieves the required savings.

<p>required savings shall be achieved by reduction of glazing area below 15% of floor area. Energy use shall be expressed as allowable energy load per square foot or as total transmittance (UA).</p>	
<p>B. Incorporation of conservation features in the construction of all on-site dwelling units heated by natural gas, or other non-electric heat source, that save at least 25% of space heat energy use from the maximum permitted by the Northwest Energy Code, as amended. None of the required savings shall be achieved by reduction of glazing area below 15% of floor area. Energy use shall be expressed as allowable energy load per square foot or as total transmittance (UA).</p>	<p>.10 bonus units per base unit that achieves the required savings.</p>
<p>NOTE: When proposed energy conservation bonus units of this section are reviewed in conjunction with a subdivision or a short subdivision, the applicant shall provide data and calculations for a typical house of the type to be built in the development that demonstrates to the City's satisfaction how the required savings will be achieved. A condition of approval shall be recorded with the plat and shown on the title of each lot specifying the required energy savings that must be achieved in the construction of the dwelling unit. The plat notation shall also specify that the savings shall be based on the energy code in effect at the time of preliminary plat application.</p>	
<p>ECONOMIC REDEVELOPMENT</p>	
<p>A. Creation of a pedestrian-oriented core/frontage that incorporates an element of High Capacity Transit (HCT) or the Personal Regional/Rapid Transit (PRT).</p> <p>B. Orientation of buildings to street frontage with parking to the rear or side of the development site, if not otherwise required.</p> <p>C. Construction of a HCT/PRT component that will benefit the site and the City's transportation infrastructure.</p>	<p>Any one or a combination of the three noted benefits qualifies for: 15% increase in site density/coverage and a 10% reduction in required parking spaces.</p>

15.425.400 Rules for Calculating Total Permitted Dwelling Units/Increased Site Coverage

- A. **Calculating Total Dwelling Units Permitted.** The total dwelling units permitted through RDI review shall be calculated using the following steps:
1. Calculate the number of dwelling units permitted by the base density of the site in accordance with SMC Chapter 15.400 Dimensional Standards and Regulations.

2. Calculate the total number of bonus dwelling units earned by providing public benefits listed in SMC 15.425.300 Development Incentives Chart.
 3. Add the number of bonus dwelling units earned to the number of the dwelling units permitted by the base density.
 4. Round fractional dwelling units to the nearest whole number; 0.49 or fewer dwelling units are rounded down.
 5. Notwithstanding the number of bonus units earned, the maximum density of the RDI development site shall not exceed one hundred thirty percent (130%) of the site's basic density. On sites with more than one (1) zone or zone density, the maximum density shall be calculated for the site area in each individual zone. Bonus units may be allocated within the zones in the same manner as set forth in base units in SMC Chapter 15.400 Dimensional Standards and Regulations.
- B. **Formulas.** The formulas for calculating the total number of dwelling units/increased site coverage permitted through RDI/CDI review is as follows:
1. Site Base Density Units + Bonus Density Units = Total Residential Density Units.
 2. Site Coverage Allowed + Bonus Site Density Coverage = Total % Site Coverage.

15.425.500 Tree Retention, Landscaping, and Other Development Standards

- A. Any RDI development in the UM, UH, CB and ABC zones which is made up of seventy-five percent (75%) or more townhouse and apartment dwellings shall provide perimeter landscaping and tree retention in accordance with the standards of SMC Ch 15.505 Townhouse and Duplex Development Design Standards and SMC Ch 15.445 Landscaping and Tree Retention for townhouse and apartment projects.
- B. Landscaping standards for apartment dwellings in RDI developments in the UL or UM zones which contain less than seventy-five percent (75%) townhouse and apartment dwellings shall have the standards in SMC Chapter 15.445 Landscaping and Tree Retention modified as follows:
 1. The perimeter and parking area landscaping requirements for townhouses and apartments shall apply only to the portion or portions of the project containing apartment dwellings;
 2. Tree retention requirements of SMC Chapter 15.445 Landscaping and Tree Retention for townhouses and apartments shall apply only to lots containing apartments; and
 3. The width of the landscaping required around each townhouse or apartment building may be reduced by eighty percent (80%) if the dwellings are in individual buildings of no more than four (4) units, each of which is at least two hundred (200) feet apart and not located on the site perimeter.

- C. RDI site shall meet the lot coverage, impervious surface, building height limits, and other dimensional requirements of the zone with the base density most clearly comparable to the total approved density. Fractional densities shall be rounded to the nearest whole number (0.49 or less are rounded down) to determine which dimensional requirements apply.

Chapter 15.430

Electrical Vehicle Infrastructure

SECTIONS:

15.430.005	Purpose
15.430.010	Authority and Application
15.430.100	Battery Charging Station or Rapid Charging Station – Retrofitting in Existing Development
15.430.110	Electric Vehicle Charging Station Spaces – Allowed as Required Spaces
15.430.120	Off-Street Electric Vehicle Charging Station Spaces
15.430.130	Accessible Electric Vehicle Charging Stations
15.430.140	Electric Vehicle Charging Station Spaces – Signage
15.430.150	Stacking Spaces for Electric Vehicle Battery Exchange Stations

15.430.005 Purpose

To establish “electric vehicle infrastructure” (EVI) regulations for the City to allow EVI and to meet the intent of RCW 35.63.126 requiring the City to allow EVI in all zones except for residential zones.

15.430.010 Authority and Application

Electric vehicle infrastructure is allowed as specified in the citywide use charts under SMC 15.205 Use Charts, and within the use charts for the designated overlay districts.

15.430.100 Battery Charging Station or Rapid Charging Station – Retrofitting in Existing Development

- A. Required off-street parking spaces within any existing development listed within the land use charts listed below may be converted to battery charging station spaces or rapid charging station spaces for battery electric vehicles (BEVs) and plug-in hybrid electric vehicles (PHEVs), ; provided, that the battery charging and/or rapid charging stations are accessory to the permitted use/s on the property.
1. SMC 15.205.040 Use Chart, all non-residential uses.
 2. SMC 15.300.055 City Center Overlay District Use Chart, retail/commercial uses only.
 3. SMC 15.305.055 South 154th Street Station Area Overlay District Use Chart, retail/commercial uses only.

- B. At least 0.65 spaces shall be set aside as “electric vehicle waiting spaces” for each Level 3 publicly owned public electric vehicle charging station provided on site. Waiting spaces for Level 1 and 2 publicly owned public electric vehicle charging stations shall not be required.
- C. The use of any charging station on site shall not obstruct any vehicular or pedestrian traffic on site (such as waiting for a charging station space within a drive aisle or a designated pedestrian crossing) or within a public right-of-way (ROW).
- D. Battery or rapid charging station spaces shall be designated for charging electric vehicles only as provided under SMC 15.430.140. Nonelectric vehicles or noncharging BEVs of PHEVs shall not be allowed. The type of signage designating these spaces shall be approved by the Director.

15.430.110 Electric Vehicle Charging Station Spaces – Allowed as Required Spaces

- A. Electric vehicle charging station spaces shall be allowed to be used in the computation of required off-street parking spaces as provided under SMC 15.455.110; provided, that the electric vehicle charging station(s) is accessory to the primary use of the property.
- B. If a publicly owned and publicly available Level 3 electric vehicle charging station(s) is provided on site, 0.65 electric vehicle waiting spaces shall also be provided for each electric vehicle charging station. These spaces shall be in addition to the off-street parking spaces required under SMC 15.455.110.

15.430.120 Off-Street Electric Vehicle Charging Station Spaces

- A. **Number.** No minimum number of charging station spaces is required.
- B. **Location and Design Criteria.** The provision of electric vehicle parking will vary based on the design and use of the primary parking lot. The following required and additional locational and design criteria are provided in recognition of the various parking lot layout options:
 - 1. Where provided, parking for electric vehicle charging purposes is required to include the following:
 - a. **Signage.** Signage, as required under SMC 15.430.150 for each charging station space, shall be posted indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow-away provisions are to be enforced.
 - b. **Maintenance.** Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.

- c. **Accessibility.** Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment shall be located so as not to interfere with accessibility requirements of WAC 51-50-005.
 - d. **Lighting.** Where charging station equipment is installed, adequate site lighting shall exist, unless charging is for daytime purposes only.
2. Parking for electric vehicles should also consider the following:
- a. **Notification.** Information on the charging station, identifying voltage and amperage levels and any time of use, fees, or safety information.
 - b. **Signage.** Installation of directional signs at the parking lot entrance and at appropriate decision points to effectively guide motorists to the charging station space(s).
- C. **Data Collection.** To allow for maintenance and notification, owners of any private new electric vehicle infrastructure station that will be publicly available (see definition “electric vehicle charging station – public”) shall provide information on the station’s geographic location, date of installation, equipment type and model, and owner contact information. This information shall be submitted to the Department.

15.430.130 Accessible Electric Vehicle Charging Stations

Where electric vehicle charging stations are provided in parking lots or parking garages, accessible electric vehicle charging stations shall be provided as follows:

- A. Accessible electric vehicle charging stations shall be provided in the ratios shown on the following table.

Number of EV Charging Stations	Minimum Accessible EV Charging Stations
1 – 50	1
51 – 100	2
101 – 150	3
151 – 200	4
201 – 250	5
251 – 300	6

- B. Accessible electric vehicle charging stations should be located in close proximity to the building or facility entrance and shall be connected to a barrier-free accessible route of travel. It is not necessary to designate the accessible electric vehicle charging station

exclusively for the use of disabled persons. Below are two (2) options for providing for accessible electric vehicle charging stations.



Figure: OFF-STREET ACCESSIBLE ELECTRIC VEHICLE CHARTING STATION-OPTION 1

Puget Sound area parking garage.(Photo by ECOtality North America.)



Figure: OFF-STREET ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION – OPTION 2

Fashion Island Shopping Mall, Newport Beach, CA. (Photo by LightMoves.)

15.430.140 Electric Vehicle Charging Station Spaces – Signage

- A. Off-street public electric vehicle charging station spaces shall provide the following signage:



Figure: DIRECTIONAL – OFF-STREET PARKING LOT OR PARKING GARAGE

12" x 12"

12" x 6"

Comment: The directional sign for an on-site parking lot or parking garage should be used in the parking facility with a directional arrow at all decision points.



Figure: OFF-STREET EV PARKING – PARKING SPACE WITH CHARGING STATION EQUIPMENT

12" x 12"



12" x 18"



12" x 18"

Comment: Combination sign identifying space as an electric vehicle charging station, prohibiting nonelectric vehicles, with charging time limits. The use of time limits is optional. The blue/white and red/black signs define that only an electric vehicle that is charging can use the spaces. The green sign defines time limits for how long an electric vehicle can be in the space during the specified hours. Outside of the specified hours, electric vehicles can charge for an indefinite period of time.

15.430.150 Stacking Spaces for Electric Vehicle Battery Exchange Stations

Electric vehicle battery exchange stations shall provide three (3) stacking spaces. A stacking space shall be an area measuring eight (8) feet by twenty (20) feet with direct forward access to the battery exchange bay. A stacking space shall be located to prevent any vehicles from extending onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other required parking areas. Stacking spaces may not be counted as required off-street parking spaces.

Chapter 15.435

Fences

SECTIONS:

15.435.005	Purpose
15.435.010	Authority and Application
15.435.100	Determining Fence Height
15.435.200	Height Limits for Fences
15.430.300	Height Exceptions
15.430.400	Architectural Features

15.435.005 Purpose

The purpose of this section is to regulate the height, placement, and architectural features of fences and retaining walls within residential zones.

15.435.010 Authority and Application

The provisions of this chapter shall apply to all fences, walls, and similar structures located within residential zone classifications.

- A. **Fences and Trellises: Time of Completion.** The construction of all fences and trellises shall be completed within six (6) months from the start of the fence construction.

15.435.100 Determining Fence Height

The height of a fence along property boundaries is to be measured from existing or finished grade, whichever is the lowest grade on the property boundary.

15.435.200 Height Limits for Fences

Within **residential** zone classifications, maximum heights for fences shall be as follows:

- A. **Front.** Any fence in the front yard of the lot shall be limited to four (4) feet in height. This limit shall also apply to side yard fences within the first twenty (20) feet from the front property line (see Figures Fence Height and Fence Height Corner Lot)
- B. **Side and Rear.** Fences along all other side property lines and along rear property lines shall be limited to six (6) feet in height.

Figure FENCE HEIGHT SETBACK

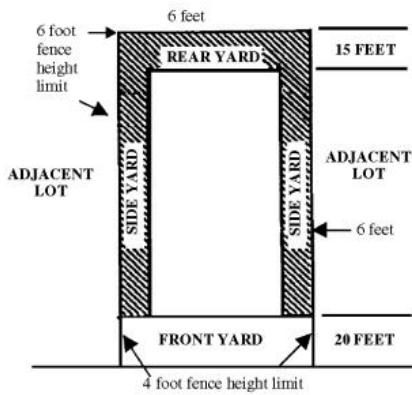
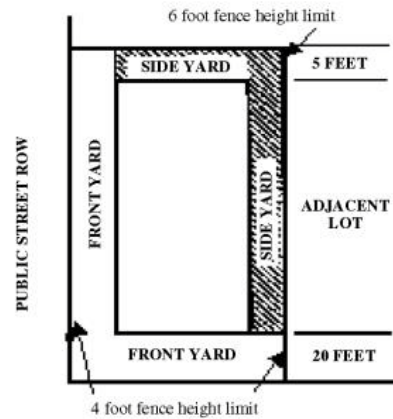


Figure FENCE HEIGHT SETBACK CORNER

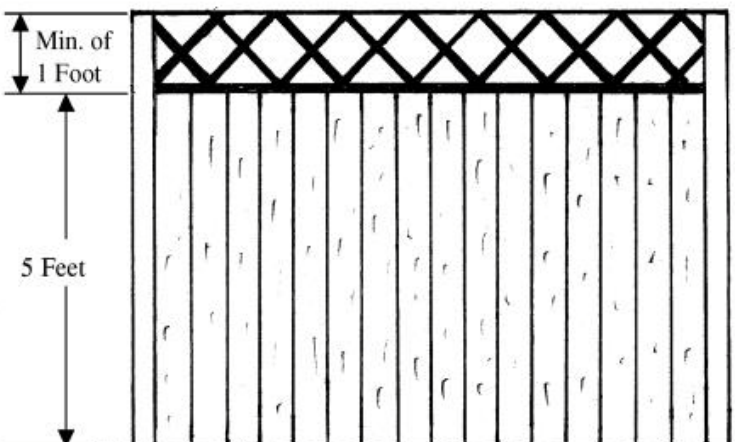


15.435.300 Height Exceptions.

Fence height limits may be exceeded only under the following conditions:

- A. **Increased Height for Fences Providing Clear Visibility.** Plastic or metal fences providing clear visibility through the fence shall be allowed to a height of six (6) feet in a front yard and eight (8) feet in a side yard.
- B. **Fence Height on Principal Arterial/Highway.** Single-family and multi-family dwelling units may have fences to a height of six (6) feet when fronting on a principal arterial/highway. A minimum of one (1) foot of the top of the fence shall be constructed in a manner to allow pedestrian and vehicular traffic to see through the fence (for example, lattice work [Figure FENCE HEIGHT]). Such fences may be stepped as provided in subsection (D) of this section. In all cases, the fence shall have an adequate setback in order to maintain sight distance requirements established in SMC 15.400.350.*

Figure: FENCE LATTICE WORK



- C. **Side/Rear Slope.** When a side or rear yard fence is to be built along a sloping grade, the maximum six (6) foot height may be averaged in stepped segments to allow the fence to follow the natural rise and fall of the slope. However, under no circumstances shall any portion of the fence exceed eight (8) feet above finished grade (see Figure: FENCE HEIGHT ON A SLOPING GRADE).

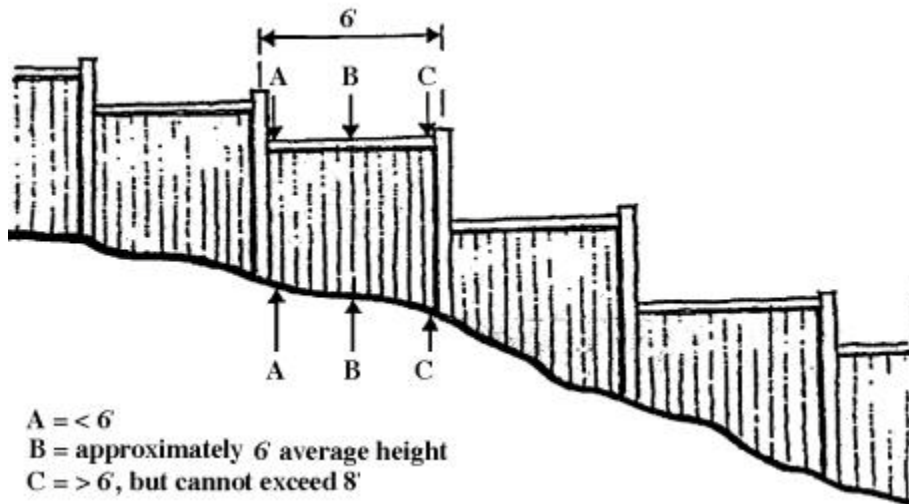


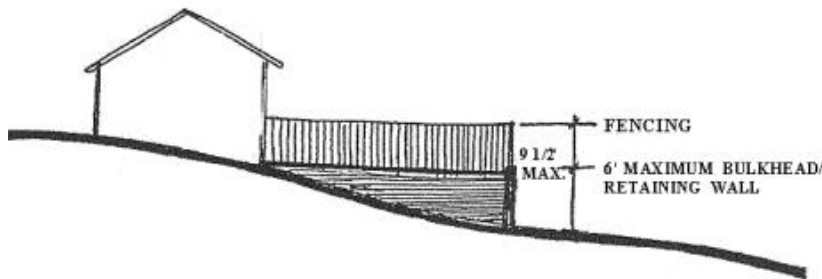
Figure: FENCE HEIGHT ON A SLOPING GRADE

- D. **Front Slope.** When a front yard fence is to be built along a sloping grade the maximum four (4) foot height may be averaged in stepped segments to allow the fence to follow the natural rise and fall of the slope. However, under no circumstances shall any portion of the fence exceed six (6) feet above finished grade.
- E. **Raising Existing Grade with Bulkhead or Retaining Wall.** When a property owner raises the existing grade of a sloping residential lot through the construction of a bulkhead or retaining wall and the addition of fill, the height of such bulkhead or wall shall not exceed six (6) feet above existing grade. If a new fence is to be placed on top of such a bulkhead or wall, the maximum combined height of the bulkhead or retaining wall and fence shall be as follows (see Figure: BULKHEAD/RETAINING WALL FENCE):
1. On side and rear yards – nine and one-half (9 1/2) feet.
 2. On front yards – six (6) feet.
- F. **Fences on Retaining Walls.** Fences on retaining walls where the combined height of the retaining wall and fence exceeds nine and one-half (9 1/2) feet or six (6) feet in the front yard, shall be constructed of plastic or metal of open design, providing clear visibility through the fence (for example, see Figure: FENCES VISIBILITY).

Figure: FENCES VISIBILITY



Figure: BULKHEAD/RETAINING WALL FENCE



- G Bulkhead/Retaining Wall for Stabilization. When a bulkhead or retaining wall is used to stabilize an excavation into existing grade on a sloping site, then the height of any such structure is limited to six (6) feet above finished grade, providing, however, that if additional wall height is necessary to retain the fill, then maximum height shall be as established through a grading permit.
1. Limitations. Any new fence to be placed above a bulkhead or retaining wall permitted to exceed six (6) feet must be set back three (3) feet from the bulkhead or retaining wall along all property lines, and be limited to four (4) feet in height above the top of the bulkhead or retaining wall (see Figure: BULKHEAD/RETAINING WALL FENCE LIMITS).
 2. Materials. A fence up to six (6) feet may be allowed provided it is constructed of plastic or metal of open design, providing clear visibility through the fence. The three (3) foot setback area between the bulkhead or retaining wall and a fence shall be landscaped to at least the minimum standard established in SMC 15.445.120(E).

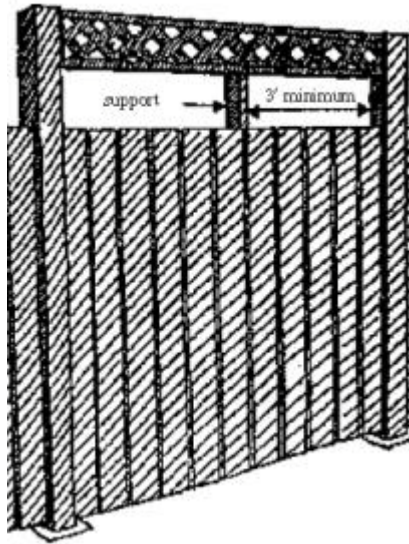
Figure: BULKHEAD/RETAINING WALL FENCE LIMITS



15.430.400 Architectural Features

A. **Architectural Features Permitted.** Architectural features (such as trellises and lattice panels) may be added to the top of a permitted fence in the front, side and rear yard setback as long as the following standards are met:

1. **Additional Height with Architectural Feature.** An architectural feature (such as a trellis or lattice panel), which is no more than twelve (12) inches in height, may be added above the maximum height limit of the fences as specified in this subsection as long as there remains at least ten (10) inches of open space above the top of the fence.
 - a. **Supports for Architectural Features.** Supports for the architectural feature placed on top of the fence shall be spaced no closer than three (3) feet on centers.
 - b. **Solid Clear Panel.** Upon approval of the Director, a solid clear panel may be placed in the opening between the top of the fence and the bottom of the trellis.
2. **Maximum Fence Heights with Architectural Features.** The overall height of the fence, including any architectural features, shall not exceed eight (8) feet in height above finished grade in side yards not closer than twenty (20) feet from the front property line and rear yard and six (6) feet in the front yard (see Figure: FENCE HEIGHT).



3. **Archway and Arbors.** A single archway or arbor is permitted within the front yard, as a pedestrian entrance, to a maximum height of eight (8) feet and a maximum width of five (5) feet.

Chapter 15.440

Keeping of Animals

SECTIONS:

15.440.005	Purpose
15.440.010	Authority and Application
15.440.100	Domestic Animals – Limitations
15.440.200	Horse, Equine, Animal Regulations
15.440.300	Livestock Standards

15.440.005 Purpose

The purpose of this chapter is to designate regulations that apply to domestic animals, horses, equine animals, and livestock.

15.440.010 Authority and Application

The provisions in this chapter shall apply to all domestic animals, horses, equine animals, and livestock.

15.440.100 Domestic Animals – Limitations

Domestic animals as defined in SMC Chapter 15.105 Definitions are permitted outright in all zone classifications within the City. The number of inside or outside animals allowed is listed below.

A. Inside Animals:

1. The number of cats kept inside and birds, snakes, and small rodents kept in aquariums, terrariums, cages, or other similar containers shall not be limited unless the property meets the definition of a “kennel” under SMC Chapter 15.105 Definitions or is limited by health codes.
2. All other domestic animals kept inside shall be limited to not more than five (5) total domestic animals, in an allowed combination of the animals listed in the Outside Animals table in subsection (B) below. Miniature horses shall not be allowed as an inside animal. Except for the domestic animals listed in subsection (A)(1) of this section, the total number and type of inside animals allowed shall not exceed the number of animals that are allowed outdoors (for example, a property owner could not have five (5) pot-bellied pigs indoors. Only one (1) or two (2) would be allowed indoors based on lot size. No pot-bellied pigs would be allowed indoors on lots of less than fifteen thousand one (15,001) square feet).

- ##### **B. Outside Animals:**
- The number of outside animals shall be limited based on lot size as defined in the following Outside Animals table.

OUTSIDE ANIMALS				
Lot Size				
	Less Than 7,200 sq. ft.	7,200 – 15,000 sq. ft.	15,001 – 30,000 sq. ft.	30,000+ sq. ft.
Total Number of Outside Animals Allowed	5*	6*	7*	8*
Cats	3	3	4	5
Dogs	3	3	4	5
Rabbits	5**	5**	5**	5**
Goats/Pygmy Goats	1**	2**	3**	4**
Sheep	1**	2**	3**	3**
Pigs/Pot-Bellied Pigs	0**	0**	1**	2**
Chickens (Including Roosters)	5**	5**	5**	5**
Ducks	5**	5**	5**	5**
Other Fowl	0	0	1**	2**
Miniature Horses	0	0	1**/***	2**/***

* This denotes the total number of outside animals allowed. This total may be any combination of the above listed animals (for example, three (3) dogs, one (1) goat, and one (1) sheep).

** This is the total number of this animal type that is allowed as part of the total number of animals allowed based on lot size (for example, three (3) sheep would not be allowed on a lot of less than fifteen thousand one (15,001) square feet). All animals and fowl shall be kept in a confined area and maintained. Any covered structure used to house any outside animal shall conform to all yard setback requirements. No confinement area shall be located within a critical (sensitive) area or its buffers.

*** Not exceeding forty (40) pounds at full maturity.

- C. Animals that are kept indoors, but are allowed outside for more than one (1) hour per day, shall be defined as outdoor animals.
- D. A hobby kennel license is required for four (4) or more dogs. A hobby cattery license is required for five (5) or more cats, per SMC 6.05.020, General Provisions and Licensing.

15.440.200 Horse/Equine Animal Regulations

A. Applicability.

- 1. Any horse or equine animals in existence at the date of the adoption of this code (or areas annexed into the City) shall be permitted to remain under the authority of a legal nonconforming use as specified under SMC 15.120.060, Nonconformance – Uses of Land, Horses/Equine Animals. Any new horses shall

be permitted with the approval of a special district overlay as noted in SMC 15.315.300, Equestrian Overlay Zone.

2. All horses and equine animal locations and facilities (existing/proposed) shall be reviewed and approved by the Director or Code Enforcement Officer or designee to ensure compliance with the herein adopted health standards, pursuant to the standards established in SMC 15.315.300, Equestrian Overlay Zone.

15.440.300 Livestock Standards

Within the UL (urban low) land use classification, livestock which are kept as part of a school project or program by a public or private school located within the City shall be allowed on the school property so long as such animals are not kept in such a number or in such a manner as to pose a threat to public health, safety or welfare.

Chapter 15.445

Landscaping and Tree Retention

SECTIONS:

- 15.445.005 Purpose**
 - 15.445.010 Authority and Application**
 - 15.445.015 Departures**
 - 15.445.100 General Landscaping Requirements**
 - 15.445.110 Types of Landscaping
 - 15.445.120 General Landscape Requirements
 - 15.445.130 Installation Requirements
 - 15.445.140 Irrigation Requirements
 - 15.445.150 Maintenance Requirements
 - 15.445.160 Bonds/Security Requirements
 - 15.445.170 Deferral of Landscape Requirements
 - 15.445.200 Landscaping Standards**
 - 15.445.210 Landscaping Standards Chart
 - 15.445.220 Street Frontage Landscaping
 - 15.445.230 Building Façade Landscaping
 - 15.445.240 Side/Rear Buffer Landscaping for Noncompatible Uses
 - 15.445.250 Surface Parking Landscaping
 - 15.445.260 Landscaping Adjacent to Freeway Rights-of-Way
 - 15.445.270 Landscaping of Industrial Uses Adjacent to Single-Family Residential Zones
 - 15.445.280 Alternative Landscape Options
 - 15.445.300 Service Area Screening and Placement - Garbage Dumpsters/Recycling Bins**
 - 15.445.400 Tree Retention**
 - 15.445.410 Retention of Significant Trees within New Short Plats and Long Subdivisions in the Single-Family Zones
 - 15.445.420 Retention of Significant Trees in All Other Zones
 - 15.445.430 Tree Retention – Clearing of Multi-Family, Commercial, and Industrial Zoned Lots
 - 15.445.440 Minimum Number of Trees per Residential Lot – New Short Plats and Long Subdivisions
 - 15.445.450 Protection of Significant Trees
-

15.445.005 Purpose

The purpose of this chapter is to foster retention of significant trees and to provide landscaping in developments to preserve and enhance the aesthetic character of the City, to improve the quality of the built environment, to promote retention and conservation of existing natural vegetation, to reduce the impacts of development on drainage systems and natural habitats, and to increase compatibility between different land uses by:

- A. Providing visual interruption of large expanses of parking areas and reduction of reflected heat and glare through the implementation of interior and perimeter parking area landscaping;
- B. Screening undesirable views from surrounding properties;
- C. Providing a visual and physical barrier between dissimilar adjoining land uses;
- D. Providing increased areas of permeable surfaces which allow:
 - 1. Infiltration of surface water into groundwater resources;
 - 2. Reduction in the quantity of storm water discharge; and
 - 3. Improvement in the quality of storm water discharge.

The landscaping standards in this chapter are minimum requirements. Where it is determined by the City that additional landscaping is needed to mitigate, screen or buffer the development from its surroundings, or comply with the spirit of this chapter, additional landscaping may be required.

15.445.010 Authority and Application

- A. The provisions of this chapter shall apply to:
 - 1. All new developments on vacant land requiring building permits; or
 - 2. When the gross floor area (gfa) of a building/complex expands beyond twenty percent (20%) of the total existing gfa, the current landscape standards shall be applicable and integrated into the redevelopment. Within the Neighborhood Business (NB), the provisions of this chapter shall apply when the complex expands beyond forty percent (40%) of the total existing gfa; or
 - 3. Upon the change in use of any property to public/private parking ; or
 - 4. Upon the conversion of any outdoor space of two hundred (200) square feet or greater to a business use or parking, the current landscape standards shall be integrated into that portion of the site to the greatest extent feasible.
- B. The following uses are exempt from the provisions of this chapter.
 - 1. Single-family dwellings;
 - 2. Residential accessory uses; and

3. Subdivisions (except as provided under SMC 15.445.260) and short subdivisions in regard to perimeter and street landscape proportions only.
- C. **Landscaping Requirements and Increased Setbacks.** Where the width of a required landscape strip exceeds the normally required setback of a zone or specific use, the required setback shall be increased to accommodate the full width of the required landscaping,
1. **Exceptions.**
 - a. **UH-UCR, CB-C and O/CM Zones.** The street frontage landscape strip requirement shall not apply to uses in the urban high-urban center residential (UH-UCR) zoning category, community business zoning category in the urban center (CB-C), or office/commercial medium (O/CM) zoning category.
 - b. **City Center and S. 154th Street Station Area Overlay Districts.** Within the designated City Center and S. 154th Street Station Area overlay districts, front yard open space as per SMC 15.300.320 and 15.305.320, shall be required in lieu of street frontage landscaping.
 3. **Relocation of Required Street Frontage Landscaping.** If the normal required landscaping is reduced through this exception for all applicable zones except in the designated overlay districts, fifty percent (50%) of said landscaping shall be placed into plazas, roof-top gardens and other pedestrian amenities, and street trees shall be planted within the public right-of-way in locations and amounts to be determined by the Director.
- D. When an existing building precludes installation of the total width of required landscaping, the landscaping shall be installed to the extent possible and the remaining required landscaping shall be installed elsewhere on the site to provide the best possible screening.
- E. **Other Standards Applicable.** Except as specified in this section of the Zoning Code, all other relevant standards and requirements in this code shall apply.

15.445.015 Departures

Upon review and approval by the Director, departures to the landscape standards required under this chapter may be allowed to provide additional visibility of a development proposal to implement the Crime Prevention Through Environmental Design (CPTED) standards under SMC **17.56**, Landscaping. At a minimum, the following criteria shall be used to determine if a departure is warranted.

- A. Physical site conditions dictate a project layout that, with landscaping installed pursuant to this chapter, would provide potential areas of concealment for criminal elements.
- B. Required landscaping will provide potential concealment areas for criminal activities.

- C. Screening of dissimilar land uses (for example, commercial/industrial land uses from residential) is not diminished to the point that the screening landscaping no longer meets the intent of the landscape codes.

15.445.100 General Landscaping Requirements

All landscaping shall conform to the regulations listed in this section, where applicable.

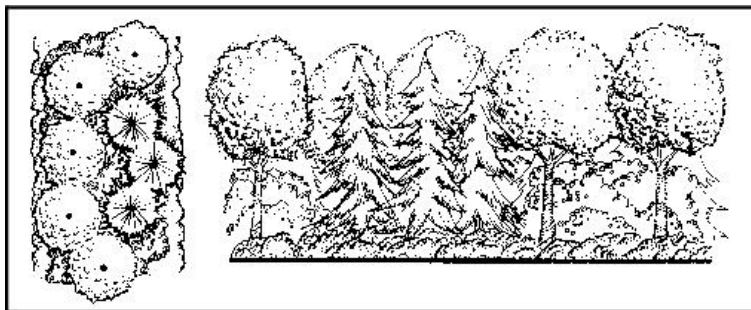
15.445.110 Types of Landscaping

The five (5) types of landscaping are described and applied as follows:

A. **Type I Landscaping.**

1. Type I landscaping is a “full screen” which functions as a visual and psychological barrier. Full screening is intended generally for use adjacent to freeways and between uses with a high degree of incompatibility.
2. Type I landscaping shall consist of:
 - a. A solid wall of trees and/or a dense hedge with a mix of deciduous and evergreen trees placed to form a continuous screen within three (3) years;
 - b. At least seventy percent (70%) evergreen trees;
 - c. Evergreen trees spaced no more than fifteen (15) feet on center;
 - d. Deciduous trees spaced no more than twenty (20) feet on center;
 - e. Evergreen shrubs spaced no more than four (4) feet apart and to achieve a height of six (6) feet within three (3) years;
 - f. Groundcover; and
 - g. Street frontage landscaping shall be located behind the sidewalk.

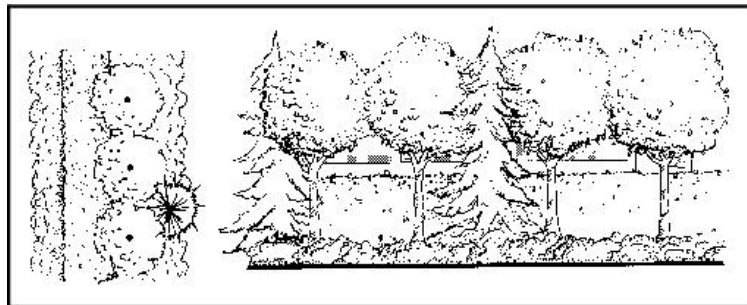
Figure: TYPE I
LANDSCAPING



B. Type II Landscaping.

1. Type II landscaping is a “filtered screen” which functions as a visual separator. Filtered screening is intended for use between uses with some degree of incompatibility.
2. Type II landscaping shall consist of:
 - a. A mix of evergreen and deciduous trees and shrubs spaced to create a filtered screen within three (3) years;
 - b. At least fifty percent (50%) deciduous trees and at least thirty percent (30%) evergreen trees;
 - c. Evergreen trees spaced no more than fifteen (15) feet on center;
 - d. Deciduous trees spaced no more than twenty (20) feet on center;
 - e. Evergreen shrubs spaced no more than five (5) feet apart and that achieve a height of six (6) feet within three (3) years;
 - f. Groundcover; and
 - g. Street frontage landscaping shall be located behind the sidewalk.

Figure TYPE II
LANDSCAPING

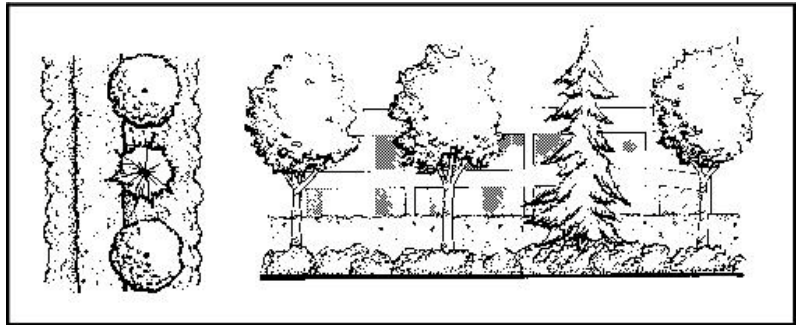


C. Type III Landscaping.

1. Type III landscaping is a “see-through buffer” which functions as a partial visual separator to soften the appearance of streets, parking areas and building elevations. See-through buffering is intended for use between streets and a land use, or between similar, compatible uses.
2. Type III landscaping shall consist of:
 - a. A mix of evergreen and deciduous trees spaced to create a continuous canopy within ten (10) years;

- b. At least seventy percent (70%) deciduous trees;
- c. Trees spaced no more than twenty-five (25) feet on center;
- d. Evergreen shrubs spaced no more than four (4) feet apart that do not exceed a height of four (4) feet at maturity;
- e. Groundcover; and
- f. Street frontage landscaping can be located in front or behind the sidewalk.

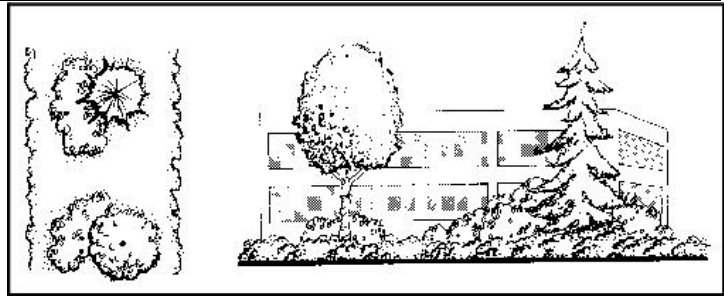
Figure: TYPE III
LANDSCAPING



D. Type IV Landscaping.

1. Type IV landscaping is “parking area landscaping” which provides shade and visual relief, and maintains clear sight lines within parking areas.
2. Type IV landscaping shall consist of:
 - a. Canopy-type deciduous trees or broadleaf evergreen trees, evergreen shrubs and a mix of evergreen and deciduous groundcovers planted in wells or strips;
 - b. Shrubs that do not exceed a height of three (3) feet in maturity;
 - c. Plantings contained in planting wells or strips having an area of at least one hundred (100) square feet and with narrowest dimensions of at least five (5) feet in width;
 - d. Planting wells or strips which each contain at least one (1) tree;
 - e. Groundcover; and
 - f. Street frontage landscaping can be located in front of or behind the sidewalk.

Figure: IV
LANDSCAPING



E. Type V Landscaping.

1. Type V is small-scale building façade landscaping which provides visual interest and a buffer between buildings and sidewalks or common areas.
2. Type V landscaping shall consist of:
 - a. Shrubs spaced no more than five (5) feet apart; and
 - b. Groundcover.

15.445.120 General Landscape Requirements

- A. Deciduous trees shall have a diameter (caliper) of at least two (2) inches measured four (4) feet above the ground at the time of planting.
- B. Evergreen (broadleaf or conifer) trees shall be at least eight (8) feet in height measured from treetop to the ground at the time of planting.
- C. In Type I and II landscaping, trees shall be staggered in two (2) or more rows when the width of the landscape strip is twenty (20) feet or greater.
- D. Shrubs shall be at least twenty-four (24) inches high or wide at the time of planting and shall be a minimum two (2) gallon rootball size.
- E. Groundcovers shall be planted and spaced to result in total coverage of the landscape strip within one (1) year. Groundcovers shall be planted at a maximum of twenty-four (24) inches on center or as approved by the City.
- F. Grass may be used as groundcover in Type III and IV landscape strips.
- G. If fences, hedges or other architectural designs are used along street frontage, they shall be placed inward of the landscape strip. Openings shall be provided to accommodate pedestrian circulation requirements.
- H. Berms shall not exceed a slope of three (3) horizontal feet to one (1) vertical foot (3:1).

- I. Landscape requirements for all uses established through a conditional use permit or a special use permit shall be determined during the applicable review process.
- J. The area of vehicle overhangs into landscaped areas shall not be counted towards required landscaping.

15.445.130 Installation Requirements

All landscaping and required irrigation shall be installed prior to issuance of a final certificate of occupancy or final inspection on related subdivision projects.

15.445.140 Irrigation Requirements

All planting required for new development in multi-family, commercial, business park, and industrial zones and in long subdivisions (street trees only) shall receive sufficient water to ensure survival as follows:

- A. Landscaped areas shall be installed with the following irrigation systems or water conservation methods:
 - 1. Moisture sensor (may be required);
 - 2. Automatic timers set for operation periods which minimize evaporation and assure adequate moisture levels;
 - 3. Sprinkler heads (of the pop-up type) designed to provide adequate coverage for all landscaping. Other sprinkler heads may be allowed upon approval by the City;
 - 4. Separate irrigation zones for turf and planting beds;
 - 5. Group together plants with similar water needs;
 - 6. Augmenting existing soils with loamy soil; and
 - 7. Covering the base of plants with mulch to minimize evaporation.
- B. The Director may allow an exemption from the irrigation requirements if the applicant provides:
 - 1. Landscape areas where at least seventy percent (70%) of the existing vegetation is undisturbed;
 - 2. Landscaping in areas where existing site conditions (i.e., high water table) assure adequate moisture to sustain growth;
 - 3. Despite physical constraints preventing automatic irrigation, a manual scheduled method is proposed and approved.

15.445.150 Maintenance Requirements

Within the multi-family, commercial, business park, and industrial zones, the applicant shall provide the following maintenance or shall be subject to enforcement action as provided in SMC Ch. 15.125, Code Enforcement:

- A. All required landscaped areas shall be maintained, pruned, trimmed, and watered to create an attractive appearance and a healthy growing condition.
- B. Dead, diseased, stolen, or vandalized planting shall be replaced within one (1) month.
- C. Property owners shall keep the planting area reasonably free of weeds and trash.

15.445.160 Bonds/Security Requirements

- A. Prior to issuance of any construction, grading, or building permits within the multi-family, commercial, business park, and industrial zones and within long subdivisions (for street trees only), a landscape bond or other suitable financial guarantee as approved by the City Attorney shall be submitted to the Department. The amount of the landscape bond or other financial guarantee shall equal one hundred fifty percent (150%) of the estimated cost of the required landscaping.
- B. Prior to issuance of a final certificate of occupancy in the multi-family, commercial, business park, or industrial zones, or before a final inspection of the last home in a long subdivision, a maintenance bond or other acceptable financial guarantee equal to thirty percent (30%) of the replacement cost of the required landscaping shall be submitted. The bond shall be maintained for a three (3) year period, at which point the Building Official and the Director will determine if the bond shall be released or is needed for maintenance within the landscaped areas.

15.445.170 Deferral of Landscape Improvements

The installation of required landscaping prior to occupancy may be deferred by the Director if drought conditions have been declared by the state. If the installation of landscaping is deferred due to drought conditions, the applicant shall submit a landscape performance bond, or other suitable financial guarantee, equal to one hundred fifty percent (150%) of the estimated cost of the landscaping, labor and irrigation system prior to occupancy. Landscaping shall be installed at a reasonable time following cessation of the drought conditions, as mutually agreed upon between the City and the applicant.

15.445.200 Landscaping Standards

A. Landscaping Standards Chart Guide

1. About the Landscaping Chart.

The following chart lists all of the type and width of landscaping required for each land use.

2. How to Use the Use Chart.

- a. The land uses are listed vertically along the left hand side and the location of the landscaping is listed horizontally across the top.
- b. Each square in the chart shows the type and width of landscaping required for the land use:
- c. In addition to the type and width of landscaping identified within a square, other standards that apply are noted by number and described in the column on the far right of the chart. If the regulation is not preceded by a number, the regulation applies to all types of landscaping for that use.
- d. If the square includes the letters “N/A,” there is no standard for that type of landscaping for that use.

NOTE: Additional regulations for the location of the required landscaping may apply.

15.445.210 Landscaping Standards Chart

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
ANIMALS						
Butterfly/Moth Breeding	III/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Kennel/Cattery	IV/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Stables	N/A	N/A	N/A	N/A	N/A	
Veterinary Clinic	IV/10 ft.	V/5 ft.	III/5 ft.	N/A	N/A	
BUSINESS SERVICES						
Airport Support Facility	IV/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Commercial/Industrial Accessory Uses	II/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Conference/Convention Center	IV/10 ft.	V/5 ft.	I/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Construction/Trade	III/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Distribution Center/Warehouse	II/10 ft.	V/5ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Equipment Rental, Large	III/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Equipment Rental, Small	IV/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Equipment Repair, Large	II/10 ft.	V/5 ft.	II/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Equipment Repair, Small	II/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Helipad/Airport Facility	I/10 ft.	N/A	I/10 ft.	I/20 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Landscaping Business	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Professional Office	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Storage, Self-Service	III/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Truck Terminal	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
CIVIC & INSTITUTIONAL						
Cemetery	IV/20 ft.	N/A	N/A	N/A	N/A	
City Hall	IV/10 ft.	V/5 ft.	III/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Court	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Fire Facility	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Funeral Home/Crematory	IV/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Police Facility	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Public Agency Office	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Public Agency Yard	III/20 ft.	V/5 ft.	III/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Public Archives	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Social Service Office	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
EDUCATIONAL						
College/University	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
Elementary/Middle School	IV/10 ft.	V/5 ft.	IV/5 ft.	N/A	Yes	
High School	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
Specialized Instruction School	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
Vocational/Technical School	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
HEALTH AND HUMAN SERVICES						
Day Care I	N/A	N/A	N/A	N/A	N/A	
Day Care II	IV/10 ft.	V/5 ft.	III/5 ft.	N/A	Yes	
Halfway House	II/20 ft.	V/5 ft.	II/10 ft.	I/20 ft.	Yes	
Hospital	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Medical/Dental Lab	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Medical Office/Outpatient Clinic	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Miscellaneous Health	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Opiate Substitution Treatment Facility	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Overnight Shelter	II/20 ft.	V/5 ft.	II/20 ft.	I/20 ft.	Yes	
Secure Community Transition Facility	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	Requirements listed here are the minimum standards. Final landscape requirements shall be determined upon review of a site plan, based on CPTED and public safety principles,

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
						by the Director in consultation with the Police Chief (1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Transitional Housing	II/20 ft.	V/5 ft.	III/5 ft.	I/15 ft.	Yes	
MANUFACTURING						
Aerospace Equipment	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Apparel/Textile Products	II/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Batch Plant	I/20 ft.	V/5 ft.	I/20 ft.	I/35 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Biomedical Products Facility	III/15 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Chemical/Petroleum Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Commercial/Industrial Machinery	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Computer/Office Equipment	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Electronic Assembly	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Fabricated Metal Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Food Processing	III/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Furniture/Fixtures	III/15 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Laboratories, Research, Development & Testing	III/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Manufacturing, Light Misc.	III/10 ft.	V/5 ft.	II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Winery/Brewery/Distillery	III/15 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Off-Site Hazardous Waste Treatment and Storage Facilities	II/10 ft.	V/5 ft.	II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

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Paper Products	III/15 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Primary Metal Industry	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Printing/Publishing	III/15 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Recycling Processing	II/20 ft.	V/5 ft.	I/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Rubber/Plastic/Leather/ Mineral Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Textile Mill	II/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Wood Products	II/20 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
MOTOR VEHICLE RELATED						
Auto/Boat Dealer	III/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Auto Service Center	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.

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Auto Supply Store	III/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Auto Wrecking	II/10 ft.	N/A	I/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Commercial Marine Supplies	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Electric Vehicle Infrastructure - Battery Exchange Station and Level 3 Rapid Charging Station Only	III/5 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	Required for rapid charging station only if it is a primary use on the property. (1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Fueling/Service Station	III/5 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)(2)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. (2) See applicable standards in SMC 15.415.100 Fueling/Service Stations
Public/Private Parking	III/10 ft.	V/5 ft.	II/10 ft.	II/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Tire Retreading	I/20 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

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Towing Operation	II/10 ft.	N/A	I/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Vehicle Rental/Sales	IV/10 ft.	V/5 ft	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Vehicle Repair, Large	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Vehicle Repair, Small	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
RECREATIONAL AND CULTURAL						
Amusement Park	IV/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Community Center	II/10 ft.	N/A	N/A	N/A	Yes	
Drive-In Theater	IV/20 ft.	N/A	1/5 ft.	1/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Golf Course	N/A	N/A	N/A	N/A	Yes	
Health Club	IV/10 ft.	V/5 ft	III/5 ft.	I/10 ft.	Yes	
Library	IV/10 ft.	N/A	III/5 ft.	N/A	Yes	
Museum	IV/10 ft.	N/A	II/10 ft.	N/A	Yes	
Park	N/A	N/A	N/A	N/A	N/A	
Recreational Center	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft.	Yes	
Religious Use Facility	IV/10 ft.	N/A	N/A	I/10 ft.	Yes	
Religious Use Facility, Accessory	IV/10 ft.	N/A	N/A	I/10 ft.	Yes	
Sports Club	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft.	Yes	
Stadium/Arena/Auditorium	IV/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
RESIDENTIAL						
College Dormitory	IV/10 ft.	N/A	IV/5 ft.	II/10 ft.	Yes	
Duplex	N/A	N/A	N/A	N/A	N/A	See SMC 15.505.500, Townhouse and Duplex Landscaping and Screening
Dwelling Unit, Detached	N/A	N/A	N/A	N/A	N/A	
Manufactured/Modular Home (HUD)	N/A	N/A	N/A	N/A	N/A	
Mobile Home (nonHUD)	N/A	N/A	N/A	N/A	N/A	
Mobile Home Park	II/20 ft.	N/A	I/20 ft.	N/A	N/A	
Multi-Family	III/20 ft. (1)	IV/5 ft.	III/5 ft.	I/15 ft.	Yes	(1) Pursuant to design standards for Multi-Family Housing, SMC Ch 15.510
Townhouse	III/20 ft. (1)	V/5 ft.	III/10 ft.	II/15 ft. (1)	Yes (over 3 units)	(1) See SMC 15.505.500, Townhouse and Duplex Landscaping
RESIDENTIAL, RETIREMENT & ASSISTED LIVING						
Assisted Living Facility	III/20 ft.	V/5 ft.	III/5 ft.	I/15 ft.	Yes	
Community Residential Facility I	N/A	N/A	N/A	N/A	N/A	
Community Residential Facility II	II/20ft.	V/5 ft.	III/5 ft.	I/5 ft.	Yes	
Continuing Care Retirement Community	III/10 ft.	V/5 ft.	III/5 ft.	I/5 ft.	Yes	
Convalescent Center/Nursing Home	II/20 ft.	V/5 ft.	II/15 ft.	N/A	Yes	
Retirement Apartments	III/10 ft.	V/5 ft.	III/5 ft.	I/5 ft.	Yes	
RESIDENTIAL, ACCESSORY						
Home Occupation	N/A	N/A	N/A	N/A	N/A	
Shed/Garage	N/A	N/A	N/A	N/A	N/A	
RETAIL and COMMERCIAL						
Agricultural Crop Sales (Farm Only)	III/5 ft.	N/A	II/5 ft. (1)	II/10 ft (1)(2)	Yes (1)	(1) Does not apply in the residential zone. (2) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

Division IV. Citywide Development Standards, Regulations and Incentives

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Antique/Secondhand Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Apparel/Accessory Store	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Arcade (Games/Food)	IV/10 ft.	N/A	IV/5 ft.	II/10 ft.	Yes	
Beauty Salon/Personal Grooming Service	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Coffee Shop/Retail Food Shop	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Department/Variety Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Drug Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Dry Cleaner	IV/10 ft.	V/5 ft.	III/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Fabric Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Financial Institution	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Florist Shop	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Food Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.

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Forest Products	II/10 ft.	V/5 ft.	I/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes
Furniture Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Hardware/Garden	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes
Hobby/Toy Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Jewelry Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Laundromat	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Liquor Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Media Material	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Other Retail Uses	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Pet Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Photographic and Electronic Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Produce Stand	IV/5 ft.	N/A	IV/5 ft.	N/A	N/A	
Restaurant	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes
Restaurant, Fast Food	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes
Sexually-Oriented Business	IV/10 ft.	V/5 ft.	II/6 ft.	N/A	Yes	
Sporting Goods and Related Stores	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Tavern	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Theater	II/20 ft.	N/A	I/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Wholesale/Bulk Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
RETAIL & COMMERCIAL, LODGING						
Bed and Breakfast	N/A	N/A	N/A	N/A	N/A	
Hostel	III/10 ft.	V/5 ft.	III/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Hotel/Motel and Associated Uses	III/10 ft.	V/5 ft.	III/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
UTILITIES						

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FAÇADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Communications Facilities	II/10 ft. I/10 ft. (1)	N/A	II/5 ft. I/10 ft. (1)	II/5 ft. I/10 ft. (1)	N/A	(1) Type II landscaping applies in high intensity zones. Type I landscaping applies in low intensity zones. See SMC 15.480.090(G).
Utility Substation	I/10 ft.	N/A	I/10 ft.	N/A	N/A	
Utility Use	III/10 ft.	V/5 ft.	IV/10ft.	II/10ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Wireless Communications Facilities	II/10 ft. I/10 ft. (1)	N/A	II/5 ft. I/10 ft. (1)	II/10 ft. (2)	N/A	(1) Type II landscaping applies in high intensity zones. Type I landscaping applies in low intensity zones. See SMC 15.480.090(G). (2) Adjacent to residential or park zones for buffering purposes.

15.445.220 Street Frontage Landscaping

- A. On-site street frontage landscaping shall be installed on the subject (private) property and is separate from street landscaping as described in SMC Title 11, Streets, Sidewalks, and Public Thoroughfares.
- B. Combining Street Frontage and Street Landscaping in Right-of-Way. On-site street frontage landscaping required under SMC 15.445.210 and right-of-way (ROW) street landscaping required under SMC Title 11 may be combined upon review and approval by the Director.
 - 1. The combined landscaping may be variable widths, no less than five (5) feet; provided the total required amount of the combined on-site street frontage landscaping and ROW street landscaping is located on site outside of the public ROW. (For example, if the combined required on-site street frontage landscaping and ROW street landscaping is twenty (20) feet in width along a one hundred (100) foot street frontage (fifteen (15) feet on site, five (5) feet in the ROW), and the width is reduced to seven (7) feet on site, then one thousand three hundred (1,300) square feet of landscaping (13 feet x 100 feet = 1,300 square feet) must be distributed elsewhere on site, outside of the ROW, in addition to other on-site landscape requirements).
 - 2. Variable widths may be allowed based on the following criteria:
 - a. The location of below and above ground utilities.
 - b. To provide bike lanes, if sufficient right-of-way is not available to provide both the bike lane and street landscaping.
 - c. Traffic safety.
 - d. Topographic conditions.
 - e. Other special site conditions.
- C. **Reducing Width of Street Frontage Landscaping.** The width of the street frontage landscaping may be reduced twenty-five percent (25%) if the area comprising the twenty-five percent (25%) is allocated to landscaping located adjacent to the street facing facade of the building(s) on a site. The landscaping shall be placed in a manner and consist of vegetation determined by the Director to provide equal or greater screening from the street. The twenty-five percent (25%) allocation is in addition to the required building facade landscaping.

15.445.230 Building Facade Landscaping

- A. Groundcover shall be spaced a maximum of two (2) feet along building facades
- B. Conifers shall not be used for facade landscaping.

- C. Deciduous trees can be placed at thirty (30) foot centers for facade landscaping on buildings with continuous windows.

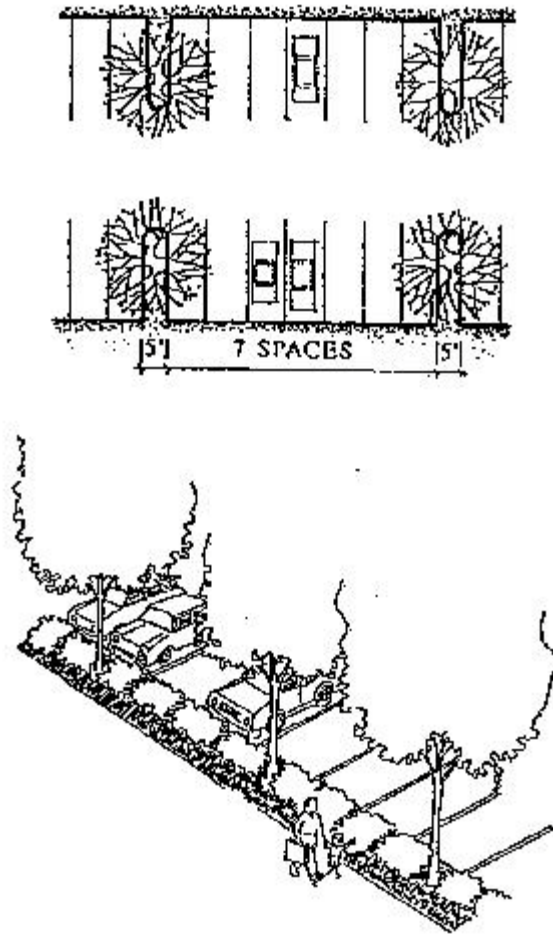
15.445.240 Side/Rear Buffer Landscaping for Noncompatible Uses

Side and rear landscape buffers shall be required where noncompatible uses develop adjacent to residentially zoned property pursuant to the landscaping standards charts for recreation, accessory, recreational/cultural uses, general, educational and health services uses, government/office uses, retail commercial uses, and manufacturing uses at SMC 15.445.210, except as modified below:

- A. Where noncompatible uses develop adjacent to property that is zoned residential but which has a nonresidential or high density residential potential zone compatible with the proposed development, then the buffers of the said SMC 15.445.210 charts may be reduced to ten (10) feet of Type I landscaping. This shall not, however, apply to any phasing areas as identified in the SeaTac Comprehensive Plan “Land Use Phasing Map.”
- B. For the purposes of this section, hotel/motel and associated uses shall be considered a commercial use, and mobile/manufactured home parks shall be considered a single-family residential use.

15.445.250 Surface Parking Landscaping

- A. At least ten percent (10%) of the interior parking area shall have landscaping when the total number exceeds twenty (20) parking stalls.
- B. **Landscape Islands.** At least one (1) interior landscape island for every seven (7) parking stalls shall be provided to be reasonably distributed throughout the parking lot.
- C. **Trees and Landscape Islands.** At least one (1) tree must be provided in each landscape island.
- D. **Curbs/Barriers.** Permanent curbs and/or barriers shall be provided to protect the plantings from vehicle overhang.
- E. The perimeter of a parking lot shall be planted with five (5) foot landscaping buffers with Type III landscaping. Any abutting landscaped areas can be credited toward meeting this standard.
- F. **Height of Landscaping.** Parking lot landscaping in areas adjacent to a parking space shall not exceed two (2) feet in height within three (3) feet of the curb, to allow for car overhangs.



15.445.260 Landscaping Adjacent to Freeway Rights-of-Way

A. Residential Development.

1. Except as exempt under SMC 15.445.010(B), a minimum of twenty-five (25) feet of Type I landscaping shall be provided within all multi-family residential developments and residential subdivisions adjacent to freeway rights-of-way or adjoining frontage roads.
2. This requirement may be reduced to ten (10) feet of Type I landscaping with construction of an approved sound wall comparable to the type installed by the Department of Transportation along freeway rights-of-way.

- B. Commercial Development.** A minimum of ten (10) feet of Type I landscaping shall be provided within all commercial development adjacent to freeway rights-of-way or adjoining frontage roads.

15.445.270 Landscaping of Industrial Uses Adjacent to Single-Family Residential Zones

All permitted and conditional uses within the Industrial (I) zone, shall have a minimum twenty (20) foot Type I landscape strip adjacent to or across a public right-of-way from a single-family residential zone.

15.445.280 Alternative Landscape Options

The following alternative landscape options are permitted only as approved by the Director.

- A. Incorporation of existing vegetation to augment new plantings in the landscape design.
- B. Reduction of the width of the Type I landscape strip by no more than twenty percent (20%) when incorporating fences, hedges, architectural barriers or berms into the landscape design. The reduced landscaping in such cases shall be reallocated to other portions of the site.
- C. Incorporation in the design of berms of at least three (3) feet in height for width reduction.
- D. The street frontage landscaping can be located between the road and sidewalk or alternate based on a comprehensive design layout.

15.445.300 Service Areas Screening and Placement: Garbage Dumpsters/Recycling Bins

- A. All garbage dumpsters/recycling bins must be screened from view from adjacent streets and properties using dense vegetation and/or a fence.
- B. Garbage dumpsters/recycling bins must conform to minimum setback requirements and must be determined to be accessible to sanitation trucks prior to approval of the dumpster/recycling bin location.

15.445.400 Tree Retention

Tree retention and protection standards shall be implemented per SMC 15.455.410 through 15.455.450 as follows.

15.445.410 Retention of Significant Trees within New Short Plats and Long Subdivisions in the Single-Family Zones

Significant trees within new short plats and long subdivisions shall be retained as follows:

- A. If applicable, two (2) significant trees shall be saved within each new proposed lot within each new proposed short plat or long subdivision, unless an alternative allowed by SMC 15.445.440 Minimum Number of Trees per Residential Lot – New Short Plats and Long Subdivisions, is used. Significant trees located in the following areas are not required to be retained:

1. Trees within the building footprint of a proposed residence and accessory structure (detached carport, garage, or accessory dwelling unit).
 2. Trees within any private access easement.
 3. Trees within any proposed utility easement.
- B. Significant trees to be retained shall be protected during the construction process for final short plat approval, during long plat approval, and during the construction of a residence on each lot as provided under SMC 15.445.450 Protection of Significant Trees.
- C. Any significant tree proposed to be retained that is removed during the final short plat or preliminary plat approval process, or during the construction of a residence on a lot, shall be mitigated as follows:
1. For each significant tree removed, two (2) deciduous trees, a minimum of two (2) inches in caliper measured at four (4) feet from its base at the time of planting; or
 2. Two (2) evergreen trees with a minimum height of eight (8) feet, not including growth leaders; or
 3. Any combination of the above, with a minimum of two (2) trees.
 4. The following material will not be regarded as trees:
 - a. Vine Maple (*Acer circinatum*).
 - b. Serviceberry (*Amelanchier*).
 - c. Arborvitae (not including Western Red Cedar [*Thuja plicata*]).
 - d. Any other tree that could be considered a shrub.
- D. All trees required to be replanted shall be planted prior to the final inspection of the residence.
- E. No mitigation for the removal of significant trees shall be required once the builder of a single-family residence on any lot containing significant trees transfers ownership of the lot and residence to another party, or when a certificate of occupancy is issued to the same party.

15.445.420 Retention of Significant Trees in All Other Zones

- A. If applicable, three (3) significant trees, or twelve percent (12%) of the significant trees on site, whichever number is greater, shall be saved within each new proposed

development. Significant trees located in the following areas are not required to be saved:

1. Trees within the building footprint of a proposed structure.
 2. Trees within any private access easement and interior roads.
 3. Trees within any proposed utility easement.
- B. A covenant shall run with the property advising potential purchasers of significant trees to be saved that are located on site. The text of this covenant shall be approved by the Director.
- C. Significant trees within required landscape areas shall be given preference to be retained.
- D. Any significant tree proposed to be retained that is removed during construction shall be mitigated as follows:
1. For each significant tree removed, three (3) deciduous trees, a minimum of two (2) inches in caliper measured at four (4) feet from its base at the time of planting; or
 2. Three (3) evergreen trees with a minimum height of eight (8) feet, not including growth leaders; or
 3. Any combination of the above, with a minimum of three (3) trees.
 4. All trees required to be replanted as mitigation shall be replanted prior to occupancy.
 5. Any trees replanted for mitigation purposes shall be in addition to any required landscaping for the proposed project.

15.445.430 Tree Retention – Clearing of Multi-Family, Commercial, and Industrial Zoned Lots

No significant trees shall be removed from any multi-family, commercial, or industrial zone property without obtaining a no fee “Tree Clearing Permit” from the Department. The property owner shall demonstrate at least one (1) of the following criteria in order to obtain a “Tree Clearing Permit”:

- A. A tree constitutes a safety hazard to any structures on the property and to any structures on adjacent properties as determined by the City’s arborist; or
- B. A tree is dead; or

- C. The tree is significantly diseased and will die as determined by the City's arborist; or
- D. The property owner has an approved building permit for a new development on the property.

15.445.440 Minimum Number of Trees per Residential Lot – New Short Plats and Long Subdivisions

- A. A minimum number of trees per lot within new proposed short plats and long subdivisions shall be required, as follows:
 - 1. Two (2) significant trees;
 - 2. One (1) significant tree and two (2) new trees; or
 - 3. Four (4) new trees.

All new trees per lot shall be planted on the lot prior to the final inspection of any residence on the lot and shall meet the standards set forth in subsection (B) of this section.

- B. Significant trees or existing healthy trees on the lots that meet the following minimum size standards may be counted towards the requirements of subsection (A) of this section:
 - 1. Deciduous trees, a minimum of two (2) inches in caliper measured at four (4) feet from its base at the time of planting; or
 - 2. Evergreen trees with a minimum height of eight (8) feet, not including growth leaders; or
 - 3. Any combination of the above, with a minimum meeting the requirements of subsection (A) of this section.
 - 4. The following material will not be regarded as trees:
 - a. Vine Maple (*Acer circinatum*).
 - b. Serviceberry (*Amelanchier*).
 - c. Arborvitae (not including Western Red Cedar [*Thuja plicata*]).
 - d. Any other tree that could be considered a shrub.
- C. No mitigation for the removal of trees shall be required once the builder of a single-family residence on any lot containing trees transfers ownership of the lot and residence to another party, or when a certificate of occupancy is issued to the same party.

15.445.450 Protection of Significant Trees

To provide the best protection for significant trees, applicants:

- A. Shall provide during the construction stage either:
 - 1. A temporary five (5) foot high fence; or
 - 2. A line of five (5) foot high, orange colored, two-by-four (2x4) stakes placed no more than ten (10) feet apart.
- B. Shall place the fence or stakes in a line generally corresponding to the drip line of any significant tree(s) to be retained.
- C. Shall construct a rock well if the grade level around the tree is to be raised by more than one (1) foot. The diameter of the well shall be equal to the diameter of the trunk plus five (5) feet.
- D. Shall not install impervious surfaces, excavate, store, or drive equipment within the area defined by such fencing or stakes.
- E. Shall not lower the grade level within the larger of the two (2) areas defined as follows:
 - 1. The drip line of the tree(s); or
 - 2. An area around the tree equal to one (1) foot diameter for each inch of tree trunk diameter measured four (4) feet above the ground.
- F. May use alternative protection methods if determined by the Director to provide equal or greater tree protection.

Chapter 15.450

Mobile Refueling Operations

Sections:

15.450.005 Purpose

15.450.010 Authority and Application

15.450.100 General Standards

15.450.005 Purpose

The purpose of this chapter is to clearly delineate regulations that apply to mobile refueling operations.

15.450.010 Authority and Application

The provisions of this chapter shall apply to all mobile refueling operations within the following zones: residential, Park, O/C/MU, commercial and industrial.

15.450.100 General Standards

Mobile refueling shall conform with the following requirements:

- A. **Business License.** The owner of the on-site mobile refueling operation shall obtain and maintain a valid City of SeaTac business license.
- B. **Fire Department Fuel Dispensing Permit.** An annual Fire Department Fuel Dispensing Permit shall be obtained from the SeaTac Fire Department, Fire Prevention Bureau. A site inspection may be conducted at any time to verify compliance with Fire Department Permit conditions and provisions.
- C. **Spill Containment Kit.** Spill containment kits shall be located on-site and each fuel dispensing vehicle shall have a spill kit that is capable of providing catch basin covers for all catch basins within the site of the refueling operation, absorbent pigs, petroleum diapers, and a disposal container. Spill kit contents shall be approved by the SeaTac Fire Department Fire Prevention Bureau.
- D. **Emergency Response Plan.** An approved emergency response plan shall be developed for each refueling site. Such emergency response plan shall be immediately available to the driver/operator of the dispensing vehicle. The drivers/operators of the dispensing vehicles shall be properly trained in the site-specific emergency response plan for each site within the city. The emergency response plan shall be activated by the driver/operator of the dispensing vehicle any time there is a spill of any measurable quantity of combustible liquid. Failure to activate the emergency response plan shall be a citable violation of the Fire Code. The emergency response plan shall be a step-by-step detailed plan as to what the driver/operator should do if there is a spill, leak, fire or other emergency at a mobile refueling site.

- E. **Vehicles and Equipment.** Only approved tank vehicles and dispensing equipment shall be used.
- F. **Dispensing Fuel.** The driving or moving of a fuel dispensing tank vehicle while the dispensing hose is deployed to a motor vehicle or while dispensing motor fuel shall not be allowed and will be cause for immediate revocation of the site refueling privilege and any permits and/or licenses.
- G. **Water Quality and Spill Control.** The project site or property, on which the fueling operation is to occur, shall comply with City requirements for water quality and spill control for high use sites.
- H. **Proximity to Wetland or Creek.** No refueling shall be allowed within one hundred (100) feet of a wetland or creek. Refueling within one hundred (100) feet of a wetland or creek may be approved by the Director and Director of Public Works; provided, that a plan is submitted and approved showing that any fuel that may be spilled cannot reach a wetland or creek. Refueling shall be subject to an approved emergency response plan. Such emergency response plan shall be immediately available to the driver/operator of the dispensing vehicle.
- I. **Hours of Operation.**
 - 1. Commercial and Industrial zones: 7:00 a.m. to 7:00 p.m.
 - 2. Residential, Park and O/C/MU zones: 7:00 am. To 6:00 p.m.

Chapter 15.455 Parking and Circulation

SECTIONS:

15.455.005 Purpose

15.455.010 Authority and Application

15.455.100 Off-Street Parking Requirements and Reductions

15.455.110 Required Off-Street Parking Spaces

15.455.120 Parking Chart for Required Off-Street Spaces

15.455.130 Ride Share and Accessible Parking Requirements

15.455.140 Parking Reductions

15.455.150 Location of Parking

15.455.200 Off-Street Loading Requirements

15.455.300 Bicycle Parking Requirements

15.455.400 General Parking Design and Construction Standards

15.455.410 Off-Street Parking Design Standards

15.455.420 Driveway Entrances

15.455.430 Tandem Parking Spaces

15.455.440 Stacking Spaces for Drive-Through Facilities

15.455.450 Off-Street Parking Construction Standards

15.455.500 Surface Parking Standards

15.455.600 Structured Parking Standards

15.455.610 Parking Structure Design

15.455.620 Ground Floor Uses in Parking Structures

15.455.700 Single-Family Parking Standards

15.455.005 Purpose

The purpose of this chapter is to provide adequate parking for all uses permitted in the code, to reduce demand for parking by encouraging alternative means of transportation including public transit, ride-sharing and bicycles, and to increase pedestrian mobility in the City of SeaTac by:

- A. Setting minimum, off-street parking standards for different land uses that assure safe, convenient and adequately sized parking facilities within activity or business centers;
- B. Providing incentives to ride-share through preferred parking arrangements;
- C. Providing for parking and storage of bicycles;
- D. Providing incentives to encourage employee and citizen use of present and future high capacity transit (HCT) modes; and
- E. Requiring uses which attract large numbers of employees or customers to provide transit stops.

15.455.010 Authority and Application

- A. All new uses locating in any new building shall be required to meet the off-street parking, internal circulation, loading space, bicycle parking and storage, and pedestrian circulation requirements of this chapter.
- B. Any use that requires an addition to an existing building or a change of use encompassing more than forty percent (40%) of the gross floor area (gfa) of the building/complex) shall require the current parking standards be implemented relative to only the new square footage.
- C. If this chapter does not specify a parking requirement for a specific land use, the Director shall establish the minimum requirement based on a comparable parking demand. The applicant may be required to provide a parking study for the proposed use demonstrating that the parking demand for the specific land use will be satisfied. The study shall be prepared by a professional with expertise in traffic and parking analysis, or an equally qualified individual authorized by the Director.
- D. If the required amount of off-street parking has been proposed to be provided off-site, the applicant shall provide a satisfactory written contract with cooperating landowners showing the provision of adequate off-street parking. Additionally, satellite parking is permitted for accessory uses in conjunction with primary uses in SMC 15.455.150, Location of Parking.
- E. Once a use has approved parking layout and spaces, different uses/companies off-site cannot use the parking created for the subject property/development.

15.455.100 Off-Street Parking Requirements and Reductions

All properties shall conform to the parking requirements in this section. Additional or superseding parking regulations may apply in the designated overlay districts, and as required elsewhere in this Title.

15.455.110 Required Off-Street Parking Spaces

- A. **Minimum Parking Requirements.** Off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in the following parking chart in SMC 15.455.120.
- B. **Rounding Up Calculations.** If the calculation for determining the number of off-street parking spaces results in a fraction, the applicant shall be required to provide the number of spaces rounded up to the nearest whole number.

15.455.120 Parking Chart for Required Off-Street Spaces

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
ANIMALS		
Butterfly/Moth Breeding	1 per 250 sf of office/retail area	
Kennel/Cattery	1 space per 12 animal enclosures 1 space per 250 sf of retail sales area 2 spaces for a dwelling unit	
Stables	1 per 2 stalls	
Veterinary Clinic	1 per 300 sf of building area	
BUSINESS SERVICES		
Airport Support Facility	1 per 250 sf	
Commercial/Industrial Accessory Uses	1 per 300 sf	
Conference/Convention Center	1 per 3 fixed seats, plus 1 per 40 sf for assembly areas without fixed seats	
Construction/Trade	1 per 250 sf of office	
Distribution Center/Warehouse	1 per 250 sf of office, plus 1 per 3,500 sf of storage areas	
Equipment Rental, Large	1 per 250 sf of building	
Equipment Rental, Small	1 per 250 sf of building	
Equipment Repair, Large	1 per 300 sf of office, plus 1 per 1,000 sf of indoor repair areas	
Equipment Repair, Small	1 per 250 sf of building	
Helipad/Airport and Facilities	Helipad: 4 per pad Airport: 1 per 500 sf of building	
Landscaping Business	1 per 250 sf of office/storage area	
Professional Office	1 per 300 sf of office building	
Storage, Self Service	1 per employee (designated), plus 3 for customers	
Truck Terminal	1 per 250 sf of office or 1 per employee, whichever is greater	
CIVIC & INSTITUTIONAL		
Cemetery	1 per 40 sf of chapel area, plus 1 per employee	
City Hall	1 space per 250 sf of office area plus 1 per 40 sf of fixed seats or assembly area if a municipal court use is located in City Hall	

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Court	1 per employee, plus 1 per 40 sf of fixed seats or assembly areas	
Fire Facility	1 per employee, plus 1 per 100 sf of public office areas	
Funeral Home/Crematory	1 per 40 sf of chapel area, plus 1 per employee	
Police Facility	1 per employee, plus 1 per 100 sf of public office areas	
Public Agency Office	1 per 250 sf	
Public Agency Yard	1 per 200 sf, plus 1 per 1,000 sf of indoor storage or repair areas	
Public Archives	1 per employee, plus 1 per 400 sf of waiting/review areas	
Social Service Office	1 per 250 sf	
EDUCATIONAL		
College/University	1 per employee, 0.7 per student	
Elementary-Middle School Jr. High	1 per 50 students, 1 per faculty member	
High School	1 per 35 students, 1 per faculty member	
Specialized Instruction School	1 per employee, 1 per 2 students	
Vocational/Technical School	1 per employee, 1 per 10 students	
HEALTH AND HUMAN SERVICES		
Day Care I	2 per facility, plus 1 per employee	
Day Care II	2 per facility (minimum), plus 1 per employee, and 1 load/unload space per every 10 children	
Halfway House	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
Hospital	1 per bed plus 5 per each 2 employees	
Medical/Dental Lab	1 per 300 sf of building	
Medical Office/Outpatient Clinic	1 per 275 sf of building	
Miscellaneous Health	1 per 300 sf of building	
Overnight Shelter	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
Opiate Substitution Treatment Facility	1 per 275 sf of building, unless modified by a parking plan as part of the CUP-EPF process	

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Secure Community Transition Facility	1 per employee, plus 0.5 per resident for visitor parking	
Transitional Housing	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
MANUFACTURING		
Aerospace Equipment	1 per employee, plus 1 per 500 sf of building	
Apparel/Textile Products	1 per employee, plus 1 per 500 sf of building	
Batch Plants	1 per employee, plus 1 per 500 sf of building	
Biomedical Production Facility	1 per 500 sf of gross floor area, plus 1 space per employee	
Chemical/Petroleum Products	1 per employee, plus 1 per 500 sf of building	
Commercial/Industrial Machinery	1 per employee, plus 1 per 500 sf of building	
Computer/Office Equipment	1 per employee, plus 1 per 500 sf of building	
Electronic Assembly	1 per employee, plus 1 per 500 sf of building	
Fabricated Metal Products	1 per employee, plus 1 per 500 sf of building	
Food Processing	1 per employee, plus 1 per 500 sf of building	
Furniture/Fixtures	1 per employee, plus 1 per 500 sf of building	
Laboratories, Research, Development & Testing	1 per 300 sf	
Manufacturing, Light Misc.	1 per employee, plus 1 per 500 sf of building	
Micro-Winery/Brewery/Distillery	1 per employee, plus 1 per 40 sf of tasting area	
Off-Site Hazardous Waste Treatment and Storage Facilities	1 per employee, plus 1 per 500 sf of building	
Paper Products	1 per employee, plus 1 per 500 sf of building	
Primary Metal Industry	1 per employee, plus 1 per 500 sf of building	
Printing/Publishing	1 per employee, plus 1 per 500 sf of building	
Recycling Processing	1 per 1,000 sf or 1 per employee, whichever is greater	
Rubber/Plastic/Leather/ Mineral Products	1 per employee, plus 1 per 500 sf of building	
Textile Mill	1 per employee, plus 1 per 500 sf of building	
Wood Products	1 per employee, plus 1 per 500 sf of building	
MOTOR VEHICLE RELATED		
Auto/Boat Dealer	1 per 300 sf of building, plus 1 per employee	-
Auto Service Center	4 spaces, plus 6 stacking spaces	

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Auto Supply Store	1 per 250 sf of leasable space	
Auto Wrecking	1 per employee (designated), plus 3 for customers	
Commercial Marine Supply	1 per 1,000 sf of gross floor area, plus 1 space per employee	
Electric Vehicle Infrastructure – Battery Exchange Station and Rapid Charging Station Only	1 per employee 0.65 spaces per rapid charging station space for customers waiting to use rapid charging station (Required only if the use is the primary use on the property)	
Fueling/Service Station	Without grocery store attached: 1 per employee, plus 1 per service bay With grocery store attached: 1 per employee, plus 1 per 200 sf of store area	
Public/Private Parking	1 per employee (designated)	
Tire Retreading	1 per employee, plus 1 per 500 sf of building	
Towing Operation	1 per employee (designated)	
Vehicle Rental/Sales	1 per 300 sf of building, plus 1 per employee plus a minimum of 3,000 sf of display area	
Vehicle Repair, Large	1 per 300 sf of office, plus 1 per 1,000 sf of indoor repair areas	
Vehicle Repair, Small	2 spaces per service bay	
RECREATIONAL and CULTURAL		
Amusement Park	1 per 200 sf of area within enclosed buildings, plus 1 for every 3 persons that the outdoor facilities are designed to accommodate at maximum capacity	
Community Center	1 per 400 sf of building, plus 1 per employee	
Drive-In Theater	---	-
Golf Course	3 per hole, plus 1 per employee	
Health Club	1 per 150 sf of leasable space	
Library	1 per 200 sf of building	
Museum	1 per 200 sf of building	
Park	1 space for each 3 users at maximum utilization	
Recreational Center	1 per 400 sf of building	
Religious Use Facility	1 per 4 fixed seats, or 1 per 40 sf of gfa used for assembly purposes without fixed seats	
Religious Use Facility Accessory	1 per 500 gsf	

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Sports Club	1 per 100 sf of building plus 1 per 4 fixed seats if tournaments or competitions are held at the sports club. If tournaments or competitions are proposed, a traffic control plan, approved by the City, shall be submitted.	If bench or pew seating is used, each twenty-four (24) lineal inches of bench or pew seating shall be considered as a separate seat
Stadium/Arena	1 per 3 fixed seats, plus 1 per employee	
EXCEPTIONS		
Bowling Center	5 per lane, plus 1 per employee	
Golf Driving Range	1 per tee, plus 1 per employee	
RESIDENTIAL		
College Dormitory	1.5 per bedroom	
Duplex	1.25 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
Dwelling Unit, Detached	2 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
Manufactured/Modular Home (HUD)	2 per dwelling unit	
Mobile Home (nonHUD)	2 per dwelling unit	
Mobile Home Park	2 per dwelling unit	
Multi-Family	Studio Unit: 1 per dwelling unit 1 Bedroom Unit: 1.5 per dwelling unit 2-3 Bedroom Unit: 2 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
Townhouse	2 per dwelling unit, plus 0.25/unit for visitor parking	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
RESIDENTIAL, RETIREMENT & ASSISTED LIVING		
Assisted Living Facility	0.25 per unit/room	
Community Residential Facility I	2 per dwelling unit	

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Community Residential Facility II	Parking plan based on population served and projected needs should be submitted and approved by the City Manager, or designee.	
Continuing Care Retirement Community	0.25 per assisted living unit/room 0.75 per retirement apartment dwelling unit 1 per 5 beds for convalescent/nursing care	
Convalescent Center/Nursing Home	1 per 5 beds	
Retirement Apartments	0.75 per dwelling unit	
RESIDENTIAL, ACCESSORY		
Accessory Dwelling Unit (ADU)	1 per accessory dwelling unit 2 per accessory dwelling units greater than 600 square feet in area	Minimum spaces required in addition to spaces required for existing single-family residences.
Home Occupation	---	
Shed/Garage	---	
RETAIL and COMMERCIAL		
Agricultural Crop Sales (Farm Only)	1 per 250 sf of leasable space	
Antique/Secondhand Store	1 per 250 sf of leasable space	
Apparel/Accessory Store	1 per 250 sf of leasable space	
Arcade (Games/Food)	1 per 250 sf of building	
Beauty Salon/Personal Grooming Service	1 per 200 sf of gross floor area	
Department/Variety Store	1 per 250 sf of leasable space	
Drug Store	1 per 250 sf of leasable space	
Dry Cleaner	1 per 250 sf of building	
Espresso Stand	1 per 150 sf of gross floor area ,plus 3 stacking spaces with drive-through	
Fabric Store	1 per 250 sf of leasable space	
Restaurant	1 per 150 sf of leasable space	
Fast Food/Restaurant	1 per 150 sf of leasable space (plus 5 stacking spaces with drive-through)	
Financial Institution	1 per 250 sf, plus 5 stacking spaces	
Florist Shop	1 per 250 sf of leasable space	
Food Store	At least 15,000 sf: 1 per 250 sf of leasable space Less than 15,000 sf: 3, plus 1 per 300 sf	
Forest Products	1 per employee	
Furniture Store	1 per 300 sf of building	

Division IV. Citywide Development Standards, Regulations and Incentives

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Hardware/Garden Material	1 per 250 sf of leasable space	
Hobby/Toy Store	1 per 250 sf of leasable space	
Jewelry Store	1 per 250 sf of leasable space	
Laundromat	1 per 250 sf of leasable space	
Liquor Store	1 per 250 sf of leasable space	
Media Material	1 per 250 sf of leasable space	
Other Retail Uses	1 per 250 sf of gross floor area	
Pet Store	1 per 250 sf of leasable space	
Photographic and Electronic Store	1 per 250 sf of leasable space	
Produce Stand	1 per 250 sf of gross floor area, plus 1 per employee	
Coffee Shop/Retail Food Shop	1 per 250 sf of leasable space	
Sexually-Oriented Business	---	
Sporting Goods and Related Stores	1 per 250 sf of leasable space	
Theater	1 per 3 fixed seats, plus 1 per employee	
Tavern	1 per 250 sf of leasable space	
Wholesale/Bulk Store	1 per 250 sf of leasable space	
RETAIL & COMMERCIAL, LODGING		
Bed and Breakfast	1 per bedroom, plus 2 for residents	
Hostel	0.5 per bed	
Hotel/Motel and Associated Uses	Basic Guest and Employee (no shuttle service): 0.9 per bedroom Basic Guest and Employee (with shuttle service) 0.75 per bedroom With restaurant/lounge/bar: 1 per 150 gsf With banquet/meeting room: 1 per 150 gsf Retail (15,000 gsf or less): 1 per 1,000 gsf Retail (greater than 15,000 gsf): 1.5 per gsf	
UTILITIES		
Communications Facility	1 per 250 sf	
Utility Substation	1 per substation site	
Utility Use	1 per 250 sf	

15.455.130 Ride Share and Accessible Parking Requirements

A. Ride-Share Requirements

1. All land uses in government/business, retail/commercial, manufacturing and any other land use where employees are a basis for computing the required off-street parking spaces in 15.465.105, Parking Spaces Required, shall be required to reserve one (1) parking space of every fifteen (15) required spaces for ride-share parking as follows:
 - a. The ride-share parking spaces shall be located closer to at least one (1) entrance than other employee parking except handicapped;
 - b. Reserved areas shall have markings and signs indicating that the space is reserved for ride-share vehicles; and
 - c. Parking in reserved areas shall be limited to vanpools, carpools, and any other vehicles meeting minimum ride-share qualifications set by the employer.

- B. Accessible Parking Requirements.** Off-street parking and access for physically handicapped persons shall be provided in accordance with Section 7503 of the regulations adopted pursuant to Chapter 19.27 RCW, State Building Code, Chapter 70.92 RCW, Public Buildings – Provisions for Aged and Handicapped, and any subsequent amendments to SMC Title 13 Buildings and Construction.

15.455.140 Parking Reductions

- A. Transit Availability.** The Director may reduce the number of required off-street parking spaces when one (1) or more regularly scheduled high capacity public (or recognized private/public systems, i.e., Regional Personal Transit) transit routes serve the site. The amount of reduction shall be based on the frequency of the transit service and shall be limited as follows:

1. **Residential/commercial** – Thirty-five percent (35%) maximum – see the parking chart in SMC 15.455.120 for limits to the maximum reduction for some residential uses;
2. **Government/business/manufacturing** – Forty percent (40%) maximum;
3. **Recreation/culture/retail/wholesale/general service** – Thirty percent (30%) maximum.

B. Shared Parking

1. **Shared Parking Facilities.** The amount of off-street parking required by the SMC 15.455.120 parking chart may be reduced by an amount determined by the Director when shared parking facilities for two (2) or more uses are designed and

developed, or developed adjacent to an existing use, as one (1) common parking facility, provided

- a. The amount of the reduction shall not exceed ten percent (10%) of each use.
 - b. A covenant or other contract for shared parking between the cooperating property owners is approved by the Director. The covenant or contract cannot be amended without the consent of the Director.
 - c. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the Director, or provide the full amount of required off-street parking for each use, within sixty (60) days of notification.
2. **Nonprofit Uses.** Nonprofit uses adjacent to each other shall be allowed to share parking, regardless of zoning classification; provided, that:
- a. If the shared parking requires an expansion of the parking lot on the property receiving the additional parking, all permit requirements otherwise required for such expansion (such as a conditional use permit and environmental (SEPA) review) must be met.
 - b. All requirements of this subsections 15.465.110 (D)(1) through (D)(2) and 15.465.110 (5)(a) through (5)(e) are met.
 - c. Temporary shared parking arrangements between nonprofit uses not exceeding 360 days, shall meet all the requirements of subsections 15.465.110 (D)(1) through (D)(2) and 15.465.110 (5)(b) through (5)(e)

C. Joint Use of Driveways and Parking Areas for Day and Night Uses

1. The joint use of driveways and parking areas shall be encouraged to reduce overall parking needs. A convenient pedestrian connection must exist between the building facilities and/or properties to qualify as a joint use parking facility.
2. As an incentive, the city will consider an overall reduction in the parking ratio of up to fifty percent (50%) of the minimum required for primary night-time uses such as theaters, bowling alleys, and restaurants when coordinated with a parking supply serving primarily daytime uses such as banks, offices, and retail stores.

D. Small, Resident-Oriented Uses. The amount of off-street parking required by SMC 15.455.120 Parking Chart for Required Off-Street Parking Spaces, may be reduced by the Director for uses meeting the definition of “small, resident-oriented uses,” (see SMC Chapter 15.105 for definition) provided:

1. The amount of the reduction shall not exceed fifty percent (50%) of each use.

2. If a use changes to one not meeting the definition of “small, resident-oriented uses,” then the affected property owners shall provide the full amount of off-street parking required by SMC 15.455.120 Parking Chart for Required Off-Street Parking Spaces within sixty (60) days of such change in use.

15.455.150 Location of Parking

- A. **Off-Street Parking Facilities.** Off-street parking facilities shall not be located more than five hundred (500) feet from the building they are required to serve for all uses, except those specified below, and a marked pedestrian walkway shall be incorporated into the layout. Where parking facilities do not abut the building they serve, the required maximum distance shall be measured along the pedestrian walkways from the parking facility to the nearest building entrance.
 1. **Senior Citizen Assisted Housing and Community Residential Facilities (CRFs).** All senior citizen assisted housing facilities and CRFs shall have the parking facilities connected to the building they are required to serve.
 2. **Residential Dwellings Except for Senior Citizen Assisted Housing and CRFs.** For all other residential dwellings, the parking facilities shall not be located more than one hundred (100) feet from the building(s) they are required to serve.
 3. **Religious Organizations and Hospitals.** For all religious organizations and hospitals, the parking facilities shall not be located more than one hundred fifty (150) feet from the building they are required to serve.
 4. **Accessory Uses or Uses Up to Thirty Percent (30%) of Primary Use.** The Director may authorize a portion of the required parking for an accessory use (or for up to thirty percent (30%) of the primary use) to be located on a site other than the subject property if:
 - a. Adequate parking exists for the primary use on the property receiving the additional parking. For the purpose of this section, adequate parking is parking that conforms to current off-street parking requirements for the primary use on the property.
 - b. Adequate pedestrian, van or shuttle connection between the sites exists;
 - c. The sites are within one (1) mile of each other; and
 - d. The site used for off-site parking is zoned to allow public/private parking as a permitted use.
- B. **Off-Site Parking Facilities.** Criteria to be used by the Director in authorizing off-site parking are:
 1. Off-site parking shall be accessed only by employees, not by the general public.

2. The proposed connections between the sites are safe for pedestrians and vehicles.
3. The proposed plan is compatible with adjacent uses.
4. Off-site impacts are negligible or minimized.
5. A contingency plan is submitted by the applicant and approved by the City that would provide for the parking to be developed on the subject property or established elsewhere if the off-site parking arrangement is no longer available.
6. Legal documentation is required for the approved, off-site parking location and shall be recorded with the City of SeaTac City Clerk and the Department. Off-site parking may be removed only if alternative parking is provided in conformance with the code and such parking is approved by the Director.

15.455.200 Off-Street Loading Requirements

All properties shall conform to the following regulations, where applicable:

- A. Every nonresidential building engaged in retail, wholesale, manufacturing or storage activities, excluding self-service storage facilities, shall provide loading spaces in accordance with the standards listed below:

Gross Floor Area	Number of Spaces
10,000 to 16,000 sf	1
16,001 to 40,000 sf	2
40,001 to 64,000 sf	3
64,001 to 96,000 sf	4
96,001 to 128,000 sf	5
128,001 to 160,000 sf	6
160,001 to 196,000 sf	7
For additional 35,000 sf	1 additional

- B. Every hospital, auditorium, convention hall, exhibition hall, sports arena/stadium, or other similar uses shall provide loading spaces in accordance with the standards listed below:

Gross Floor Area	Number of Spaces
40,000 to 60,000 sf	1
60,001 to 160,000 sf	2
160,001 to 264,000 sf	3
264,001 to 388,000 sf	4
388,001 to 520,000 sf	5
520,001 to 652,000 sf	6
652,001 to 784,000 sf	7
784,001 to 920,000 sf	8

- C. Every hotel, office building and restaurant shall provide a minimum of one (1) loading space; provided any of these uses over fifty thousand (50,000) square feet shall provide two (2) loading spaces.
- D. Each loading space shall be a minimum of ten (10) feet wide, thirty (30) feet long, and have an unobstructed vertical clearance of fourteen (14) feet, six (6) inches. Loading spaces shall be located to prevent trucks from projecting into any public right-of-way, parking area, and parking aisle. All loading spaces shall be designated and located in the rear or side of the building and away from frontage roads.

15.455.300 Bicycle Parking Requirements

All required bicycle parking facilities shall be located within a structure sheltered from the weather and designed to secure the bicycles and limit access to the structure to authorized users. Bicycle storage requirements may be satisfied by group or individual storage areas.

15.455.400 General Design and Construction Standards

All properties shall conform to the parking design and construction standards in this section. Additional or superseding parking regulations may apply in the designated overlay districts and as required elsewhere in this Title.

15.455.410 Off-Street Parking Design Standards

A. Angle Parking Spaces

- 1. Parking spaces parallel to the driveway or aisle serving them shall be a minimum of nine (9) feet wide and twenty-three (23) feet long. Driveways or aisles serving parallel spaces shall be a minimum of twelve (12) feet wide.
- 2. Parking spaces, single or double striped, and oriented at an angle to the driveway or aisle serving them shall be consistent with the minimum dimensional requirements set forth by the following table, and further defined and illustrated in subsection (E) of this section.

Parking Space Dimensions			
A	B	C	D
30	8'6"	18'0"	14'0"
45	8'6"	18'0"	15'0"
60	8'6"	18'0"	18'0"
90	8'6"	18'0"	24'0"

3. For ninety (90) degree angle parking spaces, the drive aisle width (Column D above) may be reduced three (3) inches for each additional one (1) inch of parking stall width.
4. In determining the length of an off-street parking stall, overhangs from a wheel stop may be included.
5. When determining the minimum dimensional requirements for parking spaces oriented at an angle to the driveway or aisle serving them, the following figure shall be consulted.

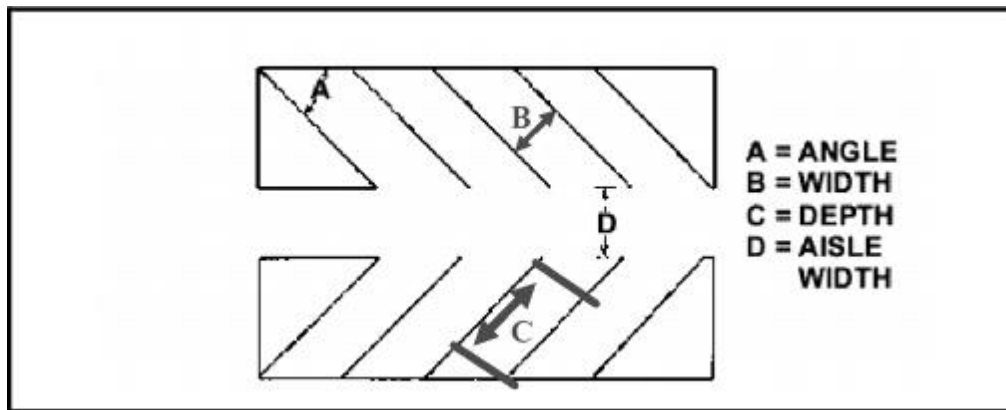


Figure: OFF-STREET PARKING CONFIGURATION STANDARDS

- B. **Parking Area Landscaping.** All parking areas shall be landscaped as set forth in Chapter 15.445 SMC.
- C. **Parking Area Lighting.** Lighting of parking areas shall be designed to minimize direct illumination of abutting properties and adjacent streets. Lighting shall be provided for safety of traffic and pedestrian circulation on the site as required by the City of SeaTac Building Code and as required elsewhere in the SeaTac Municipal Code.

15.455.420 Driveway Entrances

Automobile access shall be consolidated with no more than one (1) driveway per one hundred fifty (150) linear feet of street frontage along principal arterials, and one hundred (100) linear feet on all other street frontages.

15.455.430 Tandem Parking Spaces

- A. **Tandem Parking for Vehicle Rental and Sales Uses.** Tandem parking for vehicle parking or for vehicle rental and sales uses may be allowed; provided, that the area utilized for tandem parking conforms with the parking lot landscaping requirements of SMC 15.445.250, Surface Parking Landscaping. Tandem parking spaces shall not be allowed for employee or customer parking.
1. Aisle widths shall be a minimum of eight (8) feet, six (6) inches.
- B. **Tandem Parking for Commercial Uses Other than Vehicle Parking or Vehicle Rental and Sales Uses.** Tandem spaces for commercial uses other than vehicle parking or auto rental/sales may be allowed through the use of valet parking, upon approval of a valet parking plan, by the Director. The area shall conform with the parking lot landscaping requirements of SMC 15.445.250, Surface Parking Landscaping. Aisle widths shall be a minimum of eight (8) feet, six (6) inches.
1. Valet parking is allowed on or off-site. No valet parking shall be allowed on public rights-of-way.
 2. At a minimum, the valet parking plan shall include, but not be limited to:
 - a. A site plan showing the location of the valet parking on the property;
 - b. The hours of operations;
 - c. A detailed description of the valet parking system's operation; including: Methods to control noise; Methods to control glare from impacting adjacent properties; and Methods to eliminate any impacts on adjacent or nearby residential neighborhoods;
 - d. The name, address and phone number of the operator of the valet parking.

15.455.440 Stacking Spaces for Drive-Through

A stacking space shall be an area measuring eight (8) feet by twenty (20) feet with direct forward access to a service window of a drive-through facility.

- A. A stacking space shall be located to prevent any vehicles from extending onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other required parking areas.
- B. Stacking spaces for drive-through or drive-in uses (Short-Term Auto Service Uses) may not be counted as required off-street parking spaces.

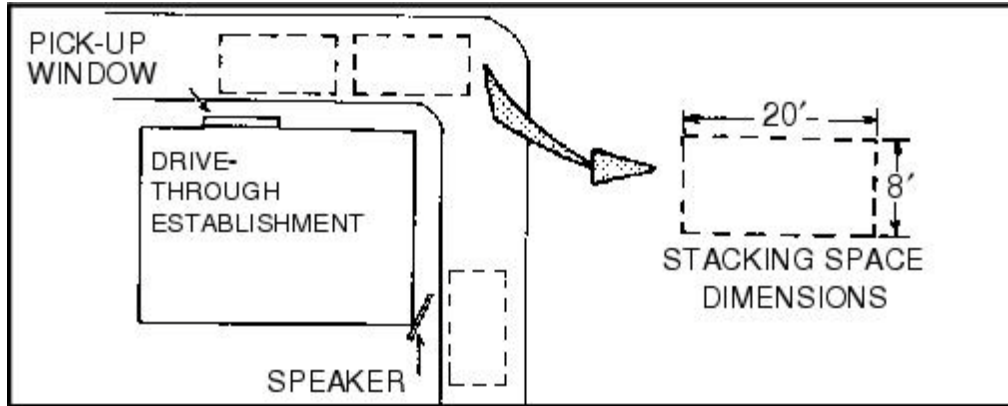


Figure: STACKING SPACE REQUIREMENTS FOR TYPICAL DRIVE THROUGH

15.455.450 Off-Street Parking Construction Standards

- A. **Surfacing Requirements.** Off-street parking areas and all lots used for the storage of automobiles, trucks, truck trailers, shipping containers, recreational vehicles, construction equipment, farm equipment and all related equipment and/or appurtenances to such equipment, shall be paved with an all-weather surface (concrete or asphalt) unless otherwise approved by the Public Works Department. Typical approved cross-section is illustrated below; contact the Department of Public Works for current standards.

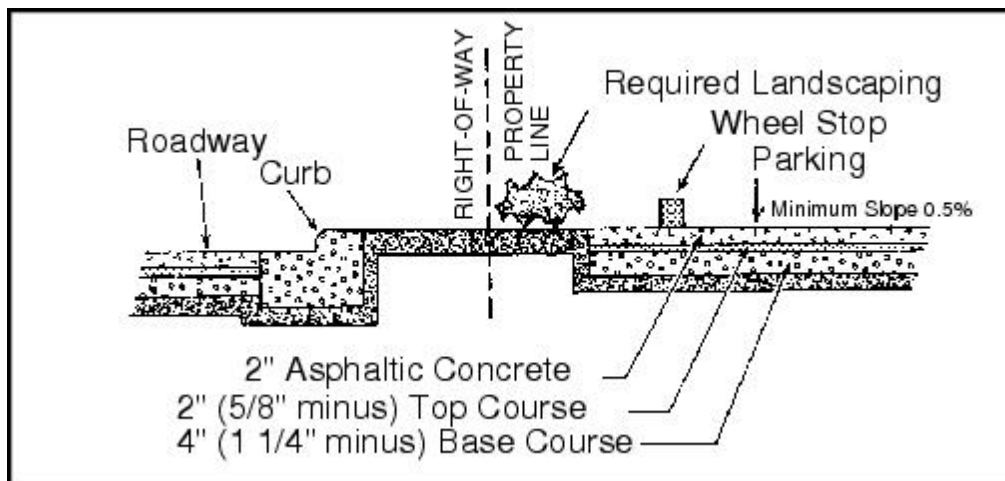


Figure: MINIMUM SURFACING REQUIREMENTS FOR OFF-STREET PARKING

- B. **Asphalt-Surfaced Parking Areas.** Asphalt-surfaced parking areas shall have parking spaces marked by surface paint lines or a suitable substitute traffic marking material in accordance with the Washington State Department of Transportation Standards.

1. **Wheel Stops.** Wheel stops are required where a parked vehicle would encroach upon adjacent property, pedestrian access, circulation areas or landscaping areas. Typically approved markings and wheel stop locations are illustrated on the following page.
2. **Vehicle Overhangs.** A vehicle overhang may be allowed into the landscaped area; provided the area of the vehicle overhang is not counted towards required landscaping.

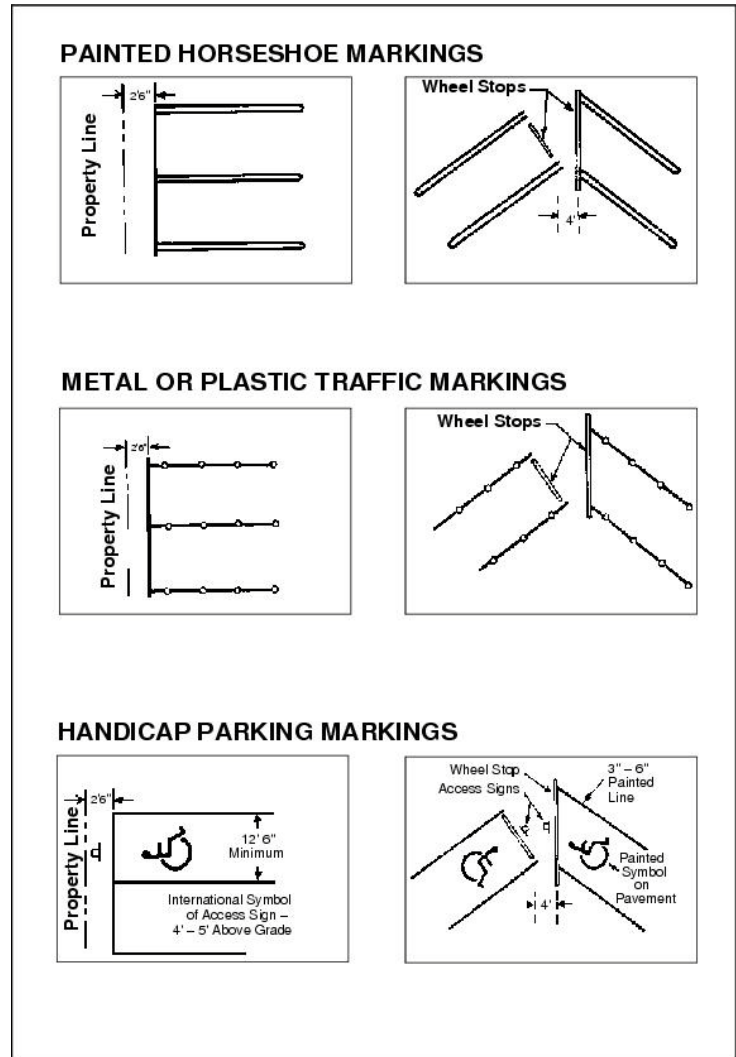


Figure: STALL MARKINGS AND WHEEL STOP LOCATIONS

15.455.500 Surface Parking Standards

All properties shall conform to the surface parking requirements in this section. Additional or superseding parking regulations may apply in the designated overlay districts, and as required elsewhere in this Title.

A. Pedestrian Circulation Through Surface Parking Lots

1. Surface parking lots containing one hundred (100) parking spaces or more, or with more than three (3) vehicular circulation lanes, shall provide pedestrian walkways through the parking lot.
2. **Pedestrian Walkway Location.**
 - a. For parking rows perpendicular to the principal building façade, 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. The pedestrian walkway(s) shall be located to provide access from the maximum number of spaces to the entrances of the building.

- b. For parking rows parallel to the principal building façade, 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. The pedestrian walkway shall be located to provide access from the maximum number of spaces to the entrances of the building.

3. **Pedestrian Walkway Design.**

- a. Pedestrian walkways shall be raised, may be covered, and shall be a minimum of three (3) feet in width, 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.

- i. **Vehicle Overhangs.** The three (3) foot width shall not include any vehicle overhangs.

- ii. **Wheel Stops.** Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.

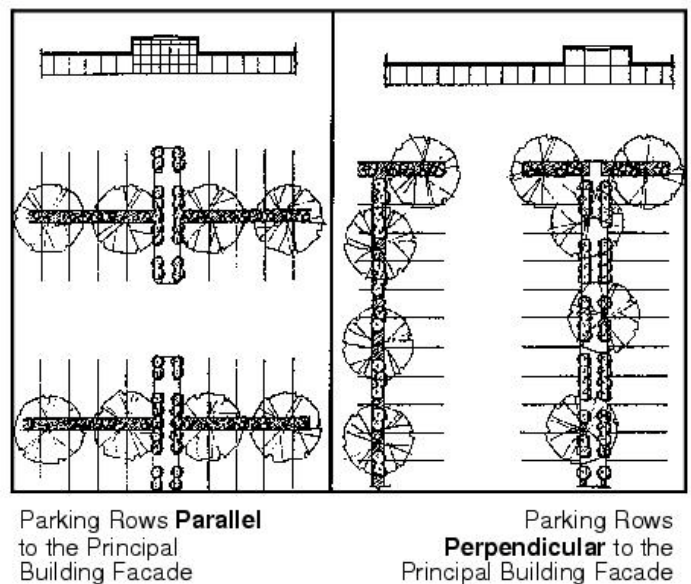
- b. The pedestrian walkways shall be clearly distinguished from traffic circulation, and particularly where vehicular and pedestrian routes intersect.

- c. Sidewalks or walkways which cross vehicular aisles or driveways shall be distinguished as follows (see example, Pedestrian Circulation figure):

- i. By a continuous raised crossing; or

- ii. By using contrasting paving material.

Figure: PEDESTRIAN CIRCULATION



4. **Raised Pedestrian Facilities Counted Toward Landscaping.** The area used for raised pedestrian circulation may be counted towards the ten percent (10%) interior parking lot landscaping as required under SMC 15.445.250.
5. **Modifications.** The preceding standards may be modified by the Director if the proponent can demonstrate that some other form of pedestrian circulation would be suitable for the site and would provide equivalent pedestrian safety.

15.455.600 Structured Parking Standards

The following parking structure design standards shall apply to all parking structures except where standards in other chapters of this Title supersede these provisions. Additional design standards may also be applicable, including those delineated for projects within the designated overlay districts and for multi-family projects.

15.455.610 Parking Structure Design

- A. **Parking Decks.** Parking decks should be flat where feasible. At a minimum, a majority of both the ground floor and top parking decks shall be required to be flat, as opposed to continuously ramping (see Figure: PARKING DECK).
- B. **External Elevator Towers and Stair Wells.** External elevator towers and stair wells shall be open to public view, or enclosed with transparent glazing.
- C. **Parking Structure Lighting.** Lighting shall meet the requirements of Chapter 17.28 SMC, Parking Structures.
- D. **Parking Structure Top Floor Wall Designs.** Parking structure top floor wall designs must conform to one or more of the following options:
 1. **Top Floor Wall with Architectural Focal Point.** A top floor wall focal point refers to a prominent wall edge feature such as a glazed elevator and/or stair tower, or top floor line trellis structure.

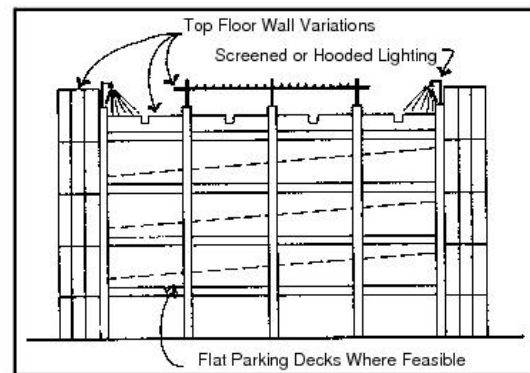


Figure: PARKING DECK

2. **Top Floor Wall Line Variation.**
 - a. **Projecting Cornice.** Top floor wall line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.

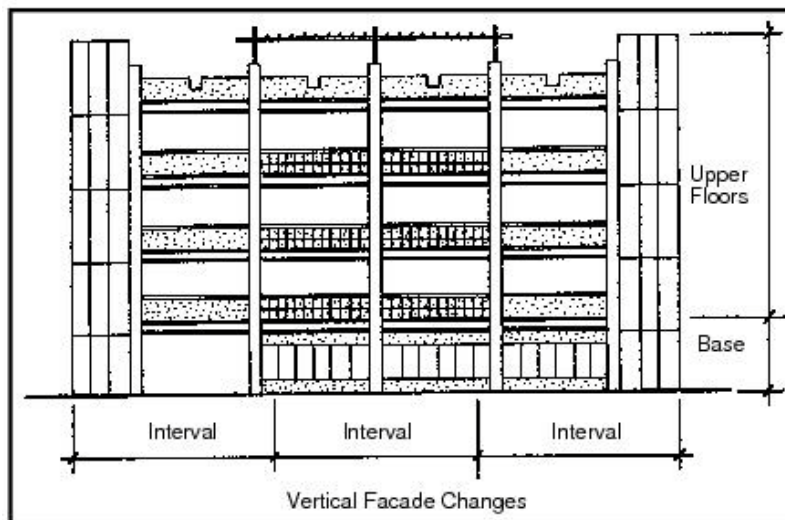
- b. **Articulated Parapet.** Top floor wall line parapets shall incorporate angled, curved or stepped detail elements.
- E. **Appearance.** Parking structures with building facades facing or visible from the public right-of-way (ROW) shall use one (1) or a combination of the following design features:
- 1. The facade shall have the appearance of an office building or hotel use.
 - 2. Design features that would mask the building as a parking structure.

Proposed design features shall be approved by the Director.

- F. **Parking Structure Character and Massing.** Parking structure facades over one hundred fifty (150) feet 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 one (1) or more of the following ways:

- 1. **Vertical Facade Changes.** Incorporation of intervals of architectural variation at least every eighty (80) feet over the length of the applicable facade (see Vertical Façade Changes figure below), such as:
 - a. Varying the arrangement, proportioning and/or design of garage floor openings;
 - b. Incorporating changes in architectural materials; and/or
 - c. Projecting forward or recessing back portions or elements of the parking structure facade.

Figure: VERTICAL FACADE CHANGES



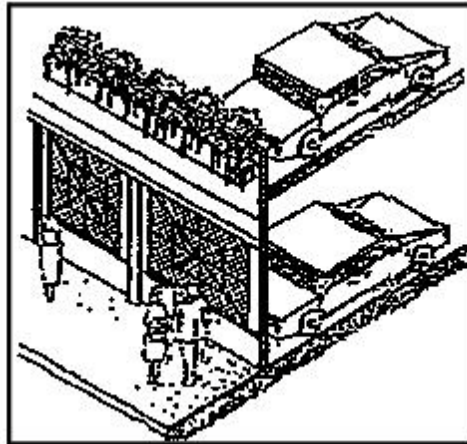
2. **Horizontal Facade Changes.** Designed differentiation of the ground floor from upper floors, such as:
 - a. Stepping back the upper floors from the ground floor parking structure facade;
 - b. Changing materials between the parking structure base and upper floors; and/or
 - c. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.

G. **Minimizing Views Into the Parking Structure Interior.** Facades of parking structures shall be designed without continuous horizontal parking floor openings.

1. For portions of parking structures without a pedestrian level retail/commercial use, a five (5) foot wide building facade landscaping strip is required consisting of:
 - a. A mix of evergreen shrub groupings spaced no more than four (4) feet apart that do not exceed a height of six (6) feet at maturity;
 - b. Ground cover; and
 - c. Seasonal displays of flowering annual bedding plants.
2. Any portion of a parking structure ground floor with exposed parking areas adjacent to a public street shall minimize views into the parking structure interior through one or more of the following methods which are in addition to the above facade landscaping strip:
 - a. 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 (see example, Parking Structure Screening figure); and/or
 - b. Glass window display cases incorporated into pedestrian walls built between two structural pillars. Glass window display cases shall be at least two 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 pillars.

The trellis work or window display cases may be waived if the proponent can demonstrate some other method to minimize views into the parking structure. Alternate methods shall be approved by the Director.

Figure: PARKING
STRUCTURE
SCREENING



3. Upon conversion of portions of a parking structure to a pedestrian retail/commercial use, the Director may approve the removal of initially installed pedestrian screening material in order to allow maximum visibility and access to the converted portions of the parking structure.
4. In addition to the above, views into the upper floors of parking structures shall be minimized through one or more of the following methods:
 - a. The use of planters integrated into the upper floors of parking structure facade design (see example, Parking Structure Façade figure);
 - b. Decorative trellis work and/or screening as architectural elements on the parking structure upper floor facades; and/or
 - c. Upper parking floors designed as a pattern of window-like openings on the parking structure facade (Parking Structure Screening and Parking Structure Façade figures).

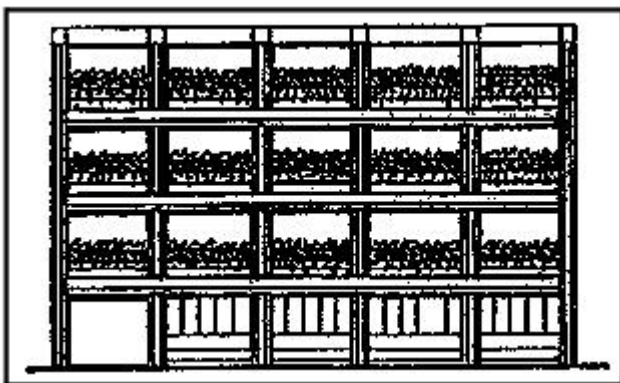
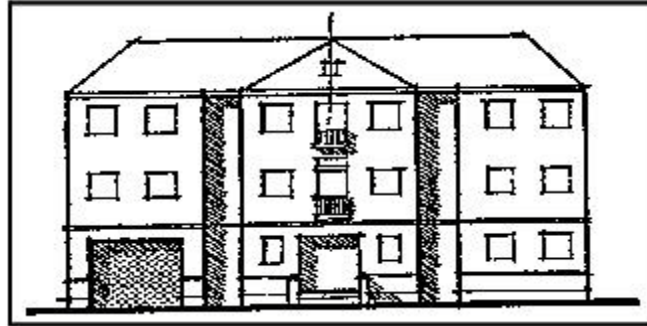


Figure: PARKING
STRUCTURE FACADE

H. Parking Floors Located Under or Within Buildings.

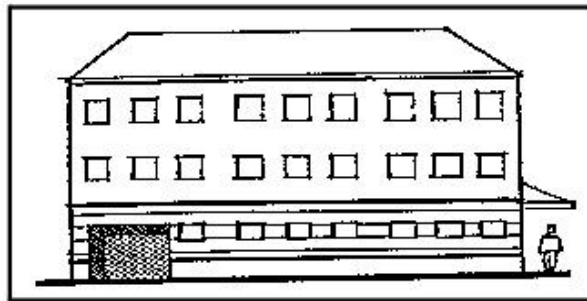
1. Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of prominence on the street, location and design emphasis (see example, Parking Garage Entrance figure).

Figure:
PARKING
GARAGE
ENTRANCE



2. Parking at grade under a building shall be completely or wholly screened through any combination of walls, decorative grilles, or trellis work with landscaping (see example, Screening Parking at Grade figure).

Figure:
SCREENING
PARKING AT
GRADE



15.455.620 Ground Floor Uses in Parking Structures

- A. Parking structures shall be designed so that an area equaling a minimum of fifty percent (50%) of the length of the exterior ground floor facade(s), excluding vehicle entrances and exits, is either built out as, or convertible to, retail/commercial or service uses. The proposed location of the commercial area shall be approved by the Director.
 1. **Minimum Depth.** The applicable 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.
 2. **Minimum Clear Ceiling Height.** The minimum clear interior ceiling height standard of the retail/commercial or service use portion of parking structures shall be ten (10) feet.

3. Sprinkler Systems. Parking structure ground floors shall include fire suppressing sprinkler systems at the time of construction even if not required by the Building and Fire Codes, as adopted by the City, as to the remainder of the structure.

B. At the time of construction, a minimum of one thousand (1,000) square feet of leasable retail/commercial or service space shall be constructed and made available for occupancy. The location of this space shall be approved by the Director. The remainder of the area necessary to fulfill the minimum retail/commercial or service use requirement not included at the time of construction shall employ window display cases which shall be designed as follows (see Location and Design of Ground Floor Uses in Parking Structures figures):

1. Glass window display cases shall be incorporated into ground floor walls and shall be built between two 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 pillars.

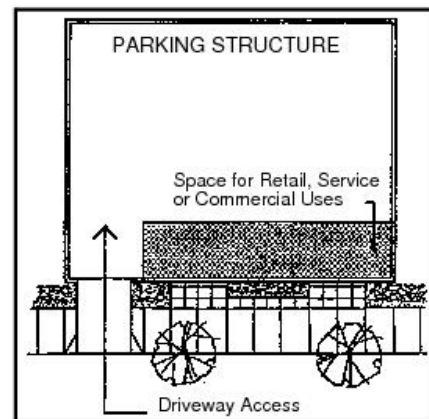
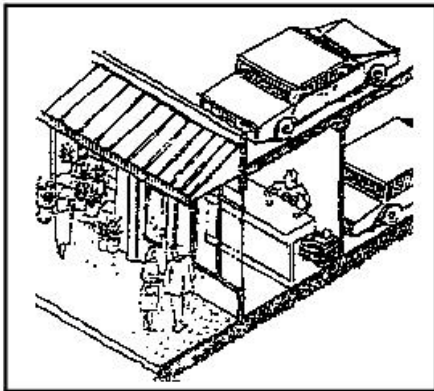


Figure: LOCATION AND DESIGN OF GROUND FLOOR USES IN PARKING STRUCTURES

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

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

15.455.700 Single-Family Parking

In addition to the applicable parking requirements within this chapter, the following maximum off-street parking standards shall apply within the single-family zones (UL-5,000; UL-7,200; UL-9,600; and UL-15,000). These standards shall be applicable to new and existing parking areas.

A. Definitions

1. **Driveway.** For purposes of this Section, a driveway is considered a parking surface or parking area if the Driveway is used for the parking of motor vehicles.
2. **Nonconforming Circular Driveway.** For purposes of this Section, a nonconforming circular driveway is “a circular Driveway in which the Driveway and parking surface exceed 800 square feet of surface area or more than fifty percent (50%) of the front yard, as described in SMC 15.455.700(C)(2).”

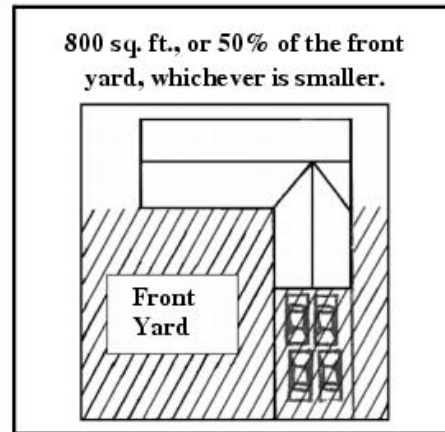
B. Approved Surfaces. All motor vehicles, trailers, boats and RVs must be parked on one (1) of the approved surfaces listed below:.

1. Concrete (four (4) inch Portland cement concrete over compact native soils); or
2. Blacktop (two (2) inch asphalt concrete pavement over gravel section as described under subsection (B)(3) of this section); or
3. Two (2) inches of 5/8 minus compacted rock provided mud or other fine material do not work their way to the surface of the rock. Alternate sized minus compacted rock may be used upon approval by the City;
4. Any other configuration or materials, approved by the City, that maintains a durable uniform surface.

C. Off-Street Parking Surface Maximums.

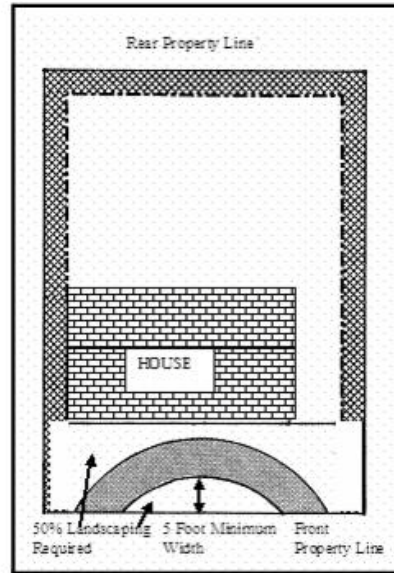
1. Off-street parking surfaces outside of structures on-site may cover a maximum of one thousand two hundred (1,200) square feet or ten percent (10%) of the lot surface, whichever is greater.
2. **Front Yard Maximum for Driveway/Off-Street Parking Surface.** No more than fifty percent (50%) of the front yard or eight hundred (800) square feet, whichever is smaller, can be driveway or off-street parking surface. For the purposes of this section, the front yard shall be the area between the right-of-way and the portion of the house frontage that is farthest from the right-of-way. The width of the front yard shall extend to each side property line (See Maximum for Front Yard Driveway/Off-Street Parking Surface)

Figure: MAXIMUM FOR
FRONT YARD
DRIVEWAY/OFF-SITE
PARKING SURFACE



- a. **Properties Facing Multiple Public Rights-of-Way.** On properties facing on two (2) or more public rights-of-way, the total off-street parking surfaces for all front yards shall not be greater than eight hundred (800) square feet. All remaining areas of the front yards not constructed as driveway or parking area shall be landscaped as provided in subsection (E)(1) of this section.
- D. **Off-Street Parking and Side/Rear Yard Setbacks.** Off-street parking is allowed in the side yard setback and within five (5) feet of the rear yard property line. Screening of vehicles parked in the side yard setback, or within five (5) feet of the rear property line, shall be required if requested by the adjacent property owner(s). If screening is requested, the screening shall be a solid wood fence or made of an alternate material, as approved by the City. Fences shall conform with the maximum height requirements of SMC 15.435, Fences.
- E. **Circular Driveways.**
1. For circular driveways the minimum width of the apex of the landscape area between the front property line and circular drive shall be a minimum of five (5) feet in width, perpendicular to the front property line. Any portion of the front yard not constructed as driveway or parking surface shall be landscaped. (See Circular Driveways figure).
 2. Any new circular driveway connection to the public right-of-way shall meet the requirements of SMC 11.10, Right-of-Way Use Code, and SMC 11.05, Road Standards.

Figure: CIRCULAR DRIVEWAYS



F. **Existing Nonconforming Circular Driveways.**

1. **Driveway Surface Composed of Gravel.** The driveway surface of an existing nonconforming circular Driveway composed of gravel may be upgraded to a higher quality surface (either asphalt or concrete in accordance with SMC 15.455.700 (A)), provided that the location and size of the circular Driveway does not change and any connections to the public right-of-way conform with SMC 11.10, Right-Of-Way Use Code.
2. **Driveway Surface Composed of Sod or Grass.** The driveway surface of an existing nonconforming circular Driveway composed of sod or grass shall be upgraded to a higher quality surface (gravel, asphalt or concrete), provided that the location and size of the circular Driveway does not change and any connections to the public right-of-way meet all adopted Right-Of-Way Use Codes pursuant to SMC 11.10.

G. **Unique Front Yard Configurations.** Other unique front yard configurations may be allowed subject to approval by the Director. The remainder of the front yard not used for parking shall be landscaped. For the purpose of this section, landscaping shall either be one (1), or a combination of, the following:

1. Grass or sod;
2. Trees;
3. Groundcover;
4. Shrubs.

Chapter 15.460

Performance Standards - General

SECTIONS:

15.460.005	Purpose
15.460.010	Authority and Application
15.460.020	Noise
15.460.030	Glare
15.460.040	Storage and Handling of Flammable Materials
15.460.050	Electrical Interference
15.460.060	Odorous Gases and Matter
15.460.070	Smoke and Particulate Matter Emissions
15.460.080	Dust, Dirt, Flyaway Ash, or Airborne Solids
15.460.090	Commercial Storage
15.460.100	Toxic Gases and Matter
15.460.110	Vibration

15.460.005 Purpose

The purpose of this chapter is to establish general limits on noise, glare, and other forms of pollution, which are hazardous and/or disruptive to the citizens of the City of SeaTac.

15.460.010 Authority and Application

The following performance standards specifically govern industrial, manufacturing, processing, assembly and similar type uses typically found within industrial zones. These standards may also apply to other uses and activities in other zones, which are not otherwise governed by other regulations of this code.

15.460.020 Noise

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

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

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

15.460.030 Glare

Exterior lighting shall not be used in such a manner that it produces glare on public streets and neighboring property. This restriction also applies to any other nonresidential zone or use adjacent to single-family zones. Arc welding, acetylene torch cutting or similar processes shall be performed so as to be shielded from any adjacent properties or public roads. The glare of the torch shall not extend beyond the property line of the use (residential, commercial or industrial) creating the glare.

15.460.040 Storage and Handling of Flammable Materials

In terms of fire and safety hazards, the storage and handling of flammable liquids, combustible liquids, liquefied petroleum gases and explosives shall comply with rules and regulations falling under the jurisdiction of the City of SeaTac, state of Washington and federal agencies.

Any of the above referenced tanks shall be located no closer to the property line than the greatest dimension (diameter, length or height) of the tank.

15.460.050 Electrical Interference

Provisions must be made for necessary shielding or other preventive measures against the interference occasioned by mechanical, electrical or nuclear equipment uses or processes with electrical apparatus in nearby buildings or land uses.

15.460.060 Odorous Gases and Matter

The emission of odorous gases or matter in such quantities as to be readily detectable without special instruments is prohibited at any point beyond the property line of the use creating the odor.

15.460.070 Smoke and Particulate Matter Emissions

No emissions shall exceed the allowances set forth by the Environmental Protection Agency, the Washington State Department of Ecology and/or the Puget Sound Air Pollution Control Agency.

15.460.080 Dust, Dirt, Flyaway Ash, or Airborne Solids

No observable fugitive dust, dirt, flyaway ash or other airborne solids shall be emitted from completed development, without adequate mitigation measures to prevent such situations.

15.460.090 Commercial Storage

Storage of animal or vegetable wastes which attract insects or rodents creates a health hazard, and shall be prohibited. No waste products shall be exposed to view, from eye level, beyond the property line of the use storing the waste.

15.460.100 Toxic Gases and Matter

No emissions of toxic gases or matter shall be permitted.

15.460.110 Vibration

Vibration which is easily discernible without special instruments at any point beyond the property line is prohibited. This shall not apply to vibration caused by highway vehicles, trains, aircraft or intermittent construction activities

Chapter 15.465

Residential Standards and Regulations

SECTIONS:

15.465.005	Purpose
15.465.010	Authority and Application
15.465.100	Accessory Dwelling Units (ADUs)
15.465.200	Accommodation of Persons with Disabilities
15.465.300	Bed and Breakfast Standards
15.465.400	Community Residential Facilities Standards
15.465.500	Home Occupations
15.465.600	Mobile Homes, Manufactured Homes and Mobile Home Parks

15.465.005 Purpose

The purpose of this chapter is to delineate regulations that apply to the following residential uses: accessory dwelling units, accommodation of persons with disabilities, community residential facilities, home occupations and mobile homes, manufactured homes and mobile home parks.

15.465.010 Authority and Application.

The provisions of this chapter shall apply to the following residential uses: accessory dwelling units, accommodation of persons with disabilities, community residential facilities, home occupations and mobile homes, manufactured homes and mobile home parks.

15.465.100 Accessory Dwelling Units (ADUs)

A. **Purpose.** The purpose of this section is to allow for and regulate the establishment of accessory dwelling units (ADUs) within, attached to, or detached from single-family dwellings while preserving the character and property values of single-family neighborhoods. The purposes of accessory dwelling unit provisions are to:

1. Fully utilize residential housing supply in existing neighborhoods while preserving neighborhood character.
2. Improve cost efficiency of existing infrastructure.
3. Provide additional options for rental housing within a wide range of prices.
4. Increase opportunities for home ownership and allow older homeowners to remain in their homes and obtain extra income, companionship, and security.

B. **Authority.** This section is adopted under authority of RCW 43.63A.215.

C. General Regulations

1. Review and Approval

To gain approval for an ADU, a property owner shall submit a registration form, sign an affidavit of owner occupancy, and apply for a building permit for necessary remodeling or construction. The Department and the Building Official shall review and approve or disapprove the application.

2. Registration

- a. An approved ADU shall be registered with the City of SeaTac, the registration certificate shall be recorded and filed as a deed restriction with the King County Recorder, and a certificate of occupancy shall be issued by the SeaTac Building Official.
- b. Illegally created nonconforming ADUs, existing prior to the enactment of these requirements, shall be registered. The property owner shall submit an application, a signed affidavit of owner occupancy and bring the unit up to minimum standards set forth in the city's building code no later than twelve (12) months after the effective date of this code.
- c. Owners of legal ADUs, created prior to the adoption of this chapter under the requirements set forth in SMC 15.205.040, shall register their unit and file a signed affidavit of owner occupancy with the Department.
- d. Unless otherwise approved by the Director, ADU registration shall be cancelled as a result of an enforcement action due to violations of this chapter including: (1) unpermitted alteration of the ADU; (2) failure of owner to reside in either the primary or accessory dwelling unit; or (3) failure to maintain required off-street parking spaces.

D. General Standards and Criteria

1. General.

- a. **ADUs Per Lot.** Only one (1) ADU is allowed per residential lot as a subordinate use in conjunction with any new or existing legal, conforming or nonconforming, detached single-family structure.
- b. **Applicable Standards.** The accessory dwelling unit must meet all technical codes and standards including standards for a one or two family dwelling unit, as referenced in Title 13 of the SeaTac Municipal Code.
- c. **Addresses.** The Building Division will assign an address to the ADU.

2. **Attached ADU-New.** Attached ADUs created through an addition or designed into a new structure at time of construction.
 - a. Minimum: 220 square feet (not including bathrooms and closets).
 - b. Maximum: 800 square feet (including bathrooms and closets).
3. **Attached ADU-Existing.** Attached ADU, created within an existing a single-family residence
 - a. Minimum: 220 square feet (not including bathrooms and closets).
 - b. Maximum: 45% of the total square footage of the existing dwelling (including bathrooms and closets).

G. Dimensional Standards when Combined with Accessory Structure Accessory dwelling units combined with an accessory structure, as defined under SMC Chapter 15.105 Definitions, shall not exceed the following dimensional standards:

1. **Height.**
 - a. Twenty (20) feet in height (to the highest point of the structure) if the ADU is one (1) story.
 - b. Twenty (20) feet in height, as determined pursuant to SMC 15.110.070, if the ADU is two (2) stories.
2. **Size for ADU:** Eight hundred (800) square feet for the ADU.
3. **Size for Accessory Structure.** One thousand (1,000) square feet for the accessory structure.

H. Maximum Occupancy

1. ADUs 220 to 400 square feet: Two (2) persons.
2. ADUs 401 to 601 square feet: Three (3) persons.
3. ADUs 601 square feet and greater: four (4) persons.

I. Design

1. **Appearance.** An ADU shall be designed to preserve or complement the architectural design, style, and appearance of the primary single-family home. Specifically, whether attached or detached, the roof pitch, siding materials, color, and window treatment of the ADU shall be the same as, similar to, or an

improvement to the appearance of, the primary structure. Where attached garage space is converted to an accessory dwelling unit, the garage door shall be replaced with materials that complement the exterior of the house.

2. **Entrances.** A separate entrance for the ADU is necessary and shall be located on the side or rear of the structure. On a corner lot, no more than one entrance shall be visible from either street.
3. **Exterior Stairs.** Any exterior stairs shall be placed in the rear or side yard and must comply with setback standards set forth in SMC 15.400.330. Exterior stairs shall be subject to the same setback standards applied to uncovered porches and decks which exceed eighteen (18) inches above the finished grade.

J. **Parking.**

1. **Minimum.** A minimum of one (1) off-street parking space is required for an accessory dwelling unit, in addition to the number of spaces required for the existing single-family residence.
 - a. A second parking space shall be required for units greater than six hundred (600) square feet in area.
 - b. **Waiver.** A waiver of the requirement for the parking space(s) may be granted by the Director if topography of the site or existing structure location make its provision physically or economically infeasible and it is demonstrated that on-street parking is available.
2. **Location.** The location for the parking space(s) shall be determined through consultation with the Department staff during plan review.
3. **Additional Parking.** If additional parking is necessary, new parking space(s) shall utilize existing curb cuts, when possible.

- K. **Home Occupations.** Home occupations may be allowed in either the primary residence or the accessory unit, subject to the applicable provisions of the SeaTac Municipal Code. Special home occupation permits (SHOPs) shall not be granted for accessory dwelling units.

15.465.200 Accommodation of Persons with Disabilities

- A. **Purpose.** The City recognizes the need to make reasonable exceptions to its Zoning Code, if requested, to accommodate the special needs of persons with disabilities.
- B. **Application.** Such exceptions may include:
 1. Increasing the number of nonrelated persons allowed to live together in a single-family house;

2. Reducing setback requirements to retrofit a house with handicap accessible facilities;
 3. Other modifications to the Zoning Code necessary to afford a person with a disability an equal opportunity to use and enjoy a dwelling, provided such modification does not reduce public safety nor keep the intent of the code from being met.
- C. **Authority.** Exceptions from code requirements are made pursuant to the requirements of the Federal Fair Housing Amendments Act of 1988, 42 U.S.C. Section 3604(f)(3)(B); and Washington Law Against Discrimination, Chapter 29.60 RCW for persons with disabilities as defined by Federal law in 42 U.S.C. Section 3602(h). See SMC Chapter 15.105, Definitions, for the definition of disability.
- D. **Accommodation Procedure.**
1. **Request for Accommodation.** Any person claiming to have a disability, or someone acting on his or her behalf, who wishes to be excused from an otherwise applicable requirement of this Zoning Code must provide the Director with verifiable documentation of the disability and need for accommodation.
 2. **Decision Process.**
 - a. **Director Authority.** If disability and need for accommodation are demonstrated, the Director, in consultation with the City Attorney, is hereby authorized to vary, modify, or waive the provisions of the Zoning Code, in order to provide reasonable accommodation necessary to afford a disabled person the opportunity to use a dwelling.
 - b. **Prompt Action.** The Director shall act promptly on the request for accommodation.
 - c. **No Fee.** The Director shall not charge a fee for responding to such request.
 - d. **Appeal.** The Director's decision shall constitute final action by the City on the request for accommodation.
 3. **Decision Criteria.**
 - a. **Reasonable Response.** The city's duty to accommodate is an affirmative one, and the Director is thereby authorized to provide accommodations in a thoughtful and reasonable manner.
 - b. **No Loss of Code Purpose or Safety.** No reasonable accommodation shall be provided to any chapter of the Zoning Code, or other code adopted

pursuant thereto, which does not substantially accomplish the purposes of that chapter or which would reduce the public safety.

- c. **Burden of Proof on Applicant.** The applicant shall have the burden of establishing that the proposed modification, waiver, or variance accomplishes substantially the same purpose without reduction of safety.
- d. **Minimum Accommodation Needed.** The accommodation shall be the minimum necessary to grant relief to the applicant.

4. **Procedure Upon Change of Use.**

- a. **Accommodation Personal Unless Similar Use Re-established within Six (6) Months.** The accommodation provided shall be personal to the applicant and shall not run with the land; provided, however, that a change in a residential structure necessary to accommodate the operation of a residential care provider to the disabled may be continued by future operations of similar facilities at the site which establish the same use within six (6) months of the date the prior use by disabled persons or residential care provider ceases.
- b. **Structure May Be Required to Be Brought Back Into Compliance.** The Director may direct that any physical change in the structure which would otherwise be illegal under the Zoning Code, or other section of the SeaTac Municipal Code, be brought into compliance six (6) months after the date of sale or transfer of a residential structure to a person or entity not qualifying for the protections of the Americans with Disabilities Act (ADA), Fair Housing Act (FHA) and the Washington Law Against Discrimination (WLAD).

15.465.300 Bed and Breakfast Standards

A. **Application.** The provisions of this section shall apply to all bed and breakfast uses as defined in SMC Chapter 15.105 Definitions.

B. **Bed and Breakfast Requirements.**

- 1 **Number of Guests.** Number of guests limited to six (6), with no more than three (3) bedrooms;
- 2. **Parking.** Parking area for three (3) nonresident vehicles, and screened;
- 3. **Health Department Approval.** Proof of King County Health Department approval;
- 4. **Meals Served.** Breakfast is only meal served for paying guest.

15.465.400 Community Residential Facilities Standards

- A. **Application.** “The provisions of this section shall apply to all “group homes” in the City of SeaTac, which are classified as “community residential facilities (CRF).”
1. Community residential facilities include all uses as defined by SMC 15.105 Definitions, including housing for persons with disabilities, children and domestic abuse shelters.
 2. CRFs do not include the following uses as defined by SMC 15.105 Definitions, including overnight shelters, halfway houses, or facilities providing alcohol and drug detoxification(defined as convalescent centers. Transitional housing is also classified as a separate use, unless such housing is for victims of domestic violence, for children, or for the disabled. Secure community transition facilities are neither group homes nor transitional housing.
- B. **CRF Requirements.** CRFs are divided into two categories, I or II, based on size and occupancy.
1. **Community Residential Facilities I (CRF I).**
 - a. **Occupancy Limits.** CRF I may house up to five (5) residents plus two (2) caregivers, with the special exception that State-licensed adult family homes and foster family homes are exempt from the City’s numerical limit.
 - b. **Occupancy Limit Exceptions.** Additionally, special exceptions to the limit on the number of occupants of a CRF I may be granted for persons with disabilities pursuant to the accommodation procedure provided in SMC 15.465.200 Accommodation of Persons with Disabilities.
 - c. **Appearance.** In the single-family zone, CRF I are required to be a single-family structure compatible with the surrounding area. In the low density multi-family zone, CRF I are required to maintain residential character.
 - d. **Parking.** Any parking spaces in excess of two shall be screened from public streets.
 2. **Community Residential Facility-II (CRF-II).** CRF II are not subject to any numerical occupancy limit and are permitted in the high density multi-family and commercial zones.

15.465.500 Home Occupations

A. Home Occupations as Permitted Uses.

1. Home occupations are permitted as an accessory residential use so that certain activities may be undertaken for gain or profit within a dwelling or a building accessory to a dwelling in a UL or UM zone, or any zone in which dwellings are present.
2. The home occupation shall be conducted in such manner that the residence shall not differ from its residential character in either the use of colors, materials, construction, storage, lighting, signs or emissions of sounds, noise, vibrations or odors.

B. Prohibited Activities

The following activities are determined to be incompatible with residential areas and shall not be allowed as home occupations:

1. Automobile and motorcycle repair and body work (including painting);
2. Automobile services, including detailing;
3. Large appliance repair;
4. Large or small engine repair;
5. Commercial kennels or catteries;
6. Commercial painting;
7. Storage of building materials;
8. Parking or storage of heavy equipment or vehicles;
9. Religious facilities.
10. Any use involving dispatch of employees from the property.

C. Regulation of Home Occupations. Home occupations shall be required to have a business license pursuant to SMC 5.05, and shall then be permitted, providing that each such home occupation meets the following criteria:

1. Is carried on exclusively by a member(s) of a family residing in the dwelling unit and no more than two (2) nonresident employees with approved on-site parking;

2. Is clearly incidental and secondary to the use of the property for dwelling purposes with the floor area devoted to the home occupation not exceeding twenty-five percent (25%) of the living area of the dwelling unit (not to include the grounds, out-buildings, garage, unfinished basement, or other areas not prepared for normal dwelling purposes);
3. Has no display or sign other than an unlighted display or sign no larger than two (2) square feet attached to an existing structure;
4. Has no outside storage nor other exterior indication of the home occupation or variation from the residential character of the property;
5. Does not require truck delivery or pick-up not common to a residential dwelling (i.e., parcel service); delivery hours are restricted to the hours of 8:00 a.m. to 8:00 p.m.;
6. Does not involve installation and use of heavy equipment, large power tools, or power sources not common to a residential dwelling, or any other usage which creates a level of noise, vibration, smoke, dust, odors, heat or glare beyond that which is common to a residential area;
7. Does not create a level of parking demand beyond a maximum of two visitors at any given time and no more than 8 total two-way trips per day;
8. Does not involve production, generation, storage or use of hazardous waste, as defined by the State Department of Ecology;
9. Involves only sales which are an incidental use and which do not constitute regular retail sales on the premises.

D. Uses and Activities Exempt from Regulation.

1. Garage sales, yard sales, bake sales, temporary home boutiques or bazaars for handcrafted items, parties for the display of domestic products, and other like uses shall not be considered home occupations subject to regulation pursuant to SMC 15.465.500(C), Regulations of Home Occupations; provided, that any such use shall not be in existence for more than twenty (20) days in any one (1) calendar year, and shall not be in violation of any other chapter in this code, or City ordinance; and provided further, that any such garage sales and yard sales involve only the sale of household goods, none of which were purchased for the purpose of resale.
2. Day care facilities, bed and breakfast operations and other similar uses otherwise allowed in residential homes are exempt from the provisions of this chapter.

E. Special Home Occupation Permits (SHOP)

1. Special home occupation permits may be granted by the Director for any uses providing that not less than seven (7) of the nine (9) criteria set forth in SMC 15.465.500(C) shall be met, except that compliance with Criteria (H) thereof shall be required.
2. In considering applications for special home occupations permits, the Director shall consider the nature and conditions of all adjacent uses and structures, and no such special home occupation permit (SHOP) shall be authorized by the Director unless it is found that the authorization of the SHOP will:
 - a. Not be materially detrimental to the public welfare;
 - b. Not have adverse impact on adjacent properties in the zone or vicinity in which the subject property is located; and
 - c. Be consistent with the spirit and purpose of this chapter and code.
3. In authorizing a SHOP, the Director may impose such requirements and conditions with respect to location, installation, construction, maintenance, operation and extent of open spaces in addition to those expressly set forth in this chapter and the code, as may be deemed necessary for the protection of other properties in the zone or vicinity and the public interest.
4. In addition, the Director may allow the applicant for a special home occupation permit a reasonable period of time, not to exceed one (1) year, in which to bring the home occupation into compliance with existing zoning regulations and the conditions imposed by the Director.
5. A SHOP shall be processed as a Type II permit per Chapter 16A.23 SMC.

- F. Home Occupations Subject to Code Enforcement Action.** In addition to any and all rights of inspection, access and enforcement contained in SMC 15.125, Code Enforcement, the City is authorized to enforce any and all provisions of this chapter. Any home occupation in existence at the time of adoption of this ordinance which has not been issued a City business license shall not be issued a license unless conformance with the provisions herein.

15.465.600 Mobile/Manufactured/Modular Homes and Mobile Home Parks

A. **Mobile Home Park Zone Classification.** The mobile home park zone classification is created in order to allow and encourage mobile home parks within the City boundaries. The zone creates general standards for the siting of mobile homes on individual lots and parks, allows limited recreational vehicle storage and locations, encourages higher density and enhanced aesthetics while still providing moderate and low-income housing alternatives.

B. **Definitions**

1. **Leasable Space.** That area within mobile home parks designated on an approved master plan as lots for locating mobile home units with utility hook-ups.
2. **Recreational Vehicle (RV).** A vehicle designed primarily for recreational camping, travel or seasonal use which has its own power or is towed by another vehicle, limited to motor home, travel trailer, camping trailer, park trailer, multi-use vehicle and truck camper.
3. **Utility Hook-Ups.** The minimum required utility hook-up apparatus (pursuant to city approval) including, but not limited to, sanitary sewer, water and electrical services.

C. **Modular and Manufactured Homes – Standards for Locating on Individual Lots.**

Modular and manufactured homes may be located within the UL and UM zone classifications; provided the following conditions are met:

1. The home shall be installed in accordance with the manufacturer's instructions, in accordance with the requirements of Chapters 296-150F or 296-150M WAC, as applicable, and shall be hooked up to all utility services;
2. The home must meet the required sound insulation standards as set forth by applicable Federal Aviation Administration Regulations when located within established noise remedy zones;
3. Minimum size shall be eight hundred sixty-four (864) square feet;
4. The home shall have exterior siding and skirting similar in appearance to siding materials commonly used on conventional site-built Building Code single-family residences.

D. **Mobile/Manufactured Home Park – Standards for Existing Parks**

1. Mobile/manufactured home parks established prior to the effective date of this code shall continue to be governed by all standards relating to density, setbacks, landscaping and off-street parking in effect at the time they were approved.

2. Placement of new accessory structures and replacement of mobile homes, either standard or nonstandard, in these mobile/manufactured home parks shall be governed by the dimensional standards in effect when the parks were approved. If the information is not available to determine the standards, then the average of the prevailing setbacks on the pads to either side of the proposed new or replacement structure shall apply.
 3. No spaces or pads in an existing mobile home park shall be used to accommodate RVs except when the spaces or pads were specifically designated (or approved) for RVs by the City pursuant to SMC 15.465.600(G), Recreational Vehicle Areas, or by King County at the time the park was established.
 4. All mobile homes installed in established parks shall meet the minimum standards set forth by the existing HUD standards and applicable Building Code and any amendments in effect.
- E. **Mobile Home Park – Standards for New Parks.** New mobile home parks shall be developed in the mobile home park zone and subject to the following standards:
1. A mobile home park shall be at least three (3) acres in area.
 2. Residential densities in a mobile home park shall be as follows:
 - a. Five (5) dwellings per acre in a RL zone classification;
 - b. Seven (7) dwellings per acre in a RM and RH zone classification.
 3. A mobile home park shall be exempt from the building footprint and impervious surface limits set forth in SMC 15.400.100, Residential Standards Chart, and 15.400.200, Commercial, Industrial, Parks and Recreation Standards Chart.
 4. At least two (2) off-street parking spaces shall be required for each mobile home and located on or adjacent to each mobile home pad.
 5. Internal roads and sidewalks shall provide access to each mobile home space and shall be constructed in accordance with the adopted City road standards for residential minor access streets.
 6. Access to the park site shall be from a major or arterial roadway.
 7. There shall be a minimum of sixteen (16) feet of separation maintained between all mobile homes on the site. Accessory structures shall be located no closer than:
 - a. Ten (10) feet to mobile homes on adjacent spaces unless constructed of noncombustible materials, in which case the minimum setback shall be five (5) feet;

- b. Five (5) feet to accessory structures of mobile homes on adjacent spaces; and
 - c. Five (5) feet to the mobile home or other accessory structures on the same space. A carport or garage may be attached to the mobile home, and the separation may be waived when such structures are constructed of noncombustible materials.
8. All mobile homes shall be pit set and tied down per manufacturer's standards or as prescribed by a licensed engineer in the State of Washington.
9. A mobile home park may include a storage area for RVs owned by residents of the park; provided the storage area contains no utility hook-ups. No RV within the storage area shall be used as living quarters.
- F. **Mobile Home Park – Alternative Design Standards.** As an alternative to the building separation and internal streets standards of SMC 15.465.600(E) Mobile Home Park – Standards for New Parks:
- 1. Building separation requirements or setbacks between mobile homes and accessory structures on adjacent spaces may be modified, provided:
 - a. The common walls meet the fire protection standards set forth in the Building Code and the standards set forth in the Fire Code for duplexes, multi-family and condominium developments, as applicable; and
 - b. Rental agreements, clauses, by-laws or other legal mechanisms stipulate maintenance responsibilities for structures, fences and yards; and
 - c. An open space area for children shall be provided at a ratio of ten percent (10%) of the total park area.
 - 2. Private streets may used with a minimum driving surface of twenty-two (22) feet in width, provided:
 - a. The circulation/street pattern is established in one (1) direction and approved by the Fire Marshal;
 - b. All required parking is located off-street and as specified in SMC 15.455, Parking and Circulation; and
 - c. Such streets shall not serve over one hundred (100) dwelling units within the park.

G. Recreational Vehicle Areas

1. Purpose. To allow the economic use of perimeter areas in mobile home parks; to foster affordable housing options; to create designated areas for recreational vehicles; to allow alternative use of land within mobile home parks, yet protect existing and future mobile home units.
2. Siting Standards of Recreational Vehicles in Existing Mobile/Manufactured Home Parks.
 - a. A site plan shall be submitted with the following standards for review and approval by the Director.
 - b. Recreational Vehicle Sites. RVs may be located in a perimeter designated area. The designated area shall be a logically geometric shape, which does not encroach significantly into the area for mobile/manufactured home units.

It is provided, however, that once the owner of a mobile home park has given notice of intention to close the mobile home park pursuant to any applicable relocation plans, pending final closure of the mobile home park, and in keeping with the provisions of subsections (B)(3), (4) and (5) of this section, the owner may site recreational vehicles in such mobile home spaces as may become vacant during the closure period without regard to the number of such recreational vehicles or their locations within the mobile home park. The closure period, which shall include the period of time from the date of the notice of the intention to close the mobile home park to the final closure of the mobile home park, shall not exceed one (1) year.

- c. Recreational vehicles shall hook-up to the utility hook-ups (under permits) and maintain the minimum standards on those utilities.
- d. Recreational vehicles shall not remain on the leased space longer than one hundred eighty (180) days a year. The recreational vehicle must be physically detached from the utility hook-ups and out of the park for at least twenty-four (24) hours before hooking-up again.
- e. The recreational vehicles shall meet all applicable health and building standards.
- f. The recreational vehicle section shall be screened from both the road and the mobile/manufactured home park with Type IV landscaping at a width of five (5) feet.

- H. Mobile Home Park Relocation Standards.** At such time as the owner of a mobile home park determines to close a mobile home park, or any portion thereof, or to change the use of the land on which a mobile home park is located, or any

portion thereof, including conversion to a mobile home park subdivision, condominium or cooperative as discussed below, but prior to the date on which the owner gives notice to tenants of the change of land use pursuant to RCW 59.20.080(1)(e), the owner shall submit to the City a mobile home park relocation plan covering the park or portion of the park for which a change is proposed.

In the case of conversion to a mobile home park subdivision, condominium or cooperative, a relocation plan shall be required if and only if purchase of a share is necessary to remain in the park; in such cases, the relocation plan shall be required only for tenants who are not purchasing a share and would be displaced by the conversion. Once the plan is approved in accordance with this section, the City shall issue a certificate of approval to the mobile home park owner. The mobile home relocation plan shall comply with the standards and procedures contained in this section.

If an eminent domain action of a Federal, State or local agency causes closure of a mobile home park and the procedures set forth in the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, 42 U.S.C. 4601 et seq., and the regulations of 49 CFR Part 24 or the Relocation Assistance – Real Property Acquisition Policy Act of Chapter 8.26 RCW and the regulations of Chapter 468-100 WAC are followed, the requirements of those acts and regulations will supersede the requirements of this section and the standards contained herein.

If a condemnation action of the City causes closure of a mobile home park, the City will be responsible for fulfilling the requirements of the standards contained herein and may provide additional relocation assistance in accordance with the provisions of the State act and regulations. If the City chooses to follow portions of the State act and the Director determines that there is a conflict or redundancy between the portions of the State act and regulations being followed by the City, and the standards contained herein, the State act shall take precedence in such areas of conflict or redundancy. If the State act is followed in all respects, such act will supersede the requirements of this section and the standards contained herein.

1. **Required Elements of the Mobile Home Park Relocation Plan.** The mobile home relocation plan shall include the following required elements:
 - a. **Inventory.** An inventory of park tenants and their mobile homes shall be prepared in a format established by the Department (hereinafter referred to as the “department”). The purpose of the inventory is to provide data for the State Environmental Policy Act (Chapter 43.21C RCW) checklist (hereinafter referred to as the “SEPA checklist”), which will analyze the impact of the park closure, and to establish a basis for identifying relocation/mitigation options. The inventory shall include:

- i. An inventory of park tenants (to include information as to age, income, number of years in the park);
- ii. An inventory of the age and conditions of the mobile homes; and
- iii. Costs of pad rental, park utility fees and other charges, personal utilities, insurance, personal property taxes, and mobile home security interests, if applicable.

The inventory request form shall clearly state to tenants that disclosure of age, income and housing cost information is voluntary, and that the purpose of requesting the information is to assess the impact of the proposed closure and the applicability of low-income housing assistance programs. If provided, this information shall be treated in a confidential manner and shall be made public only in statistical summary format.

- b. Environmental Conditions. An analysis of environmental conditions in the park shall be conducted. The analysis shall include noise levels and other environmental factors affecting the suitability of the park for various land uses, including mobile homes, other residential uses, and commercial uses. This information will be used to prepare the SEPA determination of environmental impacts of the proposed action. Noise measurements shall be taken on site by the property owner using an approved noise meter.
- c. Options. A list of relocation options shall be prepared, including:
 - i. A list of vacant mobile home park spaces in King and Pierce Counties, together with a description of each park's amenities, restrictions, rental rates and other costs charged;
 - ii. A list of low cost apartments or other low cost housing options in King County;
 - iii. Information from banks concerning first-time home buyer programs;
 - iv. Information from the county or nonprofit entities concerning relocation park options; and
 - v. Information from the Port of Seattle regarding the process for obtaining Port noise mitigation funds and "advisory assistance," if applicable, including a statement of whether or not the owner intends to participate in any available program and pass noise mitigation funds to tenants.

- d. Choices. A statement of housing preference, based on the available options, shall be gathered from each mobile home tenant. The list of each participating tenant's preference shall provide a basis for tenants to coordinate their preferences with others in the park and with the available opportunities.
 - d. Anticipated Timing. The mobile home park owner shall provide a statement of anticipated timing for park closure.
 - f. Coordination Plans or Actions. The mobile home park owner shall provide a statement of any coordination plans or actions in addition to those stated above that the park owner intends to take in order to minimize the impacts of park closure on the tenants. The relocation plan shall identify an official relocation plan contact. The contact shall be responsible for providing the required relocation information to tenants and status information to the City.
2. **Required Process.** The timing and preparation of the mobile home relocation plan shall comply with the following process:
- a. The owner of the park shall initiate a preapplication meeting with the department to clarify the requirements of the relocation plan. If applicable, the applicant shall also meet with Port of Seattle staff to determine if relocation assistance is available.
 - b. The owner of the park shall notify, in writing, all affected park tenants and the department that the owner is beginning the process of preparing a mobile home relocation plan. In such notification, the department shall schedule a meeting with tenants to inform them of the owner's proposal for the property, the requirements of the mobile home relocation standards, as contained herein, and the proposed timeline for the process.
 - c. The mobile home park owner shall prepare a relocation plan, pursuant to the requirements of subsection (A) of this section.
 - d. The mobile home park owner shall complete a SEPA checklist for the relocation plan. A copy of the SEPA checklist shall be sent to each tenant of the mobile home park. If the owner is proposing to redevelop the site, the owner may choose to have the site plan for the new development evaluated for environmental impacts concurrently with the relocation plan. If this option is chosen, the owner shall submit a site plan along with the SEPA checklist and relocation plan.
 - e. The department shall review the relocation plan to ensure compliance with the requirements of subsection (A) of this section. If it is

determined that the requirements have not been met, the department shall notify the mobile home park owner in writing of the identified deficiencies. The owner shall revise the plan to correct all of the identified deficiencies before resubmitting it to the City.

- f. Once it is determined that the requirements of subsection (A) of this section have been met, the Director of the department shall issue a decision on the relocation plan based on the impacts of the proposed action. The decision may be to approve, deny, or require modification of the relocation plan. If the relocation plan is approved, the Director shall issue a certificate of approval.
- g. The decision of the Director is appealable to the Hearing Examiner, in accordance with the procedures of SMC 15.115.070, Appeal Process. If the decision is appealed, the relocation plan process as set forth herein shall automatically be stayed until the appeal is resolved.
- h. If approved, the relocation plan shall be delivered to all tenants by the mobile home park owner prior to or coincident with the minimum twelve (12) month notice of intent to close the park. The relocation plan shall be valid for delivery to tenants for three (3) months from the date of approval. If the relocation plan is not delivered in this time frame, or if park closure does not occur within two (2) years of approval of the plan, preparation of a new or updated plan may be required by the City.
- i. The mobile home park owner shall provide to the City a statement confirming that all requirements of Chapter 59.23 RCW, if applicable, including notice and first right of refusal of tenants to purchase the park have been followed.
- j. The park owner shall submit to the City a report on the relocation process which shall include: (a) a list of tenants remaining in the park, by space or address (rent roll); and (b) spaces which have been vacated together with a description of the destination of vacating tenants and the type of housing obtained. The report shall be submitted monthly, or more frequently if requested by the department, until the park is vacant.
- k. Once the relocation plan has been deemed by the Director to be satisfactorily implemented, the City shall issue a certificate of satisfactory completion. The mobile home park shall not be closed prior to the issuance of said certificate. The relocation plan shall be deemed to be satisfactorily implemented when the plan's stated actions have been implemented and when all tenants have relocated.

3. **Alternative Plan and Process.** If the owner of a mobile home park negotiates a relocation agreement with tenants to the satisfaction of such tenants, the agreement, signed by all affected tenants, shall be submitted to the City in lieu of the relocation plan and process of subsections (A) and (B) of this section. The following process shall then apply:
 - a. The City Attorney shall review the agreement and attest to its legality as to form.
 - b. The requirement of RCW 59.20.080(1)(e) with respect to a twelve (12) month notice of land use change must still be met. However, if all tenants have satisfactorily relocated prior to the statutory twelve (12) month period, the park, or portion thereof, may be closed sooner.
 - c. Once the agreement has been determined to address the needs of the tenants, the Director shall issue a certificate of approval.
 - d. The owner shall submit monthly reports in accordance with subsection (B)(10) of this section.
 - e. After all tenants have moved from the park, the Director shall issue a certificate of satisfactory completion and the park may be closed.

Chapter 15.470

Subsidiary Uses

SECTIONS:

15.470.005	Purpose
15.470.010	Authority and Application
15.470.100	General
15.490.200	Use Chart for Subsidiary Uses

15.470.005 Purpose

The purpose of this chapter is to delineate regulations that apply to subsidiary uses located in school facilities, City-owned facilities and religious use facilities within the residential and Park zones.

15.470.010 Authority and Application

- A. Subsidiary uses shall be permitted in the following locations:
 - 1. School and City-owned facilities within the residential and Park zones
 - 2. Religious use facilities in the residential zones.
- B. Subsidiary uses which are permitted as of right shall be processed as a Type I Site Plan Review Permit.

15.470.100 General

Subsidiary uses shall comply with the following criteria:

- A. **Operations.** The operations of the subsidiary use shall not conflict with the operations of the primary use on the property.
- B. **Parking.** The subsidiary use shall not result in any additional off-street parking other than what is required for the primary use on the property.
- C. **Exceeding Permitted Number of Persons.** If the subsidiary use expands to exceed the allowed number or persons for a permitted subsidiary use listed under SMC 15.470.200 Use Chart for Subsidiary Uses, the subsidiary use shall apply for the Conditional Use Permit (CUP) indicated in the chart.
- D. **Two or More Subsidiary Uses on School Property.** If two (2) or more subsidiary uses are proposed on school property, the following shall apply:

1. The subsidiary uses shall operate during different hours of the day with at least one (1) hour separation in the hours of operation between each separate subsidiary use.
 2. If the total membership/congregation of the subsidiary uses exceeds eighty (80) persons within the same day, a Major Conditional Use Permit shall be required.
- E. **Two or More Subsidiary Uses in Religious Use Facility.** If two (2) or more subsidiary uses are proposed in a religious use facility, the following shall apply:
1. The subsidiary uses shall operate during different hours of the day with at least one (1) hour separation in the hours of operation between each separate subsidiary use.
 2. If the total membership/congregation of the subsidiary uses exceeds sixty (60) persons within the same day, a Major Conditional Use Permit shall be required.
- F. **Lease Agreement.** A lease agreement between the subsidiary use and the primary use shall be submitted to and approved by the Director. At minimum, the lease agreement shall include the regulations of this chapter.

15.470.200 Use Charts for Subsidiary Uses Subsidiary Uses in School or City Owned Property in Residential and Park Zones.

LAND USE	NUMBER OF PERSONS ALLOWED	PERMITTED	MINOR CUP	MAJOR CUP	ADDITIONAL REGULATIONS
School or City Owned Property in Residential or Park Zones					
Religious Use Facility	1 to 40	X			See SMC 15.470.100(D) for requirements and criteria if 2 or more subsidiary uses are proposed on school property
	41 to 80		X		
	81 or more			X	
Specialized Instruction School	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Sports Club	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Day Care II	Not applicable		X		
Preschool	1 to 60	X			
	61 to 130		X		
	131 or more			X	
Nonprofit Organizations	1 to 40	X			
	41 to 80		X		
	81 or more			X	

A. Subsidiary Uses in Religious Use Facilities in Residential Zones.

LAND USE	NUMBER OF PERSONS ALLOWED	PERMITTED	MINOR CUP	MAJOR CUP	ADDITIONAL REGULATIONS
Religious Use Facilities in Residential Zones					
Specialized Instruction School	1 to 30	X			See SMC 15.470.100(E) for requirements and criteria if 2 or more subsidiary uses are proposed in a religious use facility
	31 to 60		X		
	61 or more			X	
Day Care II	<i>Not applicable</i>		X (In UL zone only)		
Preschool	1 to 30	X			
	31 or more			X	
Nonprofit Organizations	1 to 30	X			
	31 to 60		X		
	61 or more			X	

Chapter 15.475

Temporary Uses

SECTIONS:

15.475.005	Purpose
15.475.010	Authority and Application
15.475.020	Temporary Uses
15.475.030	Seasonal Uses
15.475.040	Temporary Use Permits
15.475.050	Homeless Encampment – Criteria/Requirements for Approval
15.475.060	Emergency Animal Shelter/Animal Control Offices
15.475.070	Temporary Off-Site Construction Staging and Parking for Construction Workers
15.475.080	Temporary Emergency Evacuation Storage Sites
15.475.090	Conditions
15.475.100	Coordination with Other City Codes

15.475.005 Purpose

It is the intent of this chapter to regulate certain temporary uses of property which are not otherwise regulated, beyond business license registration, by other City ordinances or regulations.

15.475.010 Authority and Application

The provisions of this chapter shall apply to all temporary uses as delineated within SMC 15.475.020 Temporary Uses through 15.475.080 Temporary Emergency Evacuation Storage Sites.

15.475.020 Temporary Uses

Temporary uses that shall be regulated are as follows:

- A. Carnivals, street fairs, and outdoor holiday celebrations;
- B. Seasonal sales of Christmas trees, fireworks, flowers, fruits and vegetables;
- C. Temporary construction sheds or trailers only for the duration of the construction activity; provided, that no residential or other use shall be made of such temporary construction sheds or trailers that is unrelated to the construction activity;
- D. Temporary outdoor food events related to, and on the same site as, a restaurant;

- E. Homeless encampments allowed in all zone classifications subject to the criteria and requirements listed under SMC 15.475.050;
- F. Emergency animal shelters subject to the criteria located under SMC 15.475.060;
- G. Animal control offices subject to the criteria located under SMC 15.475.060;
- H. Temporary emergency evacuation sites in the commercial, business park, and industrial zones, subject to the criteria under SMC 15.475.080;
- I. Public/private parking for off-site construction worker parking on a site containing a religious use facility or school facility with adequate parking spaces, subject to the criteria located under SMC 15.475.070.

15.475.030 Seasonal Uses

The Director may issue a temporary and revocable permit to allow sales of seasonal goods in any nonresidential zone for a period not to exceed ninety (90) days in any twelve (12) month period. The Director shall consider the following:

- A. The temporary use is not in proximity to a similar permanent use;
- B. The use should be consistent with the permitted uses in the zone;
- C. The use will not result in significant traffic, parking, drainage, fire protection, or other adverse impacts;
- D. The use must provide sanitary facilities if the Health Department finds it is necessary;
- E. The use must not infringe on public right-of-way;
- F. A performance bond, the amount to be determined by the Director, shall be posted to guarantee the removal of the use and that the area be restored to the satisfaction of the Director.

15.475.040 Temporary Use Permits

The Director may issue a temporary use permit to allow a defined temporary use/event if finding the use consistent with the following findings of fact:

- A. No significant capital outlay is required for the use or event to take place;
- B. The use will not result in significant traffic, parking, drainage, fire protection, or other adverse impacts;
- C. The use must provide sanitary facilities if the Health Department finds it is necessary;

- D. A performance bond, the amount to be determined by the Director shall be posted to guarantee the removal of the use and the area restored to the satisfaction of the Director;
- E. A temporary construction shed or trailer may be located on the subject property or on adjacent property if owned by the same property owner or with permission of the owner.

15.475.050 Homeless Encampment – Criteria/Requirements for Approval

The Director may issue a temporary and revocable permit for a homeless encampment subject to the following criteria and requirements:

A. Procedure for Approval.

- 1. The sponsoring agency shall notify the City of the proposed homeless encampment a minimum of thirty (30) days in advance of the proposed date of establishment for the homeless encampment and at least fourteen (14) days before submittal of the temporary use permit application. The advance notification shall contain the following information:
 - a. The date the homeless encampment will encamp.
 - b. The length of encampment.
 - c. The maximum number of residents proposed.
 - d. The host location.
- 2. The sponsoring agency shall conduct at least one (1) public informational meeting within, or as close to, the neighborhood where the proposed homeless encampment will be located, a minimum of two (2) weeks prior to the submittal of the temporary use permit application. The time and location of the meeting shall be agreed upon between the City and sponsoring agency. All property owners within one thousand (1,000) feet of the proposed homeless encampment shall be notified fourteen (14) days in advance of the meeting by the sponsoring agency.

B. Site Criteria.

- 1. If the sponsoring agency is not the host agency of the site, the sponsoring agency shall submit a written agreement from the host agency allowing the homeless encampment.
- 2. The property must be sufficient in size to accommodate the tents and necessary on-site facilities, including, but not limited to, the following:

- a. Sanitary portable toilets in the number required to meet capacity guidelines;
 - b. Hand-washing stations by the toilets and by the food areas;
 - c. Refuse receptacles; and
 - d. Food tent and security tent.
3. The host and sponsoring agencies shall provide an adequate water source to the homeless encampment, as approved by the local water district and the City.
 4. No homeless encampment shall be located within a sensitive (critical) area or its buffer as defined under Chapter 15.700 SMC.
 5. No permanent structures will be constructed for the homeless encampment.
 6. No more than one hundred (100) residents shall be allowed. The City may further limit the number of residents as site conditions dictate.
 7. Adequate on-site parking shall be provided for the homeless encampment. No off-site parking will be allowed. The number of vehicles used by homeless encampment residents shall be provided. If the homeless encampment is located on a site with another use, it shall be shown that the homeless encampment parking will not create a shortage of on-site parking for the other use(s) on the property.
 8. The homeless encampment shall be within a quarter (1/4) mile of a bus stop with seven (7) days per week service, whenever possible. If not located within a quarter (1/4) mile of a bus stop, the sponsoring agency must demonstrate the ability for residents to obtain access to the nearest public transportation stop (such as carpools or shuttle buses).
 9. The homeless encampment shall be adequately buffered and screened from adjacent right-of-way and residential properties. Screening shall be a minimum height of six (6) feet and may include, but is not limited to, a combination of fencing, landscaping, or the placement of the homeless encampment behind buildings. The type of screening shall be approved by the City.
 10. All sanitary portable toilets shall be screened from adjacent properties and rights-of-way. The type of screening shall be approved by the City and may include, but is not limited to, a combination of fencing and/or landscaping.

C. Security.

1. An operations and security plan for the homeless encampment shall be submitted to the City.
2. The host agency shall provide to all residents of the homeless encampment a “code of conduct” for living at the homeless encampment. A copy of the “code of conduct” shall be submitted to the City at the time of application.
3. All homeless encampment residents must sign an agreement to abide by the code of conduct and failure to do so shall result in the noncompliant resident’s immediate and permanent expulsion from the property.
4. The sponsoring agency shall keep a log of all people who stay overnight in the encampment, including names and birth dates, and dates of stay. Logs shall be kept for a minimum of six (6) months.
5. The sponsoring agency shall take all reasonable and legal steps to obtain verifiable ID, such as a driver’s license, government-issued identification card, military identification or passport from prospective and existing encampment residents.
6. The sponsoring agency will use identification to obtain sex offender and warrant checks from the King County Sheriff’s Office or relevant local police department.
 - a. If said warrant and sex offender checks reveal either (i) an existing or outstanding warrant from any jurisdiction in the United States for the arrest of the individual who is the subject of the check; or (ii) the subject of the check is a sex offender, required to register with the County Sheriff or their county of residence pursuant to RCW 9A.44.130, then sponsoring agency will reject the subject of the check for residency to homeless encampment or eject the subject of the check if that person is already a homeless encampment resident.
 - b. The sponsoring agency shall immediately contact the SeaTac Police Department if the reason for rejection or ejection of an individual from the homeless encampment is an active warrant or if, in the opinion of the on-duty executive committee member or the on-duty security staff, the rejected/ejected person is a potential threat to the community.
7. The sponsoring agency shall self-police and self-manage its residents and flatly prohibit alcohol, drugs, weapons (except the lawful possession of firearms), fighting, abuse of any kind, and littering or disturbing neighbors while located on the property. Nothing in this subsection is intended to require a sponsoring agency to allow the lawful possession of firearms.
8. The sponsoring agency will appoint an executive committee member to serve “on-duty” at all times to serve as a point of contact for City of SeaTac Police and will orient the Police as to how the security tent operates. The names of the on-

duty executive committee members will be posted daily in the security tent. The City shall provide contact numbers of non-emergency personnel which shall be posted at the security tent.

D. Timing.

1. The duration of the homeless encampment shall not exceed ninety (90) days.
2. No additional homeless encampments may be allowed in any twelve (12) month period beginning on the date the homeless encampment locates on a parcel of property.
3. No more than one (1) homeless encampment may be located in the City at any time.

E. Health and Safety.

1. All temporary structures within the homeless encampment shall conform to all building codes.
2. The homeless encampment shall conform to the following fire requirements:
 - a. Material used as roof covering and walls shall be of flame retardant material.
 - b. There shall be no open fires for cooking or heating.
 - c. No heating appliances within the individual tents are allowed.
 - d. No cooking appliances other than microwave appliances are allowed.
 - e. An adequate number and appropriate rating of fire extinguishers shall be provided as approved by the Fire Department.
 - f. Adequate access for fire and emergency medical apparatus shall be provided. This shall be determined by the Fire Department.
 - g. Adequate separation between tents and other structures shall be maintained as determined by the Fire Department.
 - h. Electrical service shall be in accordance with recognized and accepted practice; electrical cords are not to be strung together and any cords used must be approved for exterior use.
3. The sponsoring and host agencies shall permit inspections by SeaTac staff and the King County Health Department at reasonable times without prior notice for compliance with the conditions of this permit.

- F. **Termination.** If the sponsoring agency fails to take action against a resident who violates the terms and conditions of this permit, it may result in immediate termination of the permit. If the City learns of uncontrolled violence or acts of undisciplined violence by residents of the encampment and the sponsoring agency has not adequately addressed the situation, the temporary use permit may be immediately terminated.

15.475.060 Emergency Animal Shelter/Animal Control Offices

The Director may issue a temporary and revocable permit for an emergency animal shelter subject to the following requirements and criteria:

- A. King County has issued an emergency order regarding flooding in the Green River Valley to establish an emergency animal shelter or animal control offices;
- B. The animal shelter or animal control offices in Kent need to be temporarily relocated due to flooding in the Green River Valley;
- C. The emergency shelter or animal control office is located at a King County facility located in the park (P) zone;
- D. No more than five hundred (500) animals are to be located at the facility. The animals shall only be from the shelter in Kent or strays collected by King County Animal Control Officers due to flooding of the Green River Valley;
- E. The temporary use permit (TUP) shall be valid for up to one (1) year. Additional TUPs may be issued based upon an emergency order cited under subsection (A) of this section;
- F. All storm drainage requirements are met; and
- G. All health requirements are met and approved by the King County Health Department.

15.475.070 Temporary Off-Site Construction Staging and Parking for Construction Workers

The Director may issue a temporary and revocable permit for off-site construction staging and construction worker parking subject to the following requirements and criteria:

- A. The off-site construction staging and parking is allowed only for the duration of the construction;
- B. The off-site construction staging and parking is located within one-quarter (1/4) mile of the construction site;

- C. A “traffic plan” shall be submitted. The plan shall illustrate the travel route(s) construction workers will use to access and depart the site. Travel routes to the site shall minimize traffic impacts to residential areas;
- D. The construction staging and parking surface shall, at a minimum, consist of gravel or other approved surface that will minimize erosion and provide for storm drainage controls;
- E. If the off-site construction staging and parking is adjacent to a residential zone, the use of the property shall only be from 7:00 a.m. to 10:00 p.m., weekdays only. Additional days or hours of use may be authorized by the Director;
- F. The property is used only for construction staging and the parking of the personal vehicles used by the construction workers;
- G. The Director may authorize off-site construction worker parking only at religious use facilities or school facilities located within one and one-half (1-1/2) miles of the construction site. If a religious use facility is used and the routes construction workers use to access and depart the site pass by a public or private school facility, the applicant shall stagger the hours of arrival and departure from the site to minimize the conflicts between pedestrian and vehicular traffic of students arriving and departing the school site. In addition, the construction worker parking shall not occupy parking spaces necessary for the primary use of the site during their normal operating hours.
 - 1. Parking shall be on an existing paved surface. No additional off-street parking spaces may be created; and
 - 2. The site must be within one-quarter (1/4) mile of a “principal” or “minor” arterial;
- H. Adjacent property owners, as determined by the Director, shall be notified of the proposed construction staging and/or construction worker parking prior to the decision to issue a temporary use permit. The cost of this notification shall be borne by the applicant;
- I. In the case where off-site construction staging and construction worker parking will be on a site for more than one (1) year, the applicant shall renew their TUP on an annual basis.

15.475.080 Temporary Emergency Evacuation Storage Sites

In lieu of the criteria set forth in SMC 15.475.040, the Director may issue a temporary and revocable permit for a temporary emergency evacuation storage site in the commercial, business park, and industrial zones, subject to the following requirements and criteria:

- A. King County has issued an emergency order regarding flooding in the Green River Valley;

- B. The applicant shall submit a signed agreement with the property owner allowing the use of the property for an emergency evacuation site;
- C. The applicant meets all storm drainage requirements pursuant to Chapter 12.10 SMC;
- D. If located on a developed parcel or site, the emergency evacuation storage site shall not interfere with any on-site pedestrian and vehicular circulation;
- E. If located on a developed parcel or site, the emergency evacuation storage site shall not occupy any required off-street parking spaces for the primary uses of the site;
- F. If located on a developed site, the emergency evacuation storage site shall not permanently remove any required landscaping on site;
- G. Emergency evacuation storage sites are not allowed for hazardous waste “disposal facilities” as defined under RCW 70.105.010; and
- H. The property shall only be used for the duration of time the parent property for the business using the emergency evacuation site is flooded and during the time the site is being restored to a usable condition;
- I. If the temporary emergency evacuation storage site requires the prestaging of temporary structures for use in the event of flooding, the temporary structures may be located on the site prior to the anticipated flooding. In no case shall the structures be located on site for more than six (6) months in a calendar year. No structures shall be used or occupied if there is no flooding on the parent property in the Green River Valley. A performance bond, the amount to be determined by the Director, shall be posted to guarantee the removal of the use and the area restored to the satisfaction of the Director;
- J. Solid screening (consisting of a chain-link fence with a fabric screen) of an emergency evacuation storage site may be required by the Director if the site is located adjacent to residential properties or is visible from an arterial street.

15.475.090 Conditions

In order to reasonably mitigate any adverse impacts associated with a temporary use permit, the permit may be conditioned to assure such mitigation.

15.475.100 Coordination with Other City Codes

- A. Any temporary use permit shall comply with all applicable adopted City ordinances.
- B. Any solicitor who, while selling or offering goods, wares, merchandise or anything of value, displays, advertises, or offers such goods to the passing public while standing on public way or any other place not used and licensed by such person as a permanent place of business, shall secure in addition to a solicitor’s license a temporary use permit pursuant to this chapter. Door-to-door solicitors are excluded from this requirement if

they are part of a nonprofit organization, school fund-raising project, or charitable organization.

- C. Uses regulated by the home occupation regulations (Chapter 15.17 SMC) are not subject to the provisions of this chapter.

Chapter 15.480

Wireless Communications Facilities

SECTIONS:

15.480.005	Purpose
15.480.010	Authority and Application
15.480.015	Exemptions
15.480.020	Definitions
15.480.030	Review and Approval Process
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15.480.050	Attached WCFs – Specific Development Standards
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15.480.070	Mitigation– Specific Development Standards
15.480.080	New Concealed Freestanding WCFs – Specific Development Standards
15.480.090	General Development Standards for All WCFs
15.480.100	Submittal Requirements for All WCFs

15.480.005 Purpose

The purpose of this chapter is to establish local guidelines, standards and procedures for the siting and construction of wireless communications facilities (WCFs), and to address the issues of appearance and safety associated with WCFs. It is intended to provide adequate siting opportunities at appropriate locations within the City to support existing WCF technologies, to encourage new technologies to benefit SeaTac residents, businesses, and institutions, and to permit WCF providers to remain competitive. This chapter has been developed in conjunction with a Wireless Telecommunications Master Plan that forecasts future needs for wireless facilities in SeaTac and analyzes appropriate locations for their placement.

A wide range of locations and options that minimize the safety hazards and visual impacts sometimes associated with WCFs are provided. The siting of facilities is encouraged on buildings and structures, and in certain rights-of-way as locations for wireless communications infrastructure to establish a precedence of quality concealment products that will minimize the aesthetic impact of related infrastructure. The siting of concealed facilities on existing structures, collocation of WCFs, and visual mitigation measures are encouraged in this chapter in order to preserve neighborhood aesthetics and reduce visual clutter in the community.

The development standards in this chapter establish siting criteria and address setbacks, landscaping, dimensions, and other site-specific design requirements. Siting criteria for WCFs are necessary to encourage the siting of those facilities in locations most appropriate based on land use compatibility, neighborhood characteristics, and aesthetic considerations.

15.480.010 Authority and Application

The provisions of this chapter shall apply to all WCFs and communication facilities as defined in SMC 15.480.020 Definitions, except as specifically exempted in SMC 15.480.015 Exemptions, including, but not limited to:

- A. Existing antenna-supporting structures.
- B. Proposed antenna-supporting structures.
- C. Mitigation for existing antenna-supporting structures.
- D. Attached WCFs.
- E. Collocation on antenna-supporting structures.
- F. Satellite earth stations (satellite dishes) and microwave facilities that are greater than one (1) meter (39.37 inches) in diameter.
- G. Major communication facilities as defined in SMC 15.480.020 Definitions. Location of such facilities shall be allowed only per the use chart in SMC 15.205.040. Such facilities shall additionally comply with all requirements of this chapter.

15.480.015 Exemptions

The provisions of this chapter shall not apply to:

- A. Maintenance and repair of existing antennas and/or feed lines, provided the model, type, mechanical and electrical specifications, size and number remains the same, and a waiver is submitted and approved prior to the start of such work, or, for emergencies, submitted within forty-eight (48) hours of such work. Inspections of such work shall be allowed if requested by the City.

Should such maintenance and repair require a replacement of any existing antenna(s) and/or feed line(s) due to damage of any kind, the affected equipment shall only be replaced with an exact replica of the affected equipment. If this is not feasible, and upgraded equipment is required, such changes may be effected in order to comply with federally licensed regulations, for no more than ten (10) days.

- B. Satellite earth stations (satellite dishes) that are one meter (39.37 inches) or less in diameter.
- C. Television-receiving only antennas.
- D. A temporary wireless communications facility, also known as a carrier on wheels (COW), upon the declaration of a state of emergency by Federal, State, or local government, and a written determination of public necessity by the City; for a period not to exceed ninety (90) days; provided, that this period may be extended at the

discretion of the Director. Said facility must comply with all Federal and State requirements.

- E. Minor communication facilities as defined in 15.480.020. Such facilities shall be regulated in accordance with SMC 15.205.040.

15.480.020 Definitions

- A. In addition to the land use definitions in SMC Ch. 15.110 Definitions, the following definitions apply to this chapter.

Abandonment.*

Intentional discontinuation of electrical service to a wireless communications facility (WCF) for sixty (60) or more days.

Accessory Building.

A building used exclusively or primarily to contain and conceal radio or other equipment necessary for the transmission or reception of wireless communication signals.



Ancillary Structures.

Any form of development associated with a wireless communications facility, including but not limited to: foundations, concrete slabs on grade, guy anchors, generators, and transmission cable supports; however, specifically excluding equipment cabinets, and enclosures.



Antenna.

Any apparatus designed for transmitting and/or receiving electromagnetic waves, including, but not limited to telephonic, radio or television communications. Types of elements include, but are not limited to, wireless internet, omni-directional (whip) antennas, sectorized (panel) antennas, multi or single bay (FM and TV) antennas, and yagi or parabolic (dish) antennas.

Antenna Array.

One (1) or more antennas and their associated mounting hardware, feed lines, or other appurtenances, such as a platform, which share a common attachment device, such as a mounting frame, or mounting support structure.



Antenna Element Combining.

A change that results in an antenna or an array of antennas providing services for more than one (1) wireless provider for the same or similar type of services.

Antenna Element Replacement.

The changing of a single antenna or of an array antenna unit with another single antenna or array unit with different mechanical or electromagnetic specifications.

Antenna-Supporting Structure.

A ground-based vertical projection composed of metal or other substance with or without foundation that is for the express purpose of accommodating antennas at a desired height above grade.

Certain Rights-of-Way.

Nonarterial rights-of-way unless otherwise approved by the Public Works Director. See SMC 15.480.080(F)(4) regarding requirements for placement in rights-of-way.

Collocation.

The practice of installing and operating multiple and various wireless carriers, service providers, government wireless and/or radio common carrier licensees on the same antenna-supporting structure using different and separate antenna arrays, feed lines and radio frequency generating and/or receiving equipment.

Communication Facility, Major.

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

Communication Facility, Minor.

A communication facility for the transmission and reception of amateur (ham) radio signals.

E-911 Enhanced.

A federally mandated upgrade to a WCF or handheld device that enables an emergency call center to track the approximate location of a wireless caller dialing 911.

Equipment Compound.

An outdoor fenced area occupied by all the equipment associated with a wireless communications facility, including antenna-supporting structure(s), equipment shelters, equipment cabinets or pedestals, feed lines, generators, and ancillary structures, but excluding parking and access ways.



Equipment Enclosure.

Any structure including: cabinets, shelters, pedestals, and other similar structures used exclusively to contain radio or other equipment necessary for the transmission and/or reception of wireless communication signals.



Existing Structure.

An existing structure to which wireless telecommunications antenna(s) may be attached. For the purpose of siting wireless telecommunications facilities, existing structures shall include only the following: buildings (other than single-family residential), and water towers.

FAA.

The Federal Aviation Administration.

FCC.

The Federal Communications Commission.

Feed Lines.

Cables used as the interconnecting media between the transmission/receiving base station and the antenna.

Flush-Mounted.

Any antenna or antenna array attached directly to the face of the support structure or building such that no portion of the antenna extends above the height of the support structure or building. Where a maximum flush mounting distance is given that distance shall be measured from the outside edge of the support structure or building to the inside edge of the antenna.



Geographic Search Area.

An area designated by a wireless provider or operator for a new base station facility, produced in accordance with generally accepted principles of radio frequency wireless engineering.

Height.

For the purposes of measuring the height of any WCF, any antenna(s) mounted on a antenna-supporting structure shall be considered part of the antenna-supporting structure and shall be included in measurements to determine overall (i.e., combined) height. For antenna(s) mounted on an existing structure(s), the height of the antenna(s) shall be measured in addition to the height of the existing structure, but the combined height shall be subject to the height limitations specified in this chapter, or of the Federal Aviation Administration (FAA) if applicable.

Intermodulation Distortion.

The preventable and avoidable results of the mixture of two (2) certain and specific radio frequencies (3rd Order); or more certain or specific radio frequencies (5th Order), that creates at least one (1) other unwanted, undesirable, and interfering radio frequency (3rd Order), or multiple other unwanted, undesirable, and interfering radio frequency signals (5th Order).

Lattice Tower.

A tapered style of antenna-supporting structure that consists of vertical and horizontal supports with multiple legs and cross-bracing and metal crossed strips or bars to support antennas.



Least Visually Obtrusive.

A wireless communication facility (WCF) that is designed to present a visual profile that is the minimum profile necessary for the facility to properly function.

Maintenance and Repair.

Repair or routine maintenance of antennas, equipment and /or feed lines, provided the model, type, mechanical and electrical specifications, size and number remains the same, and a waiver is completed prior to the start of such work, or, for emergencies, within forty-eight (48) hours of such work.

Microwave.

Electromagnetic waves with a frequency of eight hundred ninety (890) megahertz (mhz) or greater intended for point-to-point communications.

Mitigation.

A modification to replace or remove one (1) or several nonconforming antenna-supporting structure(s) located in close proximity to a proposed new antenna-supporting structure, or to replace or remove one (1) or several nonconforming building-mounted antennas in close proximity of a proposed new building-mounted antennas, in order to encourage compliance with the ordinance, improve aesthetics or functionality of the overall wireless network.

Monopole.

A style of freestanding antenna-supporting structure that is composed of a single shaft usually composed of two (2) or more hollow sections that are in turn attached to a foundation. This type of antenna-supporting facility is designed to support itself without the use of guy wires or other stabilization devices. These facilities are mounted to a foundation that rests on or in the ground.

Pedestrian or Higher Elevation Views.

Views from higher physical grade, or buildings into equipment installations that are screened by fencing, including views from residential and commercial building windows and decks.

Platform.

A mounting structure to which one (1) or more antennas, sufficient to serve the needs of one (1) or more wireless telecommunications carriers' installation(s), are attached, and which is affixed to a antenna-supporting structure.

Public Safety Communications Equipment.

All communications equipment utilized by the City for the purpose of operation in the interest of the safety of the citizens of SeaTac and operating within the frequency range of eight hundred six (806) MHz and one thousand (1,000) MHz and future spectrum allocations at the direction of the FCC.

Radio Frequency Emissions.

Any electromagnetic radiation or other communications signal emitted from an antenna or antenna-related equipment on the ground, antenna-supporting structure, building, or other vertical projection.

Satellite Earth Station (Satellite Dish).

A single or group of satellite parabolic (or dish) antennas. These dishes are mounted to a supporting device that may be a pole or truss assembly attached to a foundation in the ground, or in some other configuration. A satellite earth station may include the associated separate equipment shelters necessary for the transmission or reception of wireless communications signals with satellites. Satellite earth stations of one (1) meter or less are used primarily for the purposes of home entertainment and personal data systems.



Telecommunications Master Plan.

A plan developed to enforce applicable development standards, State statutes and Federal regulations related to the deployment of wireless telecommunications infrastructure.

Temporary Wireless Telecommunications Facility (Temporary WTF).

A WTF which is to be placed in use for a limited period of time, is not deployed in a permanent manner, and does not have a permanent foundation.

Tower.

A freestanding structure designed solely to support an antenna(s) or antenna platform(s).



Wireless Communications.

Any personal wireless service, which includes, but is not limited to, cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), unlicensed spectrum services utilizing Part 15 devices (i.e., wireless internet services) and paging.

Wireless Communication Facility (WCF).

Any fixed location for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually consisting of an antenna or group of antennas, feed lines, telephone lines, and equipment shelters, and may include an antenna-supporting structure.

Wireless Communication Facility, Attached.

An antenna or antenna array that is secured to an existing building or structure with any accompanying pole or device which attaches it to the building or structure, feed lines, and equipment, which may be located either on the roof or inside or outside of the existing building or structure. An attached wireless communications facility is considered to be an accessory use to the existing principal or structure use on a site.

Wireless Communications Facility, Concealed Attached.

An attached wireless communications facility, ancillary structure, or WCF equipment compound that is not readily identifiable as such, and is designed to be aesthetically compatible with existing and proposed buildings on a site. A concealed attached facility includes, but is not limited to, flush-mounted antenna and feed lines painted to match the color of a building or structure, faux windows, dormers or other architectural features that blend with an existing or proposed building or structure.



Wireless Communications Facility, Concealed Freestanding.

A wireless communications facility, ancillary structure, or WCF equipment compound that is not readily identifiable as such, and is designed to be aesthetically compatible with existing and proposed uses on a site. A concealed facility may have a secondary function, including, but not limited to, the following: church steeple, windmill, bell tower, clock tower, cupola, light standard, flagpole with a flag, or tree.



Wireless Communications Facility, Nonconcealed Attached.

A nonconcealed attached wireless communication facility is one that is readily identifiable, such as a pole with a



mounting platform containing panel antennas, attached to a roof and/or rising above the roofline of a building.

Wireless Communications Facility, Nonconcealed Freestanding.

A freestanding wireless communication facility, ancillary structure, or WCF equipment compound that is readily identifiable, such as a monopole or lattice tower.



Zones, High Intensity.

Zones that typically involve commercial or industrial rather than residential uses. Such zones are limited to Community Business (CB and CB-C), Industrial (I), Aviation Business Center (ABC), Business Park (BP), Office Commercial Medium (O/CM), Aviation Commercial (AVC) and Aviation Operations (AVO).

Zones, Low Intensity.

Zones that typically include or are adjacent to residential uses, including the Urban Low (UL), Urban Medium (UM), Urban High (UH), Townhouse (T), Office/Commercial Mixed Use (O/C/MU), Neighborhood Business (NB), Mobile Home Park (MHP), and Park (P) Zones.

15.480.030 Review and Approval Process

A. Permits Required.

Any application submitted pursuant to this chapter shall be evaluated by the Director in accordance with the City's Wireless Telecommunication Master Plan (plan) to confirm consistency with the plan. The City's plan, a copy of which is on file with the City Clerk, was adopted on December 14, 2004, and may be amended and revised by a resolution.

1. **Building/Electrical Permits.** A building and/or electrical permit is required for all WCFs.
2. **Minor Conditional Use Permits (Minor CUP).** A Minor Conditional Use Permit is required for the following as outlined in subsections (B) and (C) of this section: new freestanding concealed antenna-support structures in low intensity zones, provided such facility is allowed per subsection (C) of this section.
3. **Major Conditional Use Permits (Major CUP).** A Major Conditional Use Permit is required for the following as listed in subsections (B) and (C) of this section: flush-mounted collocations on existing nonconcealed WCFs.
4. **Variance.** A variance from the standards regarding height, aesthetics (including concealment), equipment enclosures and the dimensions of freestanding poles specified in this chapter may be granted only pursuant to the criteria set forth in

SMC 15.115.010(D). The permit process for any facility applying for a variance from such standards shall be a Major Conditional Use Permit. A variance from the standards regarding setbacks, landscaping, and fencing specified in this chapter may be granted, subject to the criteria and process set forth in SMC 15.115.010(B).

5. **Other Permits.** In addition to the permits listed above and in the table in subsection (B) of this section, other permits may be required, including but not limited to grading, and right-of-way permits. Additionally, any provider locating within the City right-of-way will be required to have a valid franchise agreement on file with the City. Facilities locating on City property will require a lease agreement.
6. **Independent Review.** The City may, at the applicant's expense, have an independent radio frequency engineer or other qualified consultant review all materials submitted for review by the City. WCF review by the independent radio frequency engineer is subject to the following:
 - a. The cost for independent review shall be paid by the applicant.
 - b. The reviewer may request from the applicant additional information to that listed in the submittal requirements if, in the reviewer's opinion, such information is necessary for the review.
 - c. Based on the results of the independent review, the approving authority may require changes to the applicant's application or submittals.
 - d. The independent review may address any or all of the following:
 - i. The accuracy and completeness of the application and accompanying documentation.
 - ii. The applicability of analysis techniques and methodologies.
 - iii. The validity of conclusions reached.
 - iv. Whether the proposed WCF complies with the applicable approval criteria set forth in this chapter and any other applicable City codes.
 - v. Whether the proposed WCF complies with applicable State and Federal guidelines.
 - vi. Other items deemed by the City to be relevant to determining whether a proposed wireless communications facility complies with the provisions of this chapter and any other applicable City codes.

B. The following table summarizes the types of WCFs that are permitted in each zone subject to the siting hierarchy in SMC 15.480.040 and the type of permits required:

	Concealed Attached WCF	Concealed Collocation on Existing Concealed Freestanding WCF	New Concealed Freestanding WCF	Mitigation of Existing WCF	Flush-Mounted Collocation on an Existing Nonconcealed WCF ¹	Antenna Element Replacement or Combining ²
Low Intensity Zones³						
UL	Building/ Electrical	Building/ Electrical	Minor CUP and Building/ Electrical	Building/ Electrical	Major CUP and Building/ Electrical	Building/ Electrical
UM	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	1	Building/Electrical
UH	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	1	Building/Electrical
MHP	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	1	Building/Electrical
T	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	1	Building/Electrical
P	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	1	Building/Electrical
O/C/MU	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	1	Building/Electrical
NB	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
High Intensity Zones						
I	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
BP	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
ABC	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/ Electrical
CB	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
CB-C	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
O/CM	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical

1. The City is not aware of any existing WCFs in these zoning districts; however, if one does exist, then it shall be subject to the same regulations as the UL zone.
2. Provided there is no increase in the number of feed lines, and/or the size of number of antennas, or in the aesthetic impact of the replacement. See SMC 15.480.090(C) for specifics.
3. See subsection C of this section for restrictions on residentially zoned property that is vacant or contains a residential use.

C. In residential zones, new concealed freestanding antenna-supporting structures shall only be permitted on lots whose principal use is not single-family residential, including, but not limited to: schools, churches, water towers, fire stations, parks, and other public

property. The following table summarizes the types of WCF and WCF equipment that can be located on residentially zoned properties containing various uses:

Use within a Residential Zone	Concealed Attached WCF	Concealed Free-standing WCF	Equipment Enclosure
Single-Family Residence	No	No	Conditional*
Multi-Family Residences	Yes	No	Yes
Vacant	No	Conditional**	Conditional**
Water tower, church, school, park, or other nonresidential use	Yes	Conditional	Yes/Conditional***

* For concealed equipment associated with a WCF in a right-of-way, where no other option for placement of the equipment is feasible or appropriate, the minor CUP process may consider whether an equipment enclosure is compatible with the existing and adjacent uses and the character of the area based on concealed equipment design, proximity to other residential uses, and existence of mature landscaping and/or topography. If approved, equipment shall be limited to one (1) three hundred sixty (360) foot enclosure on a single-family lot.

** On vacant residential property, the minor CUP process may consider whether the concealed facility’s design, proximity to other residential uses, and existence of mature landscaping and/or topography would allow for a freestanding WCF that is compatible with adjacent uses and the character of the area.

*** Based on the process for the WCF.

15.480.040 Siting Hierarchy

A. Siting of a WCF shall be in accordance with the following siting alternatives hierarchy, with the exception of mitigation of an existing nonconcealed WCF, which shall be in accordance with subsection (C) of this section:

1. **A Concealed Attached WCF.**
2. **In Certain Rights-of-Way.**
 - a. Concealed collocation on an existing concealed freestanding WCF;
 - b. Concealed freestanding WCF.
3. **Collocation or Freestanding.**
 - a. Concealed collocation on an existing concealed freestanding WCF;
 - b. Concealed freestanding WCF;
 - c. Flush-mounted collocation on an existing nonconcealed WCF.

- B. The order of ranking preference, from highest to lowest, shall be subsections (A)(1), (A)(2)(a), (A)(2)(b), (A)(3)(a), (A)(3)(b), and (A)(3)(c) of this section, except for mitigation of an existing nonconcealed WCF which is described in subsection (C) of this section. Where a lower ranking alternative is proposed, the applicant must file relevant information as indicated in SMC 15.480.100(A)(3)(f) and (g) including, but not limited to, an affidavit by a radio frequency engineer demonstrating that despite diligent efforts to adhere to the established hierarchy within the geographic search area, higher ranking options are not technically feasible or justified given the location of the proposed wireless communications facility.

Where a freestanding WCF is permitted, then the order of ranking preference for the freestanding WCF shall be (A)(2)(a), (A)(2)(b), (A)(3)(a), (A)(3)(b), and (A)(3)(c). Where a lower ranking alternative is proposed, the applicant must file relevant information as indicated in SMC 15.480.100(A)(3)(f) and subsection (C)(2) of this section, and demonstrate higher ranked options are not technically feasible, or justified given the location of the proposed wireless communications facility, and the existing land uses of the subject and surrounding properties within three hundred (300) feet of the subject property.

- C. An exception to the hierarchy shall occur in those cases where mitigation of an existing nonconcealed WCF would occur. Mitigation (replacement of an existing nonconcealed facility with a concealed facility in full compliance with the current code) is encouraged by the City to reduce the visual impact of existing nonconcealed facilities and is subject to the following benefits:
1. Expedited permit review;
 2. Waiver of all planning, building and electrical permit fees except for independent review fees, if applicable;
 3. Height bonus per SMC 15.480.070.

15.480.050 Attached WCFs – Specific Development Standards

A. Attached Concealed WCF.

1. **Height.** The height of attached concealed WCFs shall not exceed twenty (20) feet above the existing building or water tower. The additional height shall not exceed applicable FAA limitations.
2. **Antenna Aesthetics.** If the antenna is attaching onto the wall, rooftop or other side of an existing building or structure, then the antenna shall be flush-mounted, encased, and designed to match the principal structure or building on which it is affixing. The antenna shall not extend more than fifteen (15) inches from the side

of the building to which it is affixing, measured from the outside of the building wall to the inside or backing of the antenna.

If the antenna cannot be flush mounted to the existing building or water tower, then a faux parapet, elevator shaft, chimney or other similar architectural feature may be designed and constructed for the purposes of attaching and/or concealing the antenna to the existing structure or building. Faux designs shall match and blend with the color, texture and architectural features of the existing structure or building.

3. **Feed Lines.** Feed lines shall not be seen from pedestrian or higher elevation views. Feed lines shall be contained within a principal building or encased and the encasement painted to blend and match the design, color, and texture of the facade, roof, wall or structure to which they are affixing. Feed lines may be painted rather than encased and painted if the Director determines that the visual impact is lessened through this method. Unless they are located inside an enclosed compound, feedlines between the base of a tower or building and the ground equipment shall be located underground.

15.480.060 Collocated WCFs – Specific Development Standards

A. Collocation on an Existing Concealed Freestanding WCF.

1. **Height.** The height of WCFs collocating on existing concealed antenna-supporting structures shall not exceed a maximum height of sixty (60) feet in a low intensity zone and eighty (80) feet in a high intensity zone; and shall not exceed applicable FAA height limitations.
2. **Antenna Aesthetics.** Antenna shall match the overall design of the approved concealed freestanding WCF.
3. **Equipment Enclosures.** Shall be installed according to the master site plan for the equipment compound and subject to the development standards of SMC 15.480.090.
4. **Feed Lines.** Shall be installed inside the concealed antenna supporting structure and shall not be visible.
5. **Intensity.** The number of concealed antenna arrays on a concealed freestanding WCF shall not be limited; provided, that the increased number of antenna and/or equipment enclosures meet the following criteria:
 - a. The increased number of antennas and/or equipment enclosures does not lessen the ability of the site to meet the requirements for concealment and screening;

- b. The site is sized and located so that the increased number of antennas and/or equipment enclosures does not negatively impact adjacent properties in any of the following manners:
 - i. Removal of existing mature landscaping necessary to screen the site;
 - ii. Exceeding the site's capacity to combine and coordinate equipment compounds in an orderly manner; or
 - iii. Creating a number of accessory buildings, or size of accessory building, on a site, either of which would be unusual and visually intrusive to the character of a neighborhood or area.

B. Collocation on an Existing Nonconcealed Freestanding WCF.

1. **Existing Capacity.** Collocation on an existing nonconcealed freestanding WCF shall only be allowed where:
 - a. A higher-ranked installation is not technically feasible;
 - b. The facility was built with the structural capacity for the additional facility and no structural upgrades will be required for such collocation.
2. **Height.** Antennas shall not exceed the height of the antenna supporting structure on which it is affixing.
3. **Antenna Aesthetics.** New antenna installations shall be flush-mounted onto existing WCFs.
4. **Setbacks.** Equipment enclosures and all ancillary equipment are required to meet the setbacks of the underlying zoning district.
5. **Landscaping.** Landscaping shall be brought into compliance with the standards described in SMC 15.480.090(G).
6. **Feed Lines.** Shall be concealed to the greatest extent possible.
7. **Intensity.**
 - a. In High Intensity Zones. The maximum number of platforms shall be four (4).
 - b. **In Low Intensity Zones.** The maximum number of platforms shall be two (2), except where the Director determines that a lower number is needed to protect the character of the existing neighborhood.

15.480.070 Mitigation – Specific Development Standards

A. Development Standards.

1. **Height.** The height for a WCF approved for mitigation may exceed the height of the tallest freestanding WCF that is being mitigated by a maximum of twenty (20) feet and may exceed the height of the tallest attached WCF that is being mitigated by a maximum of ten (10) feet.
2. **Aesthetics.** Mitigated facilities shall meet all code requirements for the type of facility being mitigated.
3. **Equipment Compounds.** The existing equipment compound shall be brought into compliance with standards described in SMC 15.480.090(B).
4. **Equipment Enclosures.** All existing equipment shelters shall be brought into compliance with standards described in SMC 15.480.090(A) and (B).
5. **Screening.** Landscaping and fencing shall be brought into compliance with the standards of SMC 15.480.090(F) and (G).
6. **Feed Lines.** Shall be installed inside the concealed antenna supporting structure and shall not be visible.
7. **Incentives.** Mitigation is subject to the incentives listed in SMC 15.480.040.

15.480.080 New Concealed Freestanding WCFs – Specific Development Standards

A. Height.

1. **Low Intensity Zones.** The maximum height shall be sixty (60) feet, including foundations, but excluding lightning rods or lighting as required by the FAA.
2. **High Intensity Zones.** The maximum height shall be eighty (80) feet, including foundations, but excluding lightning rods or lighting as required by the FAA.

- B. **Aesthetics.** Any new freestanding antenna-supporting structure must be a concealed freestanding antenna-supporting structure as defined in SMC 15.480.020 and shall be configured, located and designed to complement or match adjacent structures and landscapes with specific design considerations such as architectural designs, height, scale, color, and texture. The concealment design shall minimize visual impact through quality of materials and close resemblance to: (1) adjacent landscaping, (2) a feature that is commonly associated with the primary use of the property, or (3) a pedestrian amenity appropriate to the area, such as a light pole, clock tower, fountain or water feature. Up to three (3) design concepts may be required to be submitted for consideration, with the final design being determined by the Director based on positive visual impact and appropriateness to the context of the site.

C. Setback.

1. Equipment enclosures and all ancillary equipment is required to meet the setbacks of the underlying zoning district.
2. Within the Urban Center, new support structures shall be located as far to the rear of the site as the setbacks will allow, to preserve as much of the site as possible for future development.
3. On properties fronting Angle Lake, or containing other amenities, new support structures shall be located to preserve open space, views, and future site development potential.
4. Setback departures may be allowed by the Director for pedestrian amenities whose placement closer to the property line provides a public benefit.

D. Feed Lines. Shall be installed inside the concealed antenna supporting structure and shall not be visible.

E. Intensity. The number of antennas on a new concealed freestanding WCF shall not be limited; provided, that the following criteria shall be met:

1. The increased number of antennas and/or equipment enclosures does not lessen the ability of the site to meet the requirements for concealment and screening;
2. The site is sized and located so that the increased number of antennas and/or equipment enclosures does not negatively impact adjacent properties in any of the following manners:
 - a. Removal of existing mature landscaping necessary to screen the site;
 - b. Exceeding the site's capacity to combine and coordinate equipment compounds in an orderly manner;
 - c. Creating a number of accessory buildings or a size of accessory building on a site, either of which would be unusual and visually intrusive to the character of a neighborhood or area.

F. In Rights-of-Way.

1. **Antenna-Supporting Structure.** Only concealed, freestanding WCFs will be permitted in designated rights-of-way per subsection (F)(4)(d) of this section. No utility wires may be attached to the concealed freestanding WCF.
2. **Height.**

- a. **Rights-of-Way in Low Intensity Zones.** No antenna-supporting structure, including the wireless antenna, shall exceed a height of forty-five (45) feet measured from the base of the pole.
 - b. **Rights-of-Way in High Intensity Zones.** No antenna-supporting structure, including the wireless antenna, shall exceed a height of fifty-five (55) feet measured from the base of the pole.
 - c. If a right-of-way is abutted by both high and low intensity zones, the right-of-way shall be considered to be in a low intensity zone.
3. **Dimensions.** Concealed freestanding WCFs in rights-of-way must be tapered and shall measure no more than twenty-six (26) inches in diameter at the base and shall taper to no more than eighteen (18) inches diameter at the top of the pole.
4. **Intensity and Location.**
- a. The number of WCFs located on a freestanding antenna-supporting structure in the right-of-way shall be limited to two (2), unless it can be shown that the criteria in subsection (D) of this section are met.
 - b. Where possible, freestanding antenna-supporting structures in the right-of-way shall be located at property line extensions rather than in front of a residential or retail commercial structure.
 - c. Freestanding antenna-supporting structures in the right-of-way shall be separated by a minimum of one hundred (100) feet and sited so that no more than one (1) such structure is located adjacent to any one (1) single-family property.
 - d. Freestanding antenna-supporting structures shall only be located in right-of-way areas approved by the Public Works Department based on case-by-case review of a site in relation to existing and proposed utilities, road width, and safety considerations. Generally, a freestanding antenna-supporting structure shall not be allowed on an arterial street where utilities have been placed underground or are anticipated to be placed underground.
- G. **Pedestrian Amenity.** Freestanding antenna-supporting structures that incorporate a pedestrian amenity appropriate to the area, such as bus shelter, street furniture, pedestrian street lighting, clock tower, fountain or water feature are encouraged. Design for such WTF in a right-of-way must meet the approval of the Director and the Director of Public Works. WTF with pedestrian amenities shall be subject to the following benefits:
1. Expedited review;

2. Refund of planning and building permit fees upon design approval, except for independent review fees, if applicable.

15.480.090 General Development Standards for All WCFs

All WCFs shall be subject to the following:

A. Equipment Enclosures.

1. Each service provider shall be limited to an equipment enclosure installation not to exceed three hundred sixty (360) square feet in area at each WCF site.
2. All new equipment enclosures shall be part of a master site design for the equipment compound.
 - a. The design shall coordinate the placement of the equipment enclosures so that enclosures are contiguous or otherwise organized to minimize aesthetic impacts to the property.
 - b. If a site is being designed for multiple known providers, one (1) accessory building with multiple compartments to serve the total number of collocation tenants and their designated equipment or equipment enclosures may be required by the City.
3. Equipment enclosures shall be concealed from pedestrian or higher elevation views through one (1) of the following methods. The approved method shall offer the most appropriate concealment of the equipment or equipment enclosure for the site as determined by the Director.
 - a. For attached WCFs:
 - i. Located within the principal building on the site;
 - ii. Located behind a wall, parapet, louvers or other concealment materials meeting the intent of concealing the equipment or equipment enclosure on the rooftop or ground from pedestrian and higher elevation views.
 - b. For freestanding antenna-supporting structures:
 - i. Located underground or below grade, with the access to the site concealed in one (1) of the following manners:
 - (A) The access is no more than eighteen (18) inches above grade; or

- (B) The access is concealed by landscaping, grade, placement out of view, or by treatment as a pedestrian amenity.



Underground Equipment Enclosure



Access Concealed Through Grade



- ii. Enclosed within an accessory building compatible with the architectural features of the principal building or structure, such as building materials, roof pitch, and siding color and texture. This option shall be required in low intensity zones, unless another option contained in this section is approved as an alternative by the Director if the equipment is not visible from pedestrian or high-elevation views. The accessory building may have a secondary function ancillary to the principal building or structure of the concealed WCF that it serves.
 - iii. Surrounded by an opaque fence constructed of cedar or other high-quality fencing material meeting the criteria of subsection (F) of this section as approved by the Director.
4. **In Rights-of-Way.** When a WCF is located in the right-of-way, equipment enclosures shall be located underground, below grade or on adjacent property, per the standards of subsection (A)(3) of this section, unless an exemption is granted as described below. The approved method shall offer the best concealment of the equipment enclosure for the site as determined by the Director.

The Director and the Director of Public Works may approve an above-ground equipment enclosure if the total installation comprises less than six (6) cubic feet and if the installation is more appropriate than an underground facility due to existing vegetation, the location of

existing infrastructure, construction impacts, or other similar factors. In all cases, an above-ground equipment enclosure shall be mounted to the ground, not mounted or attached to a pedestal, and the cumulative size of all equipment shall not exceed six (6) cubic feet.

B. Equipment Compound.

1. All compounds shall be screened from pedestrian or higher elevation view, as determined by the Director, by utilizing a matching design of opaque screening, such as cedar or other approved high quality fencing material per subsection (F) of this section, through topography, through planting of new landscaping, and/or through retention of existing mature landscaping. All fencing shall be located inside of any required landscaping.
2. The WCF equipment compound shall not be used for the storage of any excess equipment or hazardous waste (i.e., discarded batteries), nor be used as habitable space. No outdoor storage yards shall be allowed in a WCF equipment compound.

C. Addition or Upgrade of Equipment on a Legal Nonconforming Site.

1. Freestanding WCF.

- a. **Existing Antennas and/or Feed Lines.** Upgrades of existing antennas and feed lines on legal nonconforming freestanding WCF shall be allowed, provided the number, approximate size, and visual impact of antennas and feed lines are not increased.

Addition or expansion of equipment cabinets or enclosures shall be allowed only if the carrier's existing and proposed equipment enclosure/compound meets the standards for screening in this code.

- b. **New Antennas and/or Feed Lines.** Addition of new antennas and feed lines on legal nonconforming freestanding WCF shall be allowed on existing platforms as follows:
 - i. **Permitted.** Antennas vested under a valid permit shall be allowed to be installed per that permit's approval and conditions.
 - ii. **Interim Permit with Agreement for Future Upgrade.** Antennas that exceed the number on the existing platform, but do not exceed the capacity of the existing platform, shall be allowed to be added on an interim basis, providing:
 - (A) An agreement is signed by the provider to upgrade the freestanding facility to a concealed facility meeting the full requirements of this code within three (3) years;

- (B) The size of the antennas and feed lines are comparable to those on the existing platform.

Where an agreement has been signed to upgrade to a concealed facility within three (3) years, equipment may be upgraded and/or added within a compound without the requirement for new landscaping. Opaque fencing may be required.

2. **Attached WCF.**

- a. **Within the Urban Center** – Existing or New Antennas and/or Feed Lines. Upgrades to antennas and feed lines for existing nonconcealed antennas within the Urban Center shall be required to meet the full standards of this code.

Addition or expansion of equipment cabinets or enclosures shall be allowed, only if the carrier's new and existing equipment meet the standards for screening in this code.

- b. **Outside the Urban Center** – Existing Antennas and/or Feedlines. Upgrades of existing nonconcealed antennas outside the Urban Center shall be allowed, provided the number, approximate size, and visual impact of antennas and feed lines are not increased.

Addition or expansion of equipment cabinets or enclosures shall be allowed only if the carrier's existing and proposed equipment enclosure/compound meets the standards for screening in this code.

- c. **Outside the Urban Center** – New Antennas and/or Feedlines. Addition of new antennas on nonconcealed arrays outside the Urban Center shall be subject to the standards of subsection (C)(1)(b) of this section.

3. **Addition of Generators to Sites.** Addition of generators to existing legal nonconforming sites shall be allowed within a compound; provided, that all equipment screening and landscaping standards contained in this chapter are met.

4. **Addition of E-911 Enhancement Equipment to Site.** Addition of E-911 enhancement equipment shall be allowed on legal nonconforming sites providing that attachments on support structures or addition to ground equipment shall meet all City WCF standards for concealment and screening.

- D. **Signage.** The only signage that is permitted upon an antenna-supporting structure, equipment enclosure, shelter, or fence (if applicable) shall be informational, and for the purpose of identifying the antenna-supporting structure, such as antenna structure registration (ASR) number, as well as the party responsible for the operation and maintenance of the facility, its current address and telephone number, security or safety

signs, and property manager signs (if applicable). A twenty-four (24) hour emergency contact name and number is required to be posted on the site. If more than two hundred twenty (220) voltage is necessary for the operation of the facility and is present in a ground grid or in the tower, signs located every twenty (20) feet and attached to the fence or wall shall display in large, bold, high contrast letters (minimum height of each letter: four (4) inches the following: “HIGH VOLTAGE – DANGER.” WCFs and WCF equipment compounds shall be constructed and maintained in conformance with all applicable building code requirements.

E. Setbacks.

1. **Low Intensity Zones.** For new antenna-supporting structures, the required setbacks shall be measured from the base of the antenna-supporting structure or from the edge of the equipment shelter or compound, whichever is closer to the property line. The setbacks shall be a minimum of twenty (20) feet on all sides.
2. **High Intensity Zones.** For new antenna-supporting structures, the required setbacks shall be measured from the base of the antenna-supporting structure or from the edge of the equipment shelter or compound, whichever is closer to the property line. The minimum setbacks shall be as follows:
 - a. Front: Ten (10) feet;
 - b. Side: Five (5) feet;
 - c. Rear: Five (5) feet.

The setbacks shall be a minimum of twenty (20) feet on the sides adjacent to low intensity zones.

For new WCFs located on existing buildings, the WCF shall be allowed to project into the setback; provided, that such projection does not exceed twelve (12) inches.

F. Fencing. Fences are not required, unless utilized for required screening of an equipment enclosure or compound. Where required, fences shall meet the following criteria:

1. Materials shall be weather-resistant.
2. Materials and design shall be appropriate to the character of the site.
3. Unless otherwise specified, fencing shall be a maximum of six (6) feet in height, or one (1) foot taller than the proposed equipment enclosure, whichever is greater. In no case shall the fence be taller than eight (8) feet.

4. Barbed, or other types of security wire are prohibited.
5. All fencing shall be located inside of any required landscaping.

The Director may specify the size, type and materials to be used for the fencing to ensure compatibility with the surrounding neighborhood.

G. Landscaping.

1. **Low Intensity Zones.** For freestanding WCFs, and ground-based equipment, landscaping shall be Type I, ten (10) feet, on all sides. In all cases, the landscaping shall be located on the outside of any fence that is used. Irrigation shall be required per SMC 15.445.140.

Landscaping standards may be modified at the discretion of the Director, in cases where the need for landscaping is eliminated by adequate natural screening, existing landscape buffers, topography, the placement of the WCF among buildings, or other suitable screening as determined by the Director.

2. **High Intensity Landscaping.** For freestanding WCFs and ground-based equipment, the street frontage landscaping shall be Type II, ten (10) feet, and side and rear landscaping shall be Type II, five (5) feet. Where adjacent to low intensity zones, new support structures shall provide ten (10) feet of Type II landscaping on that side(s). In all cases, the landscaping shall be located on the outside of any fence that is used. Irrigation shall be required per SMC 15.445.140.

Landscaping standards may be modified at the discretion of the Director, in cases where the need for landscaping is eliminated by adequate natural screening, existing landscape buffers, topography, the placement of the WCF among buildings, or other suitable screening as determined by the Director.

H. Lighting.

1. Only lighting required by FAA regulations, as supported by the “Determination of no hazard” document issued by the same agency, is allowed on support structures or antennas. Where lighting is required by FAA regulations, the light source shall be hooded or directed to shield adjacent properties, except where prohibited by FAA regulations. Any lighting required by the FAA must be of the minimum intensity and number of flasher per minute (i.e., the longest duration between flashes) allowable by the FAA. Dual lighting standards are required and strobe light standards are prohibited unless required by the FAA.
2. Any security lighting for on-ground facilities and equipment shall be user-operated or motion-activated only.

- I. **Noise.** WCFs shall meet all existing noise standards as per SMC 15.460.020. In addition, noise levels shall not exceed ambient noise levels when measured at the property boundaries except in designated emergencies or for emergency generator testing. Generator testing is allowed only between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday.
- J. **Parking.** Parking for one (1) maintenance vehicle shall be provided on site or allowed for in the site lease unless on-street parking is available adjacent to the site.
- K. **Public Safety.** Any applicant for facilities under this section shall certify that such proposed facility shall comply with all applicable Federal regulations regarding interference protection, including but not limited to Federal regulations regarding adjacent channel receiver (blanket) overload and intermodulation distortion as specified in SMC 15.480.100(A)(3)(h).
- L. **Maintenance.** All required landscaping shall be maintained as per SMC 15.445.150. In addition, painted or otherwise coated surfaces and concealment treatments shall be continually maintained or the structure shall be subject to removal at the expense of the responsible party.
- M. **Abandonment.** Any WCF that is abandoned shall be reported immediately to the Director by the service provider. The service provider shall include documentation of the date that use of the WCF was discontinued. The service provider shall remove the abandoned WCF and restore the aboveground site features to their pre-existing condition within six (6) months of the abandonment, unless another service provider commits to using the site/facility as specified below. If the abandoned WCF is not removed and the site restored within the specified time frame, the City may conduct the removal and/or restoration at the service provider's expense. If there are two (2) or more users of a single WCF, then this provision shall not become effective until all users cease using the WCF. If another service provider has committed to continue the use of the abandoned WCF, the abandoned WCF does not need to be removed; provided, that:
 - 1. A letter of intent to operate the abandoned facility is submitted to the City by the new service provider; and
 - 2. The WCF is put into service, or an application for a WCF has been submitted within three (3) months of the letter of intent, and is actively being pursued.

15.480.100 Submittal Requirements for All WCFs

- A. **General.** This section shall apply to all WCFs except antenna element replacements and combining. Antenna element replacements and combining submittal requirements are located in SMC 15.480.100(D).

Prior to application submittal, an applicant must attend a preapplication meeting before the City's Development Review Committee.

1. With each application, the applicant shall provide an inventory of its existing antenna-supporting structures that are within the jurisdiction of the City and/or within one-quarter (1/4) mile of the border thereof, including specific information about the location, height, design, and performance specifications of each tower or monopole. The Department shall maintain a file containing this information, which will be available for review by applicants.
2. Each application shall illustrate and describe the WCF installation as it will be when fully deployed, even if the construction or installation will occur in phases.
3. Each WCF application for an attached, collocation, mitigated or freestanding WCF shall include the following:
 - a. Proposed maximum height of the proposed WCF, including individual measurement of the base, the antenna supporting structure and lightning rod.
 - b. A written statement detailing the antenna mounting elevations and power levels of the proposed antenna and all the mounting elevations and power levels of any other facilities on the subject property.
 - c. Photo-simulated post construction renderings of the proposed antenna-supporting structure, equipment enclosures, and ancillary structures from locations to be determined during the preapplication meeting (but shall, at a minimum, include renderings from the vantage point of any adjacent roadways and occupied or proposed nonresidential or residential structures), proposed exterior paint and stain samples for any items to be painted or stained, exterior building material and roof samples (all mounted on color board no larger than eleven (11) inches by seventeen (17) inches). If requested, materials detailing the locations of existing wireless communications facilities to which the proposed antenna will be a hand-off candidate; including latitude, longitude, and power levels of the proposed and existing antenna.
 - d. A map showing the designated geographic search area and a statement that the included search area map is, in fact, the same as used to identify the proposed site.
 - e. A radio frequency propagation plot indicating the existing and proposed signal coverage of existing and proposed wireless communications sites, coverage prediction, and design radius.
 - f. A written certification from the applicant's radio frequency (RF) engineer that the proposed facility's coverage or capacity potential cannot be achieved by a higher ranked alternative, if any. This certification shall not

be required in cases where the City and the applicant mutually agree that higher ranked alternatives are not feasible.

- g. Any other documentation, evidence, or materials necessary to demonstrate compliance with the applicable approval criteria set forth in this chapter as the applicant deems necessary.
- h. Interference with Public Safety Communications. Each owner and applicant for a WCF shall agree in a written statement to the following:
 - i. Comply with good engineering practices as defined by the FCC in its rules and regulations.
 - ii. Comply with FCC regulations regarding susceptibility to radio frequency interference, frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements, and any and all other Federal statutory and regulatory requirements relating to radio frequency interference (RFI).
 - iii. In the case of an application for collocation of facilities or the placement of a new WCF on a building or water tower containing an existing WCF, the applicant, together with the owner of the subject site, shall provide a composite analysis of all users of the site to determine that the applicant's proposed facilities will not cause radio frequency interference with the City's public safety communications equipment and will implement appropriate technical measures, as described in subsection (A)(3)(h)(iv)(A) of this section, to attempt to prevent such interference.
 - iv. Whenever the City has encountered radio frequency interference with the City's public safety communications equipment, and the City reasonably believes that such interference has been or is being caused by one (1) or more WCFs, the following steps shall be taken:
 - (A) The City shall provide notification to all WCFs operating in the City of possible interference with the public safety communications equipment, and upon such notifications, the owners shall reasonably cooperate with the City and among themselves to investigate and mitigate the interference, if any, utilizing the procedures set for in the joint wireless industry-public safety "Best Practices Guide," released by the FCC in February 2001, including the good engineering practices, as may be amended or revised by the FCC from time to time.

(B) If any WCF owner fails to cooperate with the City in complying with the owner's obligations under this subsection or if the FCC makes a determination of radio frequency interference with the City's public safety communications equipment, the owner who failed to cooperate and/or the owner of the WCF which caused the interference shall be responsible, upon FCC determination of radio frequency interference, for reimbursing the City for all costs associated with ascertaining and resolving the interference, including but not limited to any engineering studies obtained by the City to determine the source of the interference. For the purposes of this subsection, failure to cooperate shall include failure to initiate any response or action as described in the "Best Practices Guide" within twenty-four (24) hours of City's notification.

- i. Prior to issuance of a building permit, proof of FAA compliance with Subpart C of the Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace.
- j. All applications for WCFs shall comply with all applicable FAA and Federal Communication Commission (FCC) regulations.

B. Attached WCFs and Collocations. In addition to SMC 15.480.090 the following is also required:

1. Certification furnished by a registered professional engineer licensed in the State of Washington that the WCF or structure has sufficient structural integrity in accordance with the latest published EIA/TIA codes and windspeed criteria for the district in which it is to be located to support the proposed antenna and feed lines in addition to all other equipment located or mounted on the structure.
2. A signed statement (including the signature's qualifications) shall be included by a party representing the antenna-supporting structure's owner or owner's agent certifying that the radio frequency emissions of the proposal comply with FCC standards for such emissions, both individually and cumulatively and with any other facilities located on or immediately adjacent to the proposed facility.

C. Freestanding WCFs, and Mitigation of WCFs. In addition to SMC 15.480.090 the following is also required:

1. A signed statement from the antenna-supporting structure owner agreeing to allow the collocation of other wireless equipment on the proposed antenna-supporting structure, if the structure is designed for collocation.
2. If an attached structure or collocation is higher on the hierarchy than a proposed freestanding structure proposed for the WCF, a copy of the following notice, with

any and all responses or a statement that no responses were received, must be mailed by the applicant to all other wireless providers licensed to provide service within the City of SeaTac, and to the property owners of all existing structures exceeding forty (40) feet in height within one thousand (1,000) feet of the proposed site:

Pursuant to the requirements of the City of SeaTac Municipal Code 15.480.100(C)(2), (wireless provider) is hereby providing you with notice of our intent to apply to the City of SeaTac to construct a wireless communications support structure at (address). The proposed support structure will be approximately ___ feet in height for the purpose of providing (type of service) service.

Please inform us whether you have any existing structures or wireless support structures in the vicinity of our proposed facility that may be available for our use. Please provide this information to us within ten working days from the date of this letter. If we receive no response from you within that time, we shall assume that you do not wish to pursue a wireless communications facility at this site.

3. A copy of the mailing labels, or a list of the names and addresses of the recipients of the notice described above.
4. A report and supporting technical data demonstrating that all antenna attachments and collocations as identified in the Master Plan inventory, including all potentially usable antenna-supporting structures, and other elevated structures within the proposed service area, and alternative antenna configurations have been examined, and found not to be acceptable, and the reasons such antenna-supporting structures, and other elevated structure are not acceptable. Costs of concealment technology that exceed facility development costs shall not be presumed to render the technology unsuitable. The report shall consist of one (1) or more of the following applicable findings, with supporting documentation:
 - a. No existing wireless communications facilities located within the geographic search area meet the applicant's engineering requirements, and why.
 - b. Existing wireless communications facilities are not of sufficient height to meet the applicant's engineering requirements, and cannot be increased in height.
 - c. Existing wireless communications facilities do not have sufficient structural integrity to support the applicant's proposed wireless communications facilities and related equipment, and the existing facility cannot be sufficiently improved.

- d. Other limiting factors that render existing wireless communications facilities unsuitable.
 - e. Technical data included in the report shall include certification by a registered professional engineer licensed in the State of Washington or other qualified professional, which qualifications shall be included, regarding service gaps or service expansions that are addressed by the proposed WCF, and accompanying maps and calculations demonstrating the need of the proposed WCF.
5. The applicant shall provide simulated photographic evidence of the proposed WCF's appearance from any and all residential areas within one thousand five hundred (1,500) feet and vantage points, as chosen by the Director, including the facility types the applicant has considered and the impact on adjacent properties including:
- a. Overall height;
 - b. Configuration;
 - c. Physical location;
 - d. Mass and scale;
 - e. Materials and color;
 - f. Illumination.

The applicant shall provide a statement describing potential visual and aesthetic impacts of the proposed WCF on all adjacent residential zoning districts.

6. Certification furnished by a registered professional engineer licensed in the State of Washington, that the WCF has sufficient structural integrity to accommodate the required and proposed number of collocations.
 7. Identification of the intended service providers of the WCF.
- D. **Antenna Element Replacements or Combining.** Any applicant seeking to replace any existing antenna elements on a WCF, shall, prior to making such modifications, submit the following:
1. A written statement from the applicant setting forth the reasons for the modification.

2. A description of the proposed modifications to the WCF, including modifications to antenna element design, type and number, as well as any additional feed lines from the base of the WCF to such antenna elements.
3. A signed statement (including the signature's qualifications) shall be included by a party representing the antenna-supporting structure's owner or owner's agent certifying that the radio frequency emissions of the proposal comply with FCC standards for such emissions, both individually and cumulatively and with any other facilities located on or immediately adjacent to the proposed facility.
4. A stamped or sealed structural analysis of the existing WCF prepared by a registered professional engineer licensed by the State of Washington indicating that the existing antenna-supporting structure as well as all existing and proposed appurtenances meets Washington Building Code requirements (including windloading) for the antenna-supporting structure.