



# CITY OF SEATAC

## PLANNING COMMISSION MEETING

City Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
April 5, 2016, 5:30 p.m.

### MEETING AGENDA

- 1) Call to Order/Roll Call – 5:30 p.m.
- 2) Approval of Minutes of March 15, 2016 Planning Commission meeting
- 3) Public Comment: Public comment will be accepted on items not scheduled for a public hearing
- 4) Briefing on GMA Consistency Code Amendments
- 5) Briefing on Implementing Regulations for the Angle Lake Station Area Plan
- 6) CED Director's Report
- 7) Planning Commission Comments (including suggestions for next meeting agenda)
- 8) Adjournment

*The Planning Commission consists of five members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.*

*All Commission meetings are open to the public and comments are welcome. Please be sure to be recognized by the Chair prior to speaking.*

**CITY OF SEATAC  
PLANNING COMMISSION  
Minutes of March 15, 2016  
Regular Meeting**

**Members present:** Joe Adamack, Roxie Chapin, Tom Dantzler, Robert Scully, Jim Todd  
**Members absent:** None  
**Staff present:** Joseph Scorcio, CED Director; Steve Pilcher, Planning Manager; Mike Scarey, Senior Planner; Anita Woodmass, Senior Planner; Kate Kaehny, Senior Planner; Justin Rowland, Planning Intern; Al Torrico, Senior Planner

**1. Call to Order**

Chair Adamack called the meeting to order at 5:30 p.m.

**2. Approval of minutes**

Moved and seconded to approve the minutes of the March 1, 2016 meeting as presented. **Passed 5-0.**

**3. Public Comment**

None.

**4. Public Hearing on Non-Substantive Zoning Code Amendments**

Senior Planner Kate Kaehny briefing introduced the topic and Planning Intern Justin Rowland, who presented the staff report. He reviewed the history of the Zoning Code Reformatting Project and what the purpose is of this initial phase of the subsequent “streamlining” project. Mr. Rowland then reviewed the specific amendments under consideration.

In response to a question regarding small lot single family development, Ms. Kaehny noted that these provisions exist as a Zoning Code overlay, not as a distinct zone district.

There was no public testimony.

Chair Adamack closed the hearing at 5:37 p.m.

**Moved and seconded to approve the amendments as presented. Passed 5-0.**

## **5. GMA Consistency Amendments**

Senior Planner Mike Scarey noted the evening's briefing was part of an on-going series of review of portions of the City's Environmentally Sensitive Areas regulations. The topic being reviewed at this meeting concerns Critical Aquifer Recharge Areas (CARAs).

Mr. Scarey explained that there are 3 aquifers underlying the city, but the information regarding these aquifers is somewhat general. The proposed amendments classify CARAs into 3 categories, depending on the degree of sensitivity. The regulations for these areas will be based upon performance standards. They are based upon State guidelines, but are tailored to fit the unique characteristics of SeaTac.

Full amendment language will be provided at an upcoming meeting.

## **6. Implementing Regulations for the Angle Lake Station Area**

Senior Planner Anita Woodmass provided an overview of the topics for which staff is hoping to receive Commission input/direction. She then reviewed proposed standards for required parking lot location and screening, noting that staff recommends a 20 ft. buffer along the front property line, with no interior landscaping being required. Staff is recommending continuing with the current code provisions that allow a 10% shared parking reduction and a 35% reduction for sites served by high capacity transit.

No changes to existing standards for driveway entrances onto streets are recommended. Staff is suggesting using the bicycle parking standards as found in the S. 154<sup>th</sup> St. Station Area regulations, with the additional provision that outdoor racks may be used.

In response to a question regarding residential parking standards, Ms. Woodmass noted that a "Right Size Parking" study had found that multifamily uses in SeaTac appear to have a higher demand for parking that typical of other areas.

Ms. Woodmass then summarized the results of a meeting she and Economic Development Manager Jeff Robinson had with Wright-Runstad.

The Planning Commission indicated it is satisfied with the direction staff is taking with drafting the regulations.

Commissioner Dantzler provided a copy of how the City of Bonney Lake is approaching the issue of traffic impact fees.

## **7. Review & discussion of draft letter re: Recreational Marijuana regulations**

Chair Adamack provided a draft memorandum to be sent to the City Council from the Planning Commission, suggesting the issue of recreational marijuana be re-visited. **Moved and seconded to send the memorandum as drafted. Passed 5-0.**

**8. Revised Work Program**

CED Director Joe Scorcio handed out a memo that staff had prepared for a City Council Land Use and Planning Committee meeting held the previous week. The memo had been drafted in response to the Council’s desire to allow individuals to propose amendments to the Comprehensive Plan in 2016, with action to occur before the end of the year. The memo explains what work items will be delayed in order to accommodate this request. Mr. Scorcio clarified that the memo was being provided for information purposes, with no action from the Commission being necessary.

Several commissioners stated they did not see a need to amend the Comprehensive Plan this year.

**9. CED Director’s Report**

Mr. Scorcio reminded the Commission that Sound Transit’s new station at Husky Stadium will be opening on March 19.

**10. Planning Commissioner Comments**

Commissioner Todd thanked the staff for the information they provided to Clyde Hill regarding food trucks.

He mentioned an article in the Seattle Times concerning Tumwater and their targeted re-use of the former Olympia Brewery property.

He also noted he had received a letter from a neighbor, criticizing the City’s permitting process.

**11. Adjournment**

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:06 p.m.

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Code Amendments to Implement the 2015 Comprehensive Plan

**Amendment**

**Source**

Amendment # 8 .....GMS<sup>1</sup> Checklist

**15.700.360 Critical ~~Recharging Areas~~ Aquifer Recharge Areas ~~For Aquifers Used For Potable Water~~ and Wellhead Protection Areas**

The aquifer identified as Q(A)c by the US Geological Survey is considered the major aquifer beneath SeaTac and other cities west of the Green River Valley, and is generally encountered between 100 ft. above and 100 ft. below sea level. A deeper aquifer indentified as Q(B)c is generally encountered between sea level and 200 ft. below sea level. These aquifers are the source of water for the wells in SeaTac operated by the Highline Water District and Seattle Public Utilities.

**A. Purpose and Intent.** It is the purpose and intent of the regulations in this Section to prevent contaminants from entering the aquifers serving as potable water sources, and to limit activities that may adversely effect the recharging of these aquifers.

**B. Critical Aquifer Recharge Areas Designation.** Critical aquifer recharge areas (CARAs) are those areas with a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(4)(b). CARAs have prevailing geologic conditions associated with infiltration rates that create a high potential for contamination of ground water resources or contribute significantly to the replenishment of ground water. These areas are designated as follows:

1. Category 1: Wellhead Protection Areas as delineated on the Wellhead Protection Areas Map, [include map and give it a subsection number]

This map is intended as a guide for the city, project applicants and/or property owners and may be updated as new information becomes available. It is a general reference and is not a substitute for a survey.

2. Category 2: All other areas of the city.

**C. Prohibited Uses**

The following activities and uses are prohibited in Category 1 and Category 2 critical aquifer recharge areas:

1. **Landfills.** Landfills, including hazardous or dangerous waste, municipal solid waste, special waste, wood waste, and inert and demolition landfills

<sup>1</sup> Washington Dept of Commerce-Growth Management Services

2. **Underground Injection Wells.** All underground injection wells as defined in Chapter 173-218 WAC, including large on-site septic systems as defined in Chapter 246-272B WAC;

3. **Mining**

a. Metals and hard rock mining; and

b. Sand and gravel mining;

4. Primary or secondary metal industries that manufacture, produce, smelt, or refine ferrous and nonferrous metals from molten materials

5. **Wood Treatment Facilities.** Wood treatment facilities that allow any portion of the treatment process to occur over permeable surfaces (both natural and manmade);

6. **Dry Cleaning Establishments.** Dry cleaning establishments using the solvent perchloroethylene.

7. **Storage, Processing, or Disposal of Radioactive Substances.** Facilities that store, process, or dispose of radioactive substances; and

8. **Other Prohibited Uses or Activities**

a. Activities that would significantly reduce the recharge to aquifers currently or potentially used as a potable water source;

b. Activities that would significantly reduce the recharge to aquifers that are a source of significant baseflow to a regulated stream.

**D. General Performance Standards: Requirements applicable to any uses proposed in Category 1 or Category 2 Critical Aquifer Recharge Areas**

1. The proposed activity must comply with the water source protection requirements and recommendations of the U.S. Environmental Protection Agency, Washington State Department of Health, and Public Health-Seattle and King County;

2. The proposed activity must be designed and constructed in accordance with the requirements of the Surface and Stormwater Management Code (SMC 12.10 and 12.30), the Clearing and Grading Code (SMC 13.190) and the International Building Code (SMC 13.110);

3. If applicable, the proposed activity must comply with the requirements of the International Fire Code.

**E. Development Within a Category 1 Critical Aquifer Recharge Area**

1. Any proposed non-residential development located in a Category 1 Critical Aquifer Recharge Area shall submit a hazardous materials inventory statement with a permit, land use, or business license application. Ongoing operation and maintenance activities of public wells by public water providers are exempt from these requirements.
2. The city will review the hazardous materials inventory statement along with the permit, land use, or business license application to determine whether hazardous materials will be used, stored, transported or disposed of in connection with the proposed activity. The city shall make the following determinations and apply the appropriate measures:
  - a. No hazardous materials are involved;
  - b. Hazardous materials are involved; however, existing laws or regulations adequately mitigate any potential impact, and documentation is provided to demonstrate compliance; or
  - c. Hazardous materials are involved and the proposal has the potential to significantly impact critical aquifer recharge areas. The city may require a Critical Aquifer Recharge Area Critical Area Report in order to determine the potential impacts of contamination on the aquifer.
3. The Critical Area Report shall be prepared by a qualified professional, as specified in SMC 15.700.015, "Qualified Professional," and shall include the following site and proposal-related information:
  - a. Available information regarding geologic and hydrogeologic characteristics of the site including the surface location of all critical aquifer recharge areas located on site or abutting the site, and permeability of the unsaturated zone;
  - b. Ground water depth, flow direction, and gradient based on available information;
  - c. Currently available data on wells and springs within 1,300 feet of the project site;
  - d. Location of other critical areas, including surface waters, within 1,300 feet of the project site;
  - e. Available historic water quality data for the area to be affected by the proposed activity; and
  - f. Best management practices proposed to be utilized.

**F. Performance Standards, Specific: Applicable to specific uses in Category 1 or Category 2 Critical Aquifer Recharge Areas**

1. **Storage Tanks.** All storage tanks proposed to be located in a critical aquifer recharge area must comply with building code, surface and stormwater management code, and fire code requirements and must conform to the following standards:

a. **Underground Tanks.** All new underground storage facilities proposed for use in the storage of hazardous substances or hazardous wastes shall be designed and constructed so as to:

- i. Prevent releases due to corrosion or structural failure for the operational life of the tank;
- ii. Be protected against corrosion, constructed of noncorrosive material, steel clad with a noncorrosive material, or designed to include a secondary containment system to prevent the release or threatened release of any stored substances; and
- iii. Use material in the construction or lining of the tank that is compatible with the substance to be stored.

b. **Above Ground Tanks.** All new above ground storage facilities proposed for use in the storage of hazardous substances or hazardous wastes shall be designed and constructed so as to:

- i. Not allow the release of a hazardous substance to the ground, ground waters, or surface waters;
- ii. Have a primary containment area enclosing or underlying the tank or part thereof; and
- iii. A secondary containment system either built into the tank structure or a dike system built outside the tank for all tanks.

2. **Vehicle Repair, and Servicing.**

For the purposes of this subsection the term “vehicle repair and servicing” shall include, as defined in SMC 15.105, Automotive Service Center, Fueling/Service Station, Vehicle Repair, Small, and Vehicle Repair, Large.

- a. Vehicle repair and servicing must be conducted over impermeable pads and within a covered structure capable of withstanding normally expected weather conditions. Chemicals used in the process of vehicle repair and servicing must be stored in a manner that protects them from weather and contains leaks should one occur.
- b. No dry wells shall be allowed in critical aquifer recharge areas on sites used for vehicle repair and servicing. Dry wells existing on the site prior to



facility establishment shall be abandoned using techniques approved by the state Department of Ecology prior to commencement of the proposed activity.

3. **Residential Use of Pesticides and Nutrients.** Application of household pesticides, herbicides, and fertilizers shall not exceed times and rates specified on the packaging.
4. **Use of Reclaimed Water for Surface Percolation or Direct Recharge.** Water reuse projects for reclaimed water must be in accordance with the adopted water or sewer comprehensive plans that have been approved by the state departments of Ecology and Health.
  - a. Use of reclaimed water for surface percolation must meet the ground water recharge criteria given in Chapter 90.46.080(1) and Chapter 90.46.010(10) RCW. The state Department of Ecology may establish additional discharge limits in accordance with Chapter 90.46.080(2) RCW.
  - b. Direct injection must be in accordance with the standards developed by authority of Chapter 90.46.042 RCW.
5. **State and Federal Regulations.** The uses listed below shall be conditioned as necessary to protect critical aquifer recharge areas in accordance with the applicable state and federal regulations.

**Statutes, Regulations, and Guidance Pertaining to  
Ground Water Impacting Activities**

<u>Activity</u>	<u>Statute – Regulation - Guidance</u>
<u>Above Ground Storage Tanks</u>	<u>Chapter 173-303-640 WAC</u>
<u>Automobile Washers</u>	<u>Chapter 173-216 WAC, Best Management Practices for Vehicle and Equipment Discharges (Washington Department of Ecology WQ-R-95-56)</u>
<u>Below Ground Storage Tanks</u>	<u>Chapter 173-360 WAC</u>
<u>Chemical Treatment Storage and Disposal Facilities</u>	<u>Chapter 173-303-182 WAC</u>
<u>Injection Wells</u>	<u>Federal 40 CFR Parts 144 and 146, Chapter 173-218 WAC</u>
<u>Hazardous Waste Generator (Boat Repair Shops, Biological Research Facility, Dry Cleaners, Furniture Stripping, Motor Vehicle Service Garages, Photographic Processing, Printing and Publishing Shops, etc.)</u>	<u>Chapter 173-303 WAC</u>
<u>Junk Yards/Salvage Yards</u>	<u>Chapter 173-304 WAC, Best Management Practices to Prevent Stormwater Pollution at Vehicles Recycler Facilities (Washington State Department of Ecology</u>

<u>Activity</u>	<u>Statute – Regulation - Guidance</u>
	<u>94-146)</u>
<u>Oil and Gas Drilling</u>	<u>Chapter 332-12-450 WAC, Chapter 173-218 WAC</u>
<u>On-Site sewage systems (Large Scale)</u>	<u>Chapter 173-240 WAC</u>
<u>On-Site Sewage Systems (&lt; 14,500 gal/day)</u>	<u>Chapter 246-272 WAC, Local Health Ordinances</u>
<u>Pesticide Storage and Use</u>	<u>Chapter 15.54 RCW, Chapter 17.21 RCW</u>
<u>Sawmills</u>	<u>Chapter 173-303 WAC, Chapter 173-304 WAC, Best Management Practices to Prevent Stormwater Pollution at Log Yards (Washington State Department of Ecology, 95-53)</u>
<u>Solid Waste Handling and Recycling Facilities</u>	<u>Chapter 173-304 WAC</u>
<u>Wastewater Application to Land Surface</u>	<u>Chapter 173-216 WAC, Chapter 173-200 WAC, Washington State Department of Ecology Land Application Guidelines, Best Management Practices for Irrigated Agriculture</u>

- ~~A. Purpose. Potable water is an essential life-sustaining element. Once groundwater is contaminated, it is difficult, costly, and sometimes impossible to clean. Preventing contamination is necessary to avoid exorbitant costs, hardships, and potential physical harm to the public. It is the City's intent, through this section, to recognize the importance of aquifers and to acknowledge a responsibility common to all governmental agencies to ensure, as much as possible through each jurisdiction's powers, the protection of health, safety and welfare of the public, the continued quantity and quality of groundwater supplies through the regulation of land uses which may contribute contamination that may degrade groundwater quality and/or quantity in recharge areas of vulnerability. The extent of regulation shall be based on the degree of vulnerability of an identified recharge area and the contaminant loading potential of the proposed land use.~~
- ~~B. Where it is determined through special studies or City mapping projects that soil and geologic formation permeability exists such that the presence of a groundwater recharge area is likely, the City Manager, or designee, may require further investigation by the applicant of the existence of recharge areas when the proposed land use involved is considered to be of a type or intensity that has a high contamination potential. Such uses may include, but are not limited to, planned unit developments, waste disposal sites, or agriculture activities.~~
- ~~C. Any additional required special studies shall address, but are not limited to, the following:~~
- ~~1. Depth of groundwater;~~
  - ~~2. Aquifer properties such as hydraulic conductivity and gradients;~~
  - ~~3. Soil texture, permeability, and contaminant attenuation properties;~~
  - ~~4. Characteristics of the vadose zone (the unsaturated tip layer of soil and geologic material) including permeability and attenuation properties; or~~
  - ~~5. Other relevant factors.~~
- ~~D. Based upon information provided in any required special report or study, the Department of Community and Economic Development shall determine conditions of development which will ensure, to the extent possible, no degradation of groundwater quantity or quality. Such~~

~~conditions shall be attached to any permit required by the project proposal. (Ord. 11-1002 § 2; Ord. 95-1012 § 1; Ord. 92-1041 § 1)~~

**Amended Definition:**

**Hazardous Substances Production Material (HPM) (15.015)**

~~Any A-solid, liquid, or gas or sludge, including any material, substance, product, commodity or waste, regardless of quantity, that exhibits any of the physical, chemical or biological properties described in WAC 173-303-090 or 173-303-100. has a degree of hazard rating in health, flammability or reactivity of 3 or 4 as ranked by Fire Code Standard No. 79-3 and which is used directly in research, laboratory or production processes which have, as their end product, materials which are not hazardous.~~

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# Chapter 15.310

## Angle Lake Station Area Overlay District

Sections:

### 15.310.005 Purpose

### 15.310.010 Authority and Applications

### 15.310.050 Use Chart

15.310.055 Angle Lake Station Area Overlay District Use Chart

### 15.310.005 Purpose

- A. The following standards are intended to implement the City’s vision for the Angle Lake Station Area as set forth in the City of SeaTac Comprehensive Plan, by promoting transit oriented development and pedestrian-oriented design, a diversity of uses within close proximity, a linked series of open spaces, and a focal point for community identity.
- B. Each standard includes examples and illustrations of ways in which the intent of the standard could be achieved. The graphic illustrations are meant to be examples, and not the only acceptable means to accomplishing the intent of the illustrated standards. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples that fulfill the intent of the design standard.

### 15.300.010 Authority and Application

- A. The provisions of this chapter shall apply to the Angle Lake Station Area Overlay District as delineated on the Official Zoning Map. Within the Angle Lake Station Area, Chapter 15.310 SMC shall supersede existing regulations elsewhere in SMC Title 15 when in conflict with this chapter.
- B. The provisions of this chapter shall apply to all development meeting one (1) or more of the following thresholds:
  - 1. All new construction requiring building permits; and/or
  - 2. **Major Redevelopment.** Additions or alterations to a building or site, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage (GSF) of the existing building(s) or site.

Only the portions of the building or site being altered or added to shall be required to integrate Angle Lake Station Area Overlay District standards into the design of the alteration or addition. Project applicants proposing additions or alterations to a building or site conforming to the above criteria for major redevelopment shall arrange a pre-design meeting with planning staff prior to permit application to establish those design standards applicable to the

proposed addition or alteration.

- C. **Departures.** In order to provide flexibility and creativity of project designs, departures from these overlay district standards may be permitted (except to maximum parking requirements in SMC 15.310.410 and the minimum amount of open space required in SMC 15.310.310 Minimum Open Space Area Required), subject to the approval of the Director. Any request for departure must satisfy the following:
1. If the strict interpretation or application of these special standards would be inconsistent with related provisions of the Zoning Code or would be contrary to the overall purpose or intent of City goals and objectives for the Angle Lake Station Area or Comprehensive Plan; or
  2. If it can be shown that the overall project design and feasibility can be improved, while meeting the intent of the Angle Lake District Station Area Plan.
- D. **Development Agreements.** In order to provide flexibility, to permit creativity of design, style, and technique, and to provide for phased development and interim uses, Development Agreements may be entered into by and between the City and property owners or developers, pursuant to RCW 36.70B.170 through 36.70B.200; provided, that the terms of any such development agreement shall be consistent with the purpose and intent of this chapter. Special conditions or exemptions established for a particular site or project through a development agreement shall include criteria or date for the termination of any such agreement.
- E. **Exemptions From This Chapter.** Single-family homes are exempt from the provisions of this chapter. In addition, the following zoning designation and related land uses are exempt from the provisions of this chapter: Urban low (UL).
- F. **High Capacity Transit Facilities.** Standards for high capacity transit facilities, as identified in SMC Chapter 15.530 High Capacity Transit Facilities Design Standards, shall apply to all applicable development within the Angle Lake Station District Station Area.

### **15.300.050 Use Chart**

#### **A. Use Chart Guide**

##### **1. About the Use Chart**

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

##### **2. How to Use the Use Chart**

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

**P:** The use is permitted.

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

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

##### **3. Additional Standards According to Use**

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

**15.300.055 City Center Overlay District Use Chart**

**ZONES:**

**UM-Urban Medium**

**UH-Urban High**

**UH-UCR-Urban High-Urban**

**T-Townhouse**

**NB-Neighborhood Business**

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

**O/CM-Office/Commercial**

**CB-C-Community Business in the Urban Center**

**P – Park**

P-Permitted Use; C-Conditional Use Permit required

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Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I Under Review. To Be Determined					Additional Regulations
<b>ANIMALS</b>											
Butterfly/Moth Breeding											
Kennel/Cattery					P (1)(2)						(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).  (2) Not permitted within the District Center.
Stables											
Veterinary Clinic			P(1)	P	P						(1) Permitted as a part of a residential mixed use development, as described in SMC 15.300.720 Definition of Mixed Use.
<b>BUSINESS SERVICES</b>											
Airport Support Facility											
Cargo Containers											
Commercial/Industrial Accessory Uses											
Conference/ Convention Center				P	P						
Construction/Landscaping Yard											
Distribution Center/ Warehouse				C(1)							(1) Not permitted within the District Center. See map in SMC 15.310.015
Equipment Rental, Large											
Equipment Rental, Small				P(1)	P(1)						(1) Not permitted within the District Center. See map in SMC 15.310.015
Equipment Repair, Large											
Equipment Repair, Small				P(1)	P(1)						(1) Not permitted within the District Center. See map in SMC 15.310.015



Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I Under Review.To Be Determined					Additional Regulations
Helipad/Airport and Facilities											
Professional Office		P(1)	P(1)	P	P						(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 Definition of Mixed Use.
Storage, Self-Service				P(1)(2)							(1) Permitted in a structure with the appearance of an office building  (2) Not permitted within the District Center. See map in SMC 15.310.015
Truck Terminal											
<b>CIVIC AND INSTITUTIONAL</b>											
Cemetery											
Fire Facility	P	P	P	P(1)	P(1)						(1) Not permitted within the District Center. See map in SMC 15.310.015
Funeral Home/Crematory				P(1)							(1) Not permitted within the District Center. See map in SMC 15.310.015
Police Facility	P	P	P	P	P						
Public Agency Office		P	P	P	P						
Public Agency Yard											
<b>EDUCATIONAL</b>											
College/ University	C	P	P	P	P						
Elementary/Middle School	C	C	C								
High School	C	C	C		C(1)						(1) Not permitted within the District Center. See map in SMC 15.310.015
LAND USE	UM	UH	UH-UCR	ABC	CB-C	I Under Review.To Be Determined					Additional Regulations
Specialized Instruction School			P(1)	P	P						(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 Definition of Mixed Use.
Vocational/Technical School				P	P						
<b>HEALTH AND HUMAN SERVICES</b>											
Crisis Diversion Facility (CDF)											
Crisis Diversion Interim Facility (CDIF)											
Day Care I	P	P	P	P	P						See SMC Ch. 15.420 Day Care Facilities.

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I Under Review.To Be Determined				Additional Regulations
	(1)	(1)	(1)							(1) If family day care providing in-home care, regulations in SMC 15.420.200 Family Day Care Facilities apply.
Day Care II	P	P	P	P	P					See SMC Ch. 15.420 Day Care Facilities.
Halfway House										
Hospital										
Medical Lab				P(2)	P(2)					(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 Definition of Residential Mixed Use.  (2) Not permitted within the District Center. See map in SMC 15.310.015
Medical Office/ Outpatient Clinic			P	P	P					
Opiate Substitution Treatment Facility					C(1)					Subject to the CUP-EPF siting process (SMC 15.115.040 Essential Public Facilities).  (1) Not permitted within the District Center. See map in SMC 15.310.015
Overnight Shelter										
Secure Community Transition Facility					C(1)					Subject to the CUP-EPF siting process (SMC 15.115.040 Essential Public Facilities).  (1) Not permitted within the District Center. See map in SMC 15.310.015
Transitional Housing		C	C		P(1)					Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders. (1) Not permitted within the District Center. See map in SMC 15.310.015

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I Under Review.To Be Determined					Additional Regulations
<b>MANUFACTURING</b>											
Food Processing				P(1)	P(1)(2)						(1) Not permitted within the District Center. See map in SMC 15.310.015  (2) Food processing with retail section or restaurant to be oriented to the public street.
Laboratories, Research, Development & Testing				P(1)	P(1)						(1) Not permitted within the District Center. See map in SMC 15.310.015
Winery/ Brewery/Distillery				P	P (1)						(1) Permitted in conjunction with the following retail uses: restaurant, tavern, retail sales or tasting room. Retail uses to be oriented to the public street and located at the ground floor.
Recycling Processing											
Assembly and Packaging				P(1)							(1) Not permitted within the District Center. See map in SMC 15.310.015
Manufacturing and fabrication, Light				P(1)							(1) Not permitted within the District Center. See map in SMC 15.310.015
Manufacturing and fabrication, Medium				P(1)							(1) Not permitted within the District Center. See map in SMC 15.310.015
<b>MOTOR VEHICLES</b>											
Auto Service Center											
Auto Wrecking											
Electric Vehicle Infrastructure	P(1)	P(2)	P(2)	P	P						(1) Restricted electric vehicle charging stations only.  (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station				P(1)	P(1)						(1) Not permitted within the District Center. See map in SMC 15.310.015
Public/Private Parking				P(1)	P(1)						Permitted as structured parking only. No surface lots permitted  (1) Not permitted within the District Center. See map in SMC 15.310.015
Tire Retreading											

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I Under Review.To Be Determined				Additional Regulations
Towing Operation										
Vehicle Rental/Sales										
Vehicle Rental/sales, large						P				
Vehicle Repair, Large						P				
Vehicle Repair, Small				P						
<b>RECREATIONAL AND CULTURAL</b>										
Amusement Park										
Community Center	C	P	P	P	P					
Drive-In Theater										
Golf Course										
Health Club		P	P	P	P					
Library	P	P	P	P	P					
Museum	C	C	P	P	P					
Park	P	P	P	P	P					
Recreational Center		P	P	P	P					
Religious Use Facility	P(1)/ C(2)	P	P	P/C(3)	P/C(3)					(1) Permitted as a subsidiary use, subject to criteria in SMC 15.470 Subsidiary Uses.  (2) Permitted as a minor conditional use, subject to criteria under SMC 15.115.020(E) Conditional Use Permit (CUP).  (3) Conditional use within the District Center. See map in SMC 15.310.015
Religious Use Facility Accessory	C(1)	C(1)	P(1)	P/C(2)	P/C(2)					(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).  (2) Conditional use within the District Center. See map in SMC 15.310.015
Stadium/Arena										
<b>RESIDENTIAL</b>										
College Dormitory		P	P(1)	P	P					(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720 Definition of Mixed Use.

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I Under Review.To Be Determined				Additional Regulations
Duplex	P(1)	P(1) (2)								See SMC Ch. 15.505 Townhouse and Duplex Development Design Standards.  (1) Duplexes are only permitted as part of a townhouse development.  (2) Townhouse and duplex development allowed only in UH-1800 zone.
Dwelling Unit, Caretaker/Manager		P	P		P					
Dwelling Unit, Detached										
Manufactured/ Modular Home										
Mobile Home										
Mobile Home Park										
Multi-Family	P	P	P	P	P					
Townhouse	P	P(1)								(1) Townhouse and duplex development allowed only in UH-1800 zone.
<b>RESIDENTIAL, RETIREMENT &amp; ASSISTED LIVING</b>										
Assisted Living		P	P	P	P					
Community Residential Facility I	P	P	P		P(1)					See SMC 15.465.400, Community Residential Facility Standards.  (1) Not permitted within the District Center. See map in SMC 15.310.015

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I Under Review.To Be Determined				Additional Regulations
Community Residential Facility II		P	P	P	P					See SMC 15.465.400, Community Residential Facility Standards.
Continuing Care Retirement Community		P	P	P	P					
Convalescent Center/Nursing Home	P	P	P	P(1)	P(1)					(1) Not permitted within the District Center. See map in SMC 15.310.015
Retirement Apartments	P	P	P	P	P					
<b>RESIDENTIAL, ACCESSORY</b>										
Home Occupation	P	P	P		P					See SMC 15.465.500 Home Occupations.
Shed/Garage	P (1)	P(1)	P(1)							(1) Limited to 1,000 gross square feet and a 20 foot height limit (highest point).
<b>RETAIL AND COMMERCIAL</b>										
Agricultural Crop Sales (Farm Only)										
Arcade (Games/Food)		P(1)	P(1)	P	P					(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 Definition of Mixed Use.
Beauty Salon/Personal Grooming Service		P(1)	P(1)	P	P					(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 Definition of Mixed Use.
Mobile Vending				P(1)	P(1)					Permitted on private property located within the District Center. See map in SMC 15.310.015
Dry Cleaner		P (1)	P(1)	P	P					(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 Definition of Mixed Use.
Financial Institution		P(1)	P(1)	P(2)	P(2)					(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 Definition of Mixed Use.  (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.015

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I Under Review.To Be Determined				Additional Regulations
Laundromat		P(1)	P(1)	P	P					(1) Permitted as a part of a residential mixed use development, as described in SMC 15.300.720 Definition of Mixed Use.
Restaurant		P (1,2)	P (1,2)	P(3)	P(3)					(1) No drive-through facilities allowed.  (2) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 Definition of Mixed Use.  (3) No drive-through facilities allowed within the District Center. See map in SMC 15.310.015
Restaurant, Fast Food				P(1)	P(1)					(1) No drive-through facilities allowed within the District Center. See map in SMC 15.310.015
Retail, Big Box				P(1)						(1) Not permitted within the District Center.
Retail, General		P(1)	P(1)	P	P					(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 Definition of Mixed Use.
Sexually-Oriented Business					C(1)					See SMC 15.415.200 Sexually Oriented Businesses.  (1) Not permitted within the District Center. See map in SMC 15.310.015
Tavern				P	P					
Entertainment Club				P	P					
Theater				P	P(1)					(1) Not permitted within the District Center. See map in SMC 15.310.015
Wholesale/Bulk Store					C(1)					(1) Not permitted within the District Center. See map in SMC 15.310.015
<b>RETAIL AND COMMUNITY LODGING</b>										
Bed and Breakfast	P	P	P							See SMC 15.465.300 Bed and Breakfast Standards.
Hotel/Motel and Associated Uses				P	P					(1) Only allowed on UH zoned properties south of S. 184th Street.
<b>UTILITIES</b>										
Communications Facility	C/P	C/P	C/P	C/P	C/P					See SMC Chapter 15.480 Wireless Communications Facilities for specific use and development standards.
Utility Substation		C	C	C	C					
Utility Use	C	C	C		C					

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I Under Review.To Be Determined				Additional Regulations
Wireless Communications Facility	C/P	C/P	C/P	C/P	C/P					See SMC Chapter 15.480 Wireless Communications Facilities for specific use and development standards.

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**Chapter 15.310**  
**Angle Lake Station Area Overlay District**

**ZONES:**

**UM-Urban Medium**

**NB-Neighborhood Business**

**UH-Urban High**

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

**UH-UCR-Urban High-Urban**

**O/CM-Office/Commercial**

**T-Townhouse**

**CB-C-Community Business in the Urban Center**

**P – Park**

P-Permitted Use; C-Conditional Use Permit required

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
<b>ANIMALS</b>										
Butterfly/ Moth Breeding				P	P	P				
Kennel/Cattery					P (1)(2)	P				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).  (2) Not permitted within the District Center. See map in SMC 15.310.015
Stables										
Veterinary Clinic			P(1)	P(2)	P		P			(1) Permitted as a part of a residential mixed use development, as described in SMC 15.300.720 Definition of Mixed Use.  (2) <del>Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</del>
<b>BUSINESS SERVICES</b>										
Airport Support Facility				P						
Cargo Containers	P (1, 2)	P (1, 2)	P (1, 2)	P	P(3)	P	P			See SMC Ch. 15.410, Cargo Containers.  (1) Permitted as accessory to primary use.  (2) Not permitted as accessory to dwelling units.  (3) Not to be used for distribution/warehouse as primary use of property.
Commercial/Industrial Accessory Uses				P	P	P				
Conference/ Convention Center				P	P	P	P			
Construction/Trade Landscaping Yard				P(1)	C	P				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Distribution Center/ Warehouse				PC(1)		P				(1) Not permitted within the District Center. See map in SMC 15.310.015
Equipment Rental, Large				C		P				

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
Equipment Rental, Small				<u>P(1)</u>	<u>P(1)</u>	<u>P</u>				<u>(1) Not permitted within the District Center. See map in SMC 15.310.015</u>
Equipment Repair, Large						<u>P</u>				
Equipment Repair, Small				<u>P(1,2)</u>	<u>P(1)</u>	<u>P</u>				<u>(1) Not permitted within the District Center. See map in SMC 15.310.015</u> <u>(2) Permitted only as accessory to primary use not to exceed 20% of total square footage of building(s).</u>
LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
Helipad/Airport and Facilities						<u>P</u>				
Landscaping Business				<u>P</u>	<u>P</u>	<u>P</u>				
Professional Office		<u>P(1)</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 Definition of Mixed Use.</u>
Storage, Self-Service				<u>CP(1)(2)</u>	<u>P</u>	<u>P</u>				<u>(1) Permitted in a structure with the appearance of an office building</u> <u>(2) Not permitted within the District Center. See map in SMC 15.310.015</u>
Truck Terminal				<u>P(4)</u>		<u>P</u>				<u>(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</u>
CIVIC AND INSTITUTIONAL										
Cemetery	<u>G</u>	<u>G</u>	<u>G</u>	<u>P</u>	<u>P</u>					
City Hall	<u>G</u>	<u>G</u>	<u>G</u>	<u>P</u>	<u>P</u>					
Court				<u>P</u>	<u>P</u>	<u>P</u>				
Fire Facility	<u>P</u>	<u>P</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P</u>				<u>(1) Not permitted within the District Center. See map in SMC 15.310.015</u>
Funeral Home/Crematory				<u>P(1)(2)</u>	<u>P</u>	<u>P</u>				<u>(1) Not permitted within the District Center. See map in SMC 15.310.015</u> <u>(2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</u>
Police Facility	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
Public Agency Office		P	P	P	P	P	P			
Public Agency Yard				☒	P	P				
Public Archives				P	P	P				
Social Service Office		☒	☒	P	P	P				
<b>EDUCATIONAL</b>										
College/ University	C	☒P	☒P	P	P		P			
Elementary/Middle School	C	C	C	☒						
High School	C	C	C	☒	C(1)					(1) Not permitted within the District Center. See map in SMC 15.310.015
Specialized Instruction School	P (1,2)/ C(3)	P (1,2)/ C(3)	P(1,2)/ C(3)	P	P	P	P			(1) Limited to 3 students per day.  (2) Permitted as a subsidiary use, subject to criteria in SMC Ch. 15.470, Subsidiary Uses.  (3) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E) Conditional Use Permit (CUP).  (4)(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 Definition of Mixed Use.
Vocational/Technical School				☒P	P	☒	P			
<b>HEALTH AND HUMAN SERVICES</b>										
Crisis Diversion Facility (CDF)				☒		☒				Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Crisis Diversion Interim Facility (CDIF)				☒		☒				Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process. See SMC Ch. 15.420 Day Care Facilities.
Day Care I	P (1)	P (1)	P (1)	P(1,3)	P		P			(1) If family day care providing in-home care, regulations in SMC 15.420.200 Family Day Care Facilities apply.  (2) Permitted as part of a mixed use development, as described in SMC 15.520 100 Definition of Mixed Use.  (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
Day Care II	P	P	P	P	P		P			See SMC Ch. 15.420 Day Care Facilities.
Halfway House				G	G					As part of the CUP process a determination will be made as to whether an essential public facility (EPF) siting process is needed. See SMC 15.115.040 Essential Public Facilities. These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.
Hospital				P	P					
Medical Dental-Lab		G	G	P(1)	P(1)	P				(1) Not permitted within the District Center. See map in SMC 15.310.015
Medical Office/ Outpatient Clinic		P	P	P	P		P			
Miscellaneous Health				P	P					
Opiate Substitution Treatment Facility				G	C(1)	G				Subject to the CUP-EPF siting process (SMC 15.115.040 Essential Public Facilities).  (1) Not permitted within the District Center. See map in SMC 15.310.015
Overnight Shelter		P(1)	P(1)	P(1)/ C(2)	P(1)/ C(2)					(1) Allowed only as part of permitted Religious Use Facility Accessory not to exceed 20% of total building square footage, providing operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met.  (2) As part of the CUP process a determination will be made as to whether an essential public facility (EPF) siting process is needed. See SMC 15.115.040 Essential Public Facilities. These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.
Secure Community Transition Facility				G	C(1)	G				Subject to the CUP-EPF siting process (SMC 15.115.040 Essential Public Facilities).

Division III. Overlay Districts and Zones

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LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
										(1) Not permitted within the District Center. See map in SMC 15.310.015

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
Transitional Housing		C	C	P	P(1)					<p>Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders.</p> <p><u>(1) Not permitted within the District Center. See map in SMC 15.310.015</u></p>
<b>MANUFACTURING</b>										
<del>Aerospace Equipment</del>						C				
<del>Apparel/ Textile Products</del>					C	P				
<del>Batch Plants</del>						C				<del>Cement batch plants are prohibited.</del>
<del>Biomedical Product Facility</del>				P		P				
<del>Chemical/ Petroleum Products</del>						P				
<del>Commercial/Industrial Machinery</del>						P				
<del>Computer/Office Equipment</del>				C		P				
<del>Electronic Assembly</del>				C		P				
<del>Fabricated Metal Products</del>						P				
Food Processing				P(1)	P (1,2)	P				<p><u>(1) Not permitted within the District Center. See map in SMC 15.310.015</u></p> <p><u>(2) Food processing with retail section or restaurant to be oriented to the public street.</u></p>
<del>Furniture/Fixtures</del>						P				
<del>Laboratories, Research, Development &amp; Testing</del>				P(1)	CP(1)	P				<u>(1) Not permitted within the District Center. See map in SMC 15.310.015</u>
<del>Manufacturing, Light Misc.</del>						P				
Winery/ Brewery/Distillery				P(2)	P (1,2)	P	P(4)			<p><del>(1) Micro winery/brewery/distillery shall have a retail section.</del></p> <p><u>(1) Permitted in conjunction with restaurant, tavern, retail sales or tasting room. Public façade of building must be oriented to the public street.</u></p>



Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
										(2) Not permitted within the District Center. See map in SMC 15.310.015
Off-Site Hazardous Waste Treatment and Storage Facilities						G				Must comply with RCW 70.105.210.
Paper Products						P				
Primary Metal Industry						P				
Printing/Publishing				G	P	P				
Recycling Processing						G				
Rubber/Plastic/Leather/Mineral Products						P				
Textile Mill						P				
Wood Products						P				
Assembly and Packaging				P(1)						(1) Not permitted within the District Center. See map in SMC 15.310.015
Manufacturing and fabrication, Light				P(1)						(1) Not permitted within the District Center. See map in SMC 15.310.015
Manufacturing and fabrication, Medium										
<b>MOTOR VEHICLES</b>										
Auto/Boat Dealer					P	P				
Auto Service Center				P(1)	P	P				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Auto Supply Store					P	P				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Auto Wrecking						G				
Commercial Marine Supply					P	P				
LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
Electric Vehicle Infrastructure	P(1)	P(2)	P(2)	P	P		P			(1) Restricted electric vehicle charging stations only.  (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station				<u>P(1)</u>	<u>P(1)</u>	P				See SMC 15.415.100, Fueling/ Service Stations  (1) Not permitted within the District Center. See map in SMC 15.310.015
Mobile Refueling Operations	<del>P(1)</del>	<del>P(1)</del>	<del>P(1)</del>	<del>P</del>	<del>P</del>	<del>P</del>				See SMC Ch. 15.450 Mobile Refueling.  (1) Permitted only to refuel heavy equipment at a construction site.
Public/Private Parking				<u>P(1)</u>	<u>P(1)</u>	P				Permitted as structured parking only. No surface lots permitted  (1) Not permitted within the District Center. See map in SMC 15.310.015
Tire Retreading						P				
Towing Operation						C				
Vehicle Rental/Sales				<u>P(1)</u>	P	P				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s)
<u>Vehicle Rental/sales, large</u>						<u>P</u>				
Vehicle Repair, Large						P				
Vehicle Repair, Small				<u>P</u>	P	P				
<b>RECREATIONAL AND CULTURAL</b>										
Amusement Park						C				
Community Center	C	<del>C</del>	<del>C</del>	<u>P(1)</u>	P					(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s)
Drive-In Theater										
Golf Course										
Health Club		<del>C(1)</del> P	<del>C(1)</del> P	P	P	<u>P(1)</u>				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
Library	P	<del>CP</del>	<del>CP</del>	P	P					
Museum	C	C	<del>CP</del>	P	P					
Nonprofit Organization	<del>P(1)/C(2)</del>	P	P		P					(1) Permitted as a subsidiary use, subject to criteria in SMC 15.470 Subsidiary Uses.  (2) Permitted as a minor conditional use, subject to criteria under SMC 15.115.020(e) Conditional Use Permit (CUP)
Park	P	P	P	P	P					
Recreational Center		<del>P(1)</del>	<del>P(1)</del>	<del>P(2)</del>	P					(1) The hours to conduct outdoor activities may be limited dependent on their location relative to adjacent residential properties. Such activities may be limited due to potential noise impacts, activities between the hours of 10:00 p.m. and 8:00 a.m. or lighting that cannot be screened that would cast glare on adjacent residents.  (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Religious Use Facility	<del>P(1)/C(2)</del>	P	P	<del>P/C(3)</del>	<del>P/C(3)</del>					(1) Permitted as a subsidiary use, subject to criteria in SMC 15.470 Subsidiary Uses.  (2) Permitted as a minor conditional use, subject to criteria under SMC 15.115.020(E) Conditional Use Permit (CUP).  (3) Conditional use within the District Center. See map in SMC 15.310.015
Religious Use Facility Accessory	<del>C (1,2)</del>	<del>C (2)</del>	<del>CP (1)</del>	<del>P/C (2)</del>	<del>P/C(2)</del>					(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).  (2) Conditional use within the District Center. See map in SMC 15.310.015  (2) May include an overnight shelter, not to exceed 20% of total building square footage, providing an

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
										operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met.

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
<del>Sports Club</del>				<del>P</del>	<del>P</del>	<del>P</del>				
<del>Stadium/Arena</del>					<del>C</del>	<del>C</del>				
<b>RESIDENTIAL</b>										
College Dormitory		<u>P</u>	<u>P(1)</u>	P	P					(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720 Definition of Mixed Use.
Duplex	P(1)	<u>P(1)</u> <u>(2)</u>	<u>P(1)</u>							See SMC Ch. 15.505 Townhouse and Duplex Development Design Standards.  (1) Duplexes are only permitted as part of a townhouse development.  <u>(2) Townhouse and duplex development allowed only in UH-1800 zone.</u>
Dwelling Unit, Caretaker/Manager		<u>P</u>	<u>P</u>	P	P					
Dwelling Unit, Detached	<del>P(1)(2)</del>	<del>P(2)</del>	<del>P</del>							<del>(1) Efficiency unit permitted within primary dwelling, not to exceed 25% of gross square feet of dwelling.  (2) Small lot single-family allowed subject to design standards in SMC Ch. 15.500 Small Lot Single-Family Design Standards.</del>
Manufactured/Modular Home	<del>P</del>									<del>See SMC 15.465.600 Mobile, Manufactured, and Modular Home Standards.</del>
Mobile Home										<del>See SMC 15.465.600 Mobile, Manufactured, and Modular Home Standards.</del>
Mobile Home Park	<del>C(1)</del>	<del>C(1)</del>	<del>C(1)</del>							<del>See SMC 15.465.600 Mobile, Manufactured, and Modular Home Standards.  (1) A park outside established or proposed mobile park zone is permitted after approval through the CUP Process.</del>
Multi-Family	P	P	P(1)	<del>C(2)</del> <u>P</u>	P(2)		P			(1) For new development and redevelopment for residential projects, at least 50% of the building's ground floor shall be retail, service or commercial use as described in SMC 15.520.300 Mixed Use in Residential Projects.

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
										<del>(2) Ground floor uses must be retail, service or commercial uses as described in SMC 15.520.300, Mixed Use in Residential Projects.</del>

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
Townhouse	P	P(1)	P							See SMC Ch. 15.505, Townhouse and Duplex Development Standards.  (1) Townhouse and duplex development allowed only in UH-1800 zone.
<b>RESIDENTIAL, RETIREMENT &amp; ASSISTED LIVING</b>										
Assisted Living Facility		P	P	P	P					
Community Residential Facility I	P	P	P		P(1)					See SMC 15.465.400, Community Residential Facility Standards.  (1) Not permitted within the District Center. See map in SMC 15.310.015
Community Residential Facility II		P	P	P	P		P			See SMC 15.465.400, Community Residential Facility Standards.
Continuing Care Retirement Community		P	P	P	P					
Convalescent Center/Nursing Home	P	P	P	P	P					
Retirement Apartments	P	P	P	P	P		P			
<b>RESIDENTIAL, ACCESSORY</b>										
Accessory Dwelling Unit	P									See SMC 15.465.100, Accessory Dwelling Units.
Home Occupation	P	P	P	P	P	P	P			See SMC 15.465.500 Home Occupations.
Shed/Garage	P(1)	P(1)	P(1)							See SMC Ch. 15.405, Accessory and Tent Structures.  (1) Limited to 1,000 gross square feet and a 20 foot height limit (highest point).
Tent Structure										See SMC Ch. 15.405, Accessory and Tent Structures.
Tent Structure, Canopy										See SMC Ch. 15.405, Accessory and Tent Structures.
<b>RETAIL AND COMMERCIAL</b>										
Agricultural Crop Sales (Farm Only)				P	P	P				(1) No permanent retail sales structures permitted. Retail sales allowed on a seasonal basis for no more than 90 days in a calendar year. Wholesale sales permitted year round only for products produced/grown on site.

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
Antique/ Secondhand Store				P						(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Apparel/ Accessory Store				P	P(2)					(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.  (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Arcade (Games/Food)		P(1)	P(1)	P(1)	P(1)		P			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).  (1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 Definition of Mixed Use.
Beauty Salon/Personal Grooming Service		P(1)	P(1)	P	P		P			(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 Definition of Mixed Use.
Coffee Shop/ Retail Food Shop		P(1)	P(1)	P	P					(1) Small residential-oriented uses only, not to exceed 2,000 square footage of building(s).  (2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.  (3) Permitted as accessory to primary Use not to exceed 20% of total square footage of building(s).
Department/Variety Store				P(2)	P					(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.  (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Drug Store				P	P					(1) Permitted as part of mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.  (2) Permitted as accessory to primary use not to



Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center		Additional Regulations
									<del>exceed 20% of total square footage of building(s).</del>
<u>Mobile Vending</u>				P(1)	P(1)				(1) Permitted on private property located within the District Center. See map in SMC 15.310.015
Dry Cleaner		P (1;2)	P(1; 2)	P(2)	P		P		(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s).  (1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 <u>Definition of Mixed Use.</u>  (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Espresso Stand		P(1)	P(1)	P	P	P			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s).  (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Fabric Store				P(2)	P				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s).  (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Financial Institution		P(1)	P(1)	P(2)	P(2)	P	P(2)		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 <u>Definition of Mixed Use.</u>  (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.015  (1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center		Additional Regulations
Florist Shop		P(1)	P(1)	P(3)	P				<p>(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed use project.</p> <p>(2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.</p> <p>(3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p>
Food Store		P(1)	P(1)	P(3)	P				<p>(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed use project.</p> <p>(2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.</p> <p>(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p>
Forest Products					P(1)	C(3)			<p>(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations.</p> <p>(2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.</p> <p>(3) Forest product related businesses shall provide the following: minimum of 10 acres; access to major arterial; and minimum 30 foot buffers around the perimeter of property (Type II landscaping).</p>
Furniture Store					P				<p>(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of</p>

Division III. Overlay Districts and Zones

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LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
										<del>Mixed Use.</del>

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center		Additional Regulations
Hardware/Garden Material					P				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Hobby/Toy Store				P(2)	P				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.  (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Jewelry Store				P(2)	P				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.  (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Laundromat	P(1)	P(1)	P(1)	P	P	P	P		(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed use project.  (2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.  (1) Permitted as a part of a residential mixed use development, as described in SMC 15.300.720 Definition of Mixed Use.
Liquor Store		P(1)	P(1)		P				
Media Material				P(3)	P				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed use project.  (2) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.  (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Other Retail Uses				G	P				
Pet Store				P(2)	P				(1) Permitted as part of a mixed use development,

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center		Additional Regulations
									<p>as described in SMC 15.520.100 Definition of Mixed Use.</p> <p><del>(2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</del></p>

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center		Additional Regulations
Photographic and Electronic Store				<u>P(2)</u>	P				<p><del>(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.</del></p> <p><del>(2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</del></p>
Produce Stand				<u>P</u>	P	P			<p><del>No more than 25% of the gross floor area of the produce stand shall be used for the sale of incidental or accessory uses.</del></p>
Restaurant		<u>CP</u> <u>(1,2)</u>	<u>CP</u> <u>(1,2)</u>	P(3)	P(3)	P	P		<p><del>(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</del></p> <p><del>(2)(1) No drive-through facilities allowed.</del></p> <p><del>(3) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.</del></p> <p><u>(2) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 Definition of Mixed Use.</u></p> <p><u>(3) No drive-through facilities allowed within the District Center. See map in SMC 15.310.015</u></p>
Restaurant, Fast Food				<u>P(1)</u>	<u>P(1)</u>	P	<u>P(1)</u>		<p><del>(1) No drive-through facilities allowed within the District Center</del></p> <p><del>(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.</del></p> <p><del>(2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</del></p>
Retail, Big Box				<u>P(1)</u>					<p><del>(1) Not permitted within the District Center.</del></p>
Retail, General		<u>P(1)</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>		<u>P</u>		<p><del>(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 Definition of Mixed Use.</del></p>
Sexually-Oriented Business				<u>C</u>	<u>C(1)</u>	<u>C</u>			<p>See SMC 15.415.200 Sexually Oriented Businesses.</p>

Division III. Overlay Districts and Zones

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LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center		Additional Regulations
									(1) Not permitted within the District Center. See map in SMC 15.310.015

Division III. Overlay Districts and Zones

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center			Additional Regulations
Sporting Goods and Related Stores				P(2)	P					(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.  (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Tavern				P	P		P			(1) Small residential-oriented use only, not to exceed 2,000 square footage of building(s).
Entertainment Club				P	P		P			
Theater				P	P(1)	P				Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).  (1) Not permitted within the District Center
Wholesale/Bulk Store				C	C(1)	P				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.  (1) Not permitted within the District Center. See map in SMC 15.310.015
<b>RETAIL AND COMMUNITY LODGING</b>										
Bed and Breakfast	P	P	P							See SMC 15.465.300 Bed and Breakfast Standards.
Hostel	C	C	C	P	P					
Hotel/Motel and Associated Uses		C	C	P	P		P			
<b>UTILITIES</b>										
Communications Facility	C/P	C/P	C/P	C/P(1)	C/P(1)					See SMC Chapter 15.480 Wireless Communications Facilities for specific use and development standards.  (1) Not permitted within the District Center. See map in SMC 15.310.015
Utility Substation	C	C	C	P	PC(1)	P				(1) Not permitted within the District Center. See map in SMC 15.310.015
Utility Use	C	C	C	P	C(1)	P				(1) Not permitted within the District Center. See map in SMC 15.310.015
Wireless Communications	C/P	C/P	C/P	C/P	C/P					See SMC Chapter 15.480 Wireless



Division III. Overlay Districts and Zones

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LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	District Center		Additional Regulations
Facility									Communications Facilities for specific use and development standards.





# MEMORANDUM

To: Planning Commission  
 From: Anita Woodmass, Senior Planner  
 Date: April 05, 2016  
 Re: Briefing on the Angle Lake Station Area Zoning Implementing Regulations

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Staff continues with the drafting of standards for implementing the Angle Lake Station Area Plan. Currently interim standards exist for this district with the goal of finalizing it on June 30, 2016.

The following topics will be reviewed and discussed at this meeting to further the finalization of the standards:

- Angle Lake District Use Charts

Please find attached two versions of the proposed draft use charts for your review, as follows:

1. A track changes version which clearly identifies where changes have been made to the existing land uses.
2. A 'clean' version of the proposed standards.

Staff will review the proposed use charts with the Planning Commission and seek input and/or direction regarding these uses.

Please note, a number of uses have been 'deleted' or removed from the use charts and replaced by more generic terms to provide for increased streamlining and eliminate discrepancies in the code.

The following table lists individual land uses proposed to be deleted and replaced by a more generic land use:

Proposed New Use:	Delete the following uses:
MANUFACTURING – Manufacturing and fabrication, Light – Manufacturing and fabrication, Medium – Assembly and Packaging	– Aerospace Equipment – Apparel/ Textile Products – Batch Plants – Biomedical Product Facility – Chemical/ Petroleum Products – Commercial/Industrial Machinery

	<ul style="list-style-type: none"> <li>- Computer/Office Equipment</li> <li>- Electronic Assembly</li> <li>- Fabricated Metal Products</li> <li>- Furniture/Fixtures</li> <li>- Manufacturing, Light Misc.</li> <li>- Off-Site Hazardous Waste Treatment and Storage Facilities</li> <li>- Paper Products</li> <li>- Primary Metal Industry</li> <li>- Printing/Publishing</li> <li>- Rubber/Plastic/Leather/ Mineral Products</li> <li>- Textile Mill</li> <li>- Wood Products</li> </ul>
<p><b>CIVIC AND INSTITUTIONAL</b>  These uses meet the definition of 'Public Agency Office' and are redundant.</p>	<ul style="list-style-type: none"> <li>- City Hall</li> <li>- Court</li> <li>- Public Archives</li> <li>- Social Services Office</li> </ul>
<p><b>BUSINESS SERVICES</b>  - This use meets the definition of 'Construction/Landscaping Yard'</p>	<ul style="list-style-type: none"> <li>- Landscaping Business</li> </ul>
<p><b>HEALTH AND HUMAN SERVICES</b>  - This use meets the definition of various different land uses and is redundant</p>	<ul style="list-style-type: none"> <li>- Miscellaneous Health</li> </ul>
<p><b>MOTOR VEHICLES</b>  - These uses meet the definition of various different land uses and are redundant.</p>	<ul style="list-style-type: none"> <li>- Auto Boat Dealer</li> <li>- Auto Supply Store</li> <li>- Commercial Marine Supply</li> <li>- Mobile Refueling Operations</li> </ul>
<p><b>RECREATIONAL AND CULTURAL</b>  - These uses meet the definition of various different land uses and are redundant.</p>	<ul style="list-style-type: none"> <li>- Non Profit Organization</li> <li>- Sports Club</li> </ul>

