

CODE AMENDMENTS TO CORRECT EXISTING REFERENCES TO THE ANGLE LAKE STATION AREA OVERLAY AND INTEGRATE ADDITIONAL REFERENCES AS NEEDED WITHIN THE ZONING CODE

15.205.010 Establishment of Uses/Interpretation of Land Use Chart

- A. The use of a property means the purpose or activity for which the building or lot is intended, designed, arranged, occupied or maintained. All applicable requirements of this code, or other applicable State or Federal requirements, shall govern a use located in the City of SeaTac, except within the areas delineated as overlay districts, in which case the land use charts contained within Chapters 15.300 SMC, City Center Overlay District, ~~and~~ 15.305 SMC, South 154th Street Station Area Overlay District, [and 15.310 SMC, Angle Lake Station Area Overlay District](#), shall apply.

15.400.100 Residential Standards Chart

	UH-UCR	T	ADDITIONAL REGULATIONS
Minimum Lot Area	7,2000 SF (3)	10-24 d.u./acre (4)	(1) Lots may be less than the required minimum lot size, subject to the criteria in SMC 15.110.050, Lot Area. (2) Minimum lot size 7,200 square feet. (3) Small lot single-family minimum lot size is 3,000 square feet. (4) 10-18 units/acre outside of overlay districts. Within the City Center, and S. 154th Street Station Area, and Angle Lake Station Area overlay districts, 10-24 units/acre applies.
Minimum Front Yard Setback	0'	10'(2)	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 20 feet for the garage and 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, and Angle Lake 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	10' (1)(2)(3)(4)	20' (4)(5)	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, and Angle Lake Station Area overlay districts. (2) Within the City Center Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC15.300.310 for additional standards. (3) Within the S. 154th St. Station Area Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC 15.305.310 for additional standards. (4) Within the Angle Lake Station Area Overlay District, see SMC 15.310.210 for additional standards.

			(45) Within City Center, and S. 154th St. Station Area, <u>and Angle Lake Station Area</u> Overlay Districts, maximum setback is 10 feet.
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15.400.200 Commercial, Industrial, Park Standards Chart

	O/C/MU	O/CM	ABC	CB-C	I	P	ADDITIONAL REGULATIONS
Maximum Front Yard Setback	10'(1)	10'(1)(2)	N/A	10'(1) (2) (3) (4)	N/A	N/A	<p>Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.</p> <p>(1) Within the City Center Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC15.300.310 for additional standards.</p> <p>(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, and Angle Lake Station Area overlay districts.</p> <p>(3) Within the S. 154th St. Station Area Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC 15.305.310 for additional standards.</p> <p>(4) Within the Angle Lake Station Area Overlay District, see SMC 15..310.210 for additional standards.</p>

15.430.100 Battery Charging Station or Rapid Charging – 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 uses on the property.
 - 1. SMC 15.205.040, Use Chart, all nonresidential uses.
 - 2. SMC 15.300.055, City Center Overlay District Use Chart, retail/commercial uses only.
 - 3. SMC 15.305.055, S. 154th Street Station Area Overlay District Use Chart, retail/commercial uses only.
 - 4. [SMC15.310.055, Angle Lake Station Area Overlay District Use Chart,](#)
- 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 SMC15.430.140. Nonelectric vehicles or noncharging BEVs or PHEVs shall not be allowed. The type of signage designating these spaces shall be approved by the Director.

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) zone, 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 in the Urban Center zoning category (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, and Angle Lake Station Area Overlay Districts, front yard open space as per SMC 15.300.320, ~~and~~ SMC 15.305.320, and SMC 15.310. 300 shall be required in lieu of street frontage landscaping.
 - 2. **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, rooftop 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.

Townhouse and Duplex Development Design Standards:

15.505.110 Standards Chart

Density		
	Within City Center and , S. 154th St. Station Area, <u>and Angle Lake Station Area</u> Overlay Districts	10 – 24 units/acre
	Outside of City Center and , S. 154th St. Station Area, <u>and Angle Lake Station Area</u> Overlay Districts	10 – 18 units/acre
Building Setbacks		
	Minimum Front Yard within the City Center and , S. 154th St. Station Area, <u>and Angle Lake Station Area</u> Overlay Districts	0'
	Maximum Front Yard within the City Center and , S. 154th St. Station Area, <u>and Angle Lake Station Area</u> Overlay Districts	10'
	Minimum Front Yard outside the City Center and , S. 154th St. Station Area, <u>and Angle Lake Station Area</u> Overlay Districts	10'
	Maximum Front Yard outside the City Center and , S. 154th St. Station Area, <u>and Angle Lake Station Area</u> Overlay Districts	20'

15.510.510 Minimum Area Required

Intent: Provide opportunities for both active recreation and outdoor areas for passive enjoyment of natural areas. Recreation and open space areas should include amenities appropriate for the ages of people likely to live in the residences and be located with regard to climate conditions and safety.

A. Each multi-family building or complex of five (5) or more units shall provide a minimum area of recreation and open space, as follows:

1. **Outside of Overlay Districts.** For developments located outside the designated City Center ~~and~~, S. 154th Street Station Area, [and Angle Lake Station Area](#) Overlay Districts ~~and the Interim Angle Lake Station Area~~:

Unit Size	Minimum Required Open Space
2 bedroom or larger	200 square feet
1 bedroom	160 square feet
Studio	120 square feet

- a. In all multi-family developments, at least fifty percent (50%) of the required recreation and open space must be usable outdoor multi-purpose space accessible by all residents as described in subsection (B) of this section.
- b. Up to fifty percent (50%) of the required recreation and open space may be composed of indoor recreational space or outdoor single-purpose recreational facilities as described in subsection (C) of this section.

2. **Within Overlay Districts.** For developments located within the designated City Center ~~and~~, S. 154th Street Station Area, [and Angle Lake Station Area](#):

A minimum of sixty (60) square feet per unit of outdoor space. One hundred percent (100%) of such space shall be allocated for outdoor multi-purpose open space accessible by all residents as described in subsection (B) of this section.

B. **Multi-Purpose Outdoor Recreation and Open Space.** This requirement shall be satisfied through compliance with one (1) or more of the following elements:

1. Courtyards, plazas or multi-purpose green spaces which serve to organize the placement of buildings, as described in SMC 15.510.540;
2. Upper level common decks, patios, terraces, or roof gardens;
3. The square footage length and width of publicly accessible pedestrian-only corridors dedicated to passive recreation and separate from the public street system, including access links in sensitive area buffers.

C. **Indoor Facilities and Outdoor Single-Purpose Facilities – Outside of Overlay Districts.** This recreation and open space allowance, for properties outside the City Center ~~and~~, S. 154th Street Station Area, [and Angle Lake Station Area](#), may be met through one (1) or more of the following:

1. Tennis/sports courts;
2. Swimming pools;
3. Designated exercise areas;
4. Game rooms;

5. Lounge areas with food preparation facilities; or
6. Other similar facilities

15.510.800 Multi-family Properties in the City Center, [Angle Lake Station Area](#), and S. 154th Street Station Area Overlay Districts

Purpose: To define standards for multi-family properties in the City Center Overlay District, [Angle Lake Station Area](#), and S. 154th Street Station Area Overlay District that allow for setback, density and open space standards appropriate to a more urban environment, while still providing for attractive open space amenities and neighborhood compatibility.

15.515.010 Authority and Application

- A. The following standards will apply to properties, except within the City Center, [Angle Lake Station Area](#), and S. 154th Street Station Area overlay districts, zoned aviation business center (ABC), community business in the urban center (CB-C), office/commercial medium (O/CM), and urban high-urban center residential (UH-UCR). See Chapter 15.300 SMC for standards specific to the City Center Overlay District ~~and~~, Chapter 15.305 SMC for standards specific to the S. 154th Street Station Area Overlay District, [and Chapter 15.310 SMC for standards specific to Angle Lake Station Area Overlay District](#).
- B. **Other Standards Applicable.** Except as specified in this chapter of the Zoning Code, all other relevant standards and requirements in this code shall apply.

15.515.100 Standards Common to ABC, CB-C, UH-UCR and O/CM Zones

The following standards apply to properties zoned aviation business center (ABC), community business in the urban center (CB-C), urban high-urban center residential (UH-UCR) and office/commercial medium (O/CM), that are located outside of the designated City Center, [Angle Lake Station Area](#), and S. 154th Street Station Area overlay districts.

- A. **Maximum Lot Coverage.** Lot coverage standards as stated in the zone standards charts (SMC 15.400.100 and 15.400.200), subject to the following restrictions:
 1. Land dedicated to the City without compensation for public rights-of-way and public transit may be included in calculating total land area for the purpose of determining maximum lot coverage.

15.515.200 Specific Standards to CB – C, UH – UCR, and O/CM Zones

The following standards apply to properties located outside of the designated City Center, [Angle Lake Station Area](#), and S. 154th Street Station Area overlay districts that are zoned community business in the urban center (CB-C), urban high-urban center residential (UH-UCR), and office/commercial medium (O/CM), as specified in this section.

15.520.300 Mixed Use in Residential Projects

In order to create a street environment that facilitates pedestrian activity and convenience, ground floor space in residential mixed use projects shall be used for pedestrian-oriented retail, service, or commercial uses such as those specified below, except within the designated City Center, [Angle Lake Station Area](#), and S. 154th St. Station Area overlay districts.

- A. **Retail.** Retail uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, and other retail uses that are not specifically auto-oriented in scale or nature.
- B. **Services.** Personal, professional, financial, insurance and real estate services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries, health clubs.
- C. **Commercial.** Hotels and general offices.