

Division IV. Development Standards and Regulations

Minimum building setbacks, minimum site area requirements, maximum lot coverage and maximum building height for each zoning category in the city of SeaTac are shown on Standards Charts included in this Division.

Standards relating to landscaping & tree retention, and parking & circulation are also included in this Division, as well as special regulations that apply to specific uses or activities.

CHAPTERS:

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Chapter 15.400

Dimensional Standards

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15.400.005 Purpose

The purpose of this chapter is to designate development standards within the City of SeaTac 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 an overlay district, within the City of SeaTac.

15.400.015 Standards Charts User Guide

A. About the Standards Charts

1. The Standards Charts list the general dimensional standards for each zone. The first chart applies to the residential zones. The second chart applies to the commercial, industrial, and parks and recreation zones.
2. *NOTE: The following uses have specific standards not represented in the following charts. Please refer to the corresponding chapter or section.*
 - a. *Accessory Dwelling Units, SMC 15.410*
 - b. *Accessory Structures, SMC 15.415*
 - c. *Duplexes, SMC 15.530*

d. [High Density Single-Family, 15.515](#)

e. [Townhouses, SMC 15.530](#)

f. [Wireless Communication Facilities, SMC 15.485](#)

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. In addition to the numerical value for the standard, the following symbols may appear in a cell:

1. [n: User should refer to the regulations listed in the far right column for that development standard.](#)
2. [--: A dimensional standard does not exist for that zone.](#)

C. [Additional regulations according to the standard](#)

The column on the far right lists sections of the code which need to be referenced for additional regulations which apply to that particular standard. If the regulation is not preceded by an “n”, the regulation applies to all zones.

D. [Zone Abbreviations](#)

1. [RL UL– Residential Low Urban Low Density](#)
2. [RM UM– Residential Medium Urban Medium Density](#)
3. [RH UH– Residential High Urban High Density](#)
4. [RH-MU – Residential Mixed-Use](#)
5. [RT – Residential Townhouse](#)
6. [MHP – Mobile Home Park](#)
7. [NC NB– Neighborhood Commercial Business](#)
8. [CM-1O/C/MU– Commercial Medium-1 Office/Commercial/Mixed Use](#)
9. [CM-2O/CM– Commercial Medium-2 Office/Commercial Medium](#)
10. [CH-1-ABC– Commercial High-1 Aviation Business Center](#)

- 11. ~~CH-2-CB~~ Commercial High-2 Community Business
- 12. ~~IL - Industrial Light~~ ~~BP - Business Park~~
- 13. ~~IM - Industrial Medium~~ ~~LI - Light Industrial~~
- 14. ~~PR P~~ Parks and Recreation Park

15.400.020 Residential Standards Chart

NOTE: The following uses have specific standards not represented in the following table. Please refer to the corresponding chapter or section.
 1. Accessory Dwelling Units, SMC 15.405
 4. High Density Single-Family, SMC 15.515

2. Accessory Structures, SMC 15.410
 3. Duplexes, SMC 15.630
 5. Townhouses, SMC 15.630
 6. Wireless Communication Facilities, SMC 15.490

SYMBOLS

n: User should refer to the regulations listed in the far right column for that specific standard. --: A dimensional standards does not exist for that zone.

DEVELOPMENT STANDARDS		ZONES										ADDITIONAL REGULATIONS
		RL-1	RL-2	RL-3	RM-1	RM-2	RH-1	RH-2	RH-MU	RT	MHP	
MINIMUM LOT AREA		15,000 square feet	9,600 square feet	7,200 square feet	7,200 square feet	7,200 square feet	7,200 square feet	7,200 square feet	7,200 square feet	--	--	
MINIMUM AREA - DEVELOPMENT SITE		--	--	--	--	--	--	--	--	14,400 square feet	3 acres	
MINIMUM LOT WIDTH		50'	50'	50'	--	--	--	--	--	50'40'	--	
DENSITY	MINIMUM	--	--	--	--	--	--	--	--	1042 units/acre	--	
	MAXIMUM	2.91 units/acre	4.54 units/acre	6.05 units/acre	12.10 units/acre	18.15 units/acre	24.20 units/acre	48.40 units/acre	--	1848 units/acre -n	--	n: Within Station Area and City Center Overlays, the maximum density is 24 units/acre.
FRONT YARD SETBACK	MINIMUM	20'	20'	20'	20'	20'	10'	40'	--	10'45'-n	20'	If the landscape buffer exceeds the minimum setback, the buffer width becomes the minimum setback. n: Within the Station Area and City Center Overlays, may be zero lot line with approved design and not adjacent to an RL Comprehensive Plan Designation.
	MAXIMUM	--	--	--	--	--	--	20' - n2	10'-n, n2	20' - n1	--	n: Maximum front yard setbacks adjacent to International Boulevard shall be 20'. n1: Within the Station Area and City Center Overlays, maximum setback is 10'. n2: See SMC 15.000.000 Site Design for exceptions to the maximum front yard setback.
MINIMUM SIDE YARD SETBACK		5'	5'	5'	5'-n	5'-n	5'-n	5'-n	5'-n	5'-n	5'	If the landscape buffer exceeds the minimum setback, the buffer width becomes the minimum setback. n: May be zero lot line with approved design and not adjacent to an RL Comprehensive Plan Designation.
MINIMUM REAR YARD SETBACK		15'	15'	15'	15'-n	15'-n	5'-n	5'-n	5'-n	10'-n	5'	If the landscape buffer exceeds the minimum setback, the buffer width becomes the minimum setback. n: May be zero lot line with approved design and not adjacent to an RL Comprehensive Plan Designation.
MAXIMUM BUILDING LOT COVERAGE		35%	35%	35%	45%	45%	75%	75%	90%	55%	75%	
MAXIMUM IMPERVIOUS SURFACE		--	--	--	--	--	--	--	--	--	--	
MINIMUM STRUCTURE HEIGHT		--	--	--	18'-n	18'-n	18'-n	18'-n	18'-n	--	--	n: In the City Center, SeaTac/Airport Station Area and S. 154th St. Station Area overlays, one (1) story structures shall be a minimum of eighteen (18) feet and have the appearance of two (2) story structures.
MAXIMUM STRUCTURE HEIGHT		30'	30'	30'	40'	40'	55'	55'	FAA/Fire Standards-n	35'	30'	n: Limited by FAA and Fire Department regulations. Requires written certification from the FAA.

15.400.120 Residential Standards Chart

NOTE: The following uses have specific standards not represented in the following table. Please refer to the corresponding chapter or section.

- 1. Accessory Dwelling Units, SMC 15.405
- 4. High Density Single Family, SMC 16.616

- 2. Accessory Structures, SMC 15.410
- 6. Townhouses, SMC 16.630

- 3. Duplexes, SMC 15.530
- 6. Wireless Communication Facilities, SMC 16.400

SYMBOLS

n: User should refer to the regulations listed in the far right column for that specific standard. --: A dimensional standard does not exist for that zone.

DEVELOPMENT STANDARDS		ZONES									ADDITIONAL REGULATIONS	
		RL-1	RL-2	RL-3	RM-1	RM-2	RH-1	RH-2	RH-MU	RT		MHP
MINIMUM LOT AREA		15,000 square feet	9,600 square feet	7,200 square feet	7,200 square feet	7,200 square feet	7,200 square feet	7,200 square feet	7,200 square feet	--	--	
MINIMUM AREA - DEVELOPMENT SITE		--	--	--	--	--	--	--	--	14,400 square feet	3 acres	
MINIMUM LOT WIDTH		50'	50'	50'	--	--	--	--	--	50'-180'	--	
DENSITY	MINIMUM	--	--	--	--	--	--	--	--	104± units/acre	--	
	MAXIMUM	<u>2.91</u> units/acre	<u>4.54</u> units/acre	<u>6.05</u> units/acre	<u>12.10</u> units/acre	<u>18.15</u> units/acre	<u>24.20</u> units/acre	<u>48.40</u> units/acre	--	184± units/acre -n	--	n: Within Station Area and City Center Overlays, the maximum density is 24 units/acre.
FRONT YARD SETBACK	MINIMUM	20'	20'	20'	20'	20'	10'	4±	--	10'4±-n	20'	If the landscape buffer exceeds the minimum setback, the buffer width becomes the minimum setback. n: Within the Station Area and City Center Overlays, may be zero lot line with approved design and not adjacent to an RL Comprehensive Plan Designation.
	MAXIMUM	--	--	--	--	--	--	20' - n2	10'-n, n2	20' - n1	--	n: Maximum front yard setbacks adjacent to International Boulevard shall be 20'. n1: Within the Station Area and City Center Overlays, maximum setback is 10'. n2: See SMC 15.000.xxx Site Design for exceptions to the maximum front yard setback.
MINIMUM SIDE YARD SETBACK		5'	5'	5'	5'-n	5'-n	5'-n	5'-n	5'-n	5'-n	5'	If the landscape buffer exceeds the minimum setback, the buffer width becomes the minimum setback. n: May be zero lot line with approved design and not adjacent to an RL Comprehensive Plan Designation.
MINIMUM REAR YARD SETBACK		15'	15'	15'	15'-n	15'-n	5'-n	5'-n	5'-n	10'-n	5'	If the landscape buffer exceeds the minimum setback, the buffer width becomes the minimum setback. n: May be zero lot line with approved design and not adjacent to an RL Comprehensive Plan Designation.
MAXIMUM BUILDING LOT COVERAGE		35%	35%	35%	45%	45%	75%	75%	90%	55%	<u>75%</u>	
MAXIMUM IMPERVIOUS SURFACE		--	--	--	--	--	--	--	--	--	--	
MAXIMUM STRUCTURE HEIGHT		30'	30'	30'	40'	40'	55'	55'	FAA/Fire Standards-n	30'	<u>30'</u>	n: Limited by FAA and Fire Department regulations. Requires written certification from the FAA.

15.400.025 Commercial, Industrial, Park & Recreation Standards Chart

NOTE: The following uses have specific standards not represented in the following table. Please refer to the corresponding chapter or section.

1. Duplexes, SMC 15.530

2. Townhouses, SMC 15.530

3. Wireless Communication Facilities, SMC 15.490

SYMBOLS

n: User should refer to the regulations listed in the far right column for that specific standard.

--: A dimensional standards does not exist for that zone.

DEVELOPMENT STANDARDS		ZONES							ADDITIONAL REGULATIONS	
		NC	CM-1	CM-2	CH-1	CH --2	IL	IM		PR
MINIMUM LOT AREA		--	--	--	--	--	--	--	--	
MINIMUM AREA - DEVELOPMENT SITE		--	--	--	--	--	20,000 square feet 5 acres	--	--	
MINIMUM LOT WIDTH		--	--	--	--	--	--	--	--	
DENSITY	MINIMUM	--	--	--	--	--	--	--	--	
	MAXIMUM	--	--	--	--	--	--	--	--	
FRONT YARD SETBACK	MINIMUM	10'	--	--	--	--	10'	10'	--	If the landscape buffer exceeds the minimum setback, the buffer becomes the minimum setback.
	MAXIMUM	--	10'-n, n1	10'-n, n1	--	10'-n, n1	--	--	--	n: Maximum front yard setbacks adjacent to International Boulevard shall be 20'. n1: See SMC 15.xxx.xxx Site Design for exceptions to the maximum front yard setback.
MINIMUM SIDE YARD SETBACK		5'	5'	5'	<u>5'</u>	<u>5'</u>	5'	5'	10'	If the landscape buffer exceeds the minimum setback, the buffer becomes the minimum setback.
MINIMUM REAR YARD SETBACK		5'	5'	5'	<u>5'</u>	<u>5'</u>	5'	5'	10'	If the landscape buffer exceeds the minimum setback, the buffer becomes the minimum setback.
MAXIMUM BUILDING LOT COVERAGE		65%	65%	75%	75%	75%	--	85%	<u>35%</u>	
MAXIMUM IMPERVIOUS SURFACE		--	--	--	--	--	75%	--	--	
MINIMUM STRUCTURE HEIGHT		<u>18'-n</u>	<u>18'-n</u>	<u>18'-n</u>	--	18'-n	--	--	--	n: In the City Center, SeaTac/Airport Station Area and S. 154th St. Station Area overlays, one (1) story structures shall be a minimum of eighteen (18) feet and have the appearance of two (2) story structures.
MAXIMUM STRUCTURE HEIGHT		35'	45'	45'	FAA/Fire Standards-n	FAA/Fire Standards-n	45'	75'	<u>45'</u>	n: Limited by FAA and Fire Department regulations. Requires written certification from the FAA.

15.400.125 Commercial, Industrial, Park & Recreation Standards Chart

NOTE: The following uses have specific standards not represented in the following table. Please refer to the corresponding chapter or section.

1. Duplexes, SMC 15.530

2. Townhouses, SMC 15.530

3. Wireless Communication Facilities, SMC 15.490

SYMBOLS

n: User should refer to the regulations listed in the far right column for that specific standard.

--: A dimensional standards does not exist for that zone.

DEVELOPMENT STANDARDS		ZONES							ADDITIONAL REGULATIONS	
		NC	CM-1	CM-2	CH-1	CH --2	BP	LI		PR
MINIMUM LOT AREA		--	--	--	--	--	--	--	--	
MINIMUM AREA - DEVELOPMENT SITE		--	--	--	--	--	20,000 square feet 6-acres	--	--	
MINIMUM LOT WIDTH		--	--	--	--	--	--	--	--	
DENSITY	MINIMUM	--	--	--	--	--	--	--	--	
	MAXIMUM	--	--	--	--	--	--	--	--	
FRONT YARD SETBACK	MINIMUM	10'	--	--	--	--	10'	10'	--	If the landscape buffer exceeds the minimum setback, the buffer becomes the minimum setback.
	MAXIMUM	--	10'-n, n1	10'-n, n1	--	10'-n, n1	--	--	--	n: Maximum front yard setbacks adjacent to International Boulevard shall be 20'. n1: See SMC 15.xxx.xxx Site Design for exceptions to the maximum front yard setback.
MINIMUM SIDE YARD SETBACK		5'	5'	5'	5'	5'	5'	5'	10'	If the landscape buffer exceeds the minimum setback, the buffer becomes the minimum setback.
MINIMUM REAR YARD SETBACK		5'	5'	5'	5'	5'	5'	5'	10'	If the landscape buffer exceeds the minimum setback, the buffer becomes the minimum setback.
MAXIMUM BUILDING LOT COVERAGE		65%	65%	75%	75%	75%	--	85%	35%	
MAXIMUM IMPERVIOUS SURFACE		--	--	--	--	--	75%	--	--	
MAXIMUM STRUCTURE HEIGHT		35'	45'	45'	FAA/Fire Standards-n	FAA/Fire Standards-n	45'	75'	45'	n: Limited by FAA and Fire Department regulations. Requires written certification from the FAA.

15.13.065400.105 Lot Size – Pre-existing Lots

If any parcel of land with a ~~minimum~~ 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. ~~(Ord. 92-1041 § 1)~~

15.13.070400.110 Setbacks—

A. Setbacks to Access Easements

A minimum five (5) foot setback shall be taken from access easements, except for the following instances:

1. Properties created through a subdivision of three (3) or more lots shall take the respective yard setback from the access easement pursuant to SMC 15.xxx.xxx, Yard Setbacks.
2. Existing structures on residential properties that are being short subdivided do not need to maintain a setback from the easement.

~~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. (Ord. 92-1041 § 1)~~

15.13.080C. Encroachments into Setbacks—Projections Allowed

Projections may extend into the required setbacks as follows:

- A.1. Fireplace structures (including flues and exhaust projections), bay or garden windows, enclosed stair landings, and closets may project into any setback, provided such projections:

 - 1a. Are limited to two (2) per façade;
 - 2b. Are not wider than ten (10) feet;
 - 3c. Project no more than twenty-four (24) inches, inclusive of rain gutters, into any yard setback (See Figures 15.13.080a and 15.13.080b); and

~~4~~d. Do not include doors of any kind.

~~5~~e. There shall be a minimum of ten (10) feet between bay windows on a façade.

~~B.2.~~ Uncovered porches and decks which exceed eighteen (18) inches above the finished grade may project:

~~1.a.~~ Eighteen (18) inches into interior side yard setbacks, and

~~2.b.~~ Five (5) feet into the front/rear yard setback;

~~C.3.~~ 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.4.~~ Eaves, including rain gutters and downspouts, may not project more than:

1. Eighteen (18) inches into an interior side yard setback (see Figure 15.13.080c), 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.

~~E.5.~~ Wireless telecommunications antennae mounted on the sides of existing buildings, up to a maximum of twenty-four (24) inches.

15.13.100400.115 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 15.13.100(B) 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;

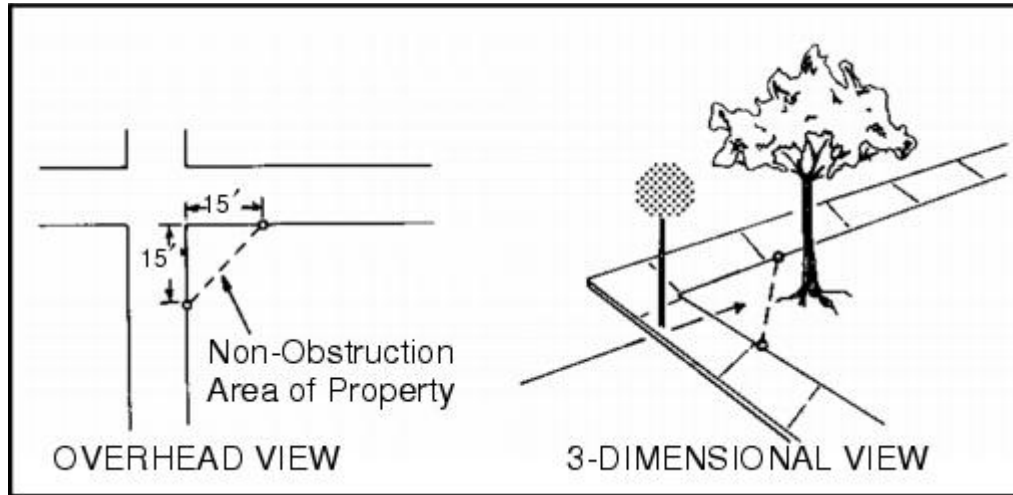


Figure 15.13.100a. REQUIRED SIGHT CLEARANCE

- B. The sight distance triangle (see above figure) 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. (~~Ord. 93-1036 § 19; Ord. 92-1041 § 1~~)

15.13.090400.120 Height –Limit Exceptions to Limits

The following structures may be erected above the height limits established under SMC 15.13.010:

[15.400.020, Residential Standards Chart](#) and [15.400.025, Commercial, Industrial, Park & Recreation Standards Chart](#):

- A. Roof-top structures, such as: housing elevators, stairways, tanks, ventilating fans or similar equipment required for building operations and maintenance;
- B. 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. (~~Ord. 98 1019 § 10; Ord. 98 1017 § 4; Ord. 97 1013 § 22; Ord. 92 1041 § 1~~)

Chapter 15.37405 Accessory Dwelling Units

SECTIONS:

15.37405.005 Purpose

15.405.010 Authority and Purpose Application

~~This chapter is adopted under authority of RCW 43.63A.215.~~ 15.405.100
Standards and Criteria

15.405.005 Purpose

The purpose of this chapter 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:

- A. Fully utilize residential housing supply in existing neighborhoods while preserving neighborhood character.
- B. Improve cost efficiency of existing infrastructure.
- C. Provide additional options for rental housing within a wide range of prices.
- D. Increase opportunities for home ownership and allow older homeowners to remain in their homes and obtain extra income, companionship, and security. (~~Ord. 04-1023 § 4~~)

15.405.010 Authority and Application

A. This chapter is adopted under authority of RCW 43.63A.215.

B. 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 of Planning and Community Development and the Building Official shall review and approve or disapprove the application. (~~Ord. 04-1023 § 4~~)

C. Registration

1. 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.

2. 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.

37.0203. Owners of legal ADUs, created prior to the adoption of this chapter under the requirements set forth in **SMC 15.12.020**, shall register their unit and file a signed affidavit of owner occupancy with the Department of Planning and Community Development.

4. Unless otherwise approved by the Director of Planning and Community Development, 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. (~~Ord. 04-1023 §4~~)

15.405.100 Standards and Criteria

A.- General

1. 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.-2. An owner of the property must occupy either the primary single-family dwelling or the accessory dwelling unit.

1.-a. In order to qualify as an owner occupant, ~~thea~~ fee owner must physically reside on the property at least nine (9) months in any twelve (12) month period.

2.-b. If ~~thean~~ owner must be absent from the property for a longer period due to good cause, such as job dislocation, sabbatical leave, education, or illness, evidence must be submitted to the Director of Planning and Community Development, and a waiver may be granted for up to three (3) months additional absence from the property.

C. ~~The~~3. An owner(s) shall sign an affidavit verifying that one of the dwelling units is the legal residence of ~~thesaid~~ property owner. An additional form of documentation such as a driver's license or voter registration records ~~may~~shall be ~~requested~~required to verify property owner occupancy of one of the dwelling

units. Falsely certifying owner occupancy or failure to comply with the terms of the owner certification shall result in loss of ADU registration and certificate of occupancy, and a penalty of five hundred dollars (\$500.00) as prescribed by SMC 1.15.100.

~~D. If a complaint that an owner has violated~~4. If the owner occupancy requirement is ~~filed and found to be valid, the~~violated, an owner shall:

~~1. a.~~ Re-occupy the structure;

~~2. b.~~ Remove the accessory dwelling unit; or

~~3. c.~~ Submit evidence to the Director of Planning and Community Development as specified in subsection (B)(2) of this section for a waiver of this requirement for up to three (3) months.

~~E. 5.~~ The accessory dwelling unit must meet all technical ~~code codes and standards including building, electrical, fire, mechanical, and plumbing code~~for a one or two family dwelling unit, as referenced in Title 13 of the SeaTac Municipal Code.

6. The Building Division will assign an address to the ADU.

7. ADUs created within the single-family structure shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit. Detached ADUs may be segregated in ownership from the primary dwelling unit if such segregation meets all minimum requirements of the for a separate legal lot under City at the time of construction. ADUs are subject to all setbacks for primary structures of SeaTac zoning and building coverage subdivision standards applicable.

8. An accessory structure or dwelling that proposes to install electrical wiring and plumbing that could accommodate the future installation of kitchen and bathroom appliances shall be assessed in accordance with, and comply with the requirements of this chapter.

B. Building Setbacks

1. ADUs shall conform to single-family residential uses. the setback requirements for a main structure.

F. The size

C. Maximum Building Height

1. Attached ADUs shall conform to the height limits for a main structure.
2. Detached ADUs, one story: Twenty (20) feet in height (to the highest point of the ADU must not be less than two hundred twenty (structure)).
3. Detached ADUs, two stories: Twenty (20) feet in height (to the midpoint of the roof).

D. Size

1. Detached ADU.
 - a. Minimum: 220) square feet of living space, (not including bathrooms and closets. Accessory dwelling units shall not exceed eight hundred ().
 - b. Maximum: 800) square feet if they are: (1) detached from the primary single family dwelling; (2)(including bathrooms and closets).
2. Attached ADU, created through an addition; or (3) designed into a new structure at the time of construction. For ADUs
 - a. Minimum: 220 square feet (not including bathrooms and closets).
 - b. Maximum: 800 square feet (including bathrooms and closets).
3. Attached ADU, created within an existing a single-family residence the square footage limitation on an ADU shall be forty five percent (that was constructed before Month Day, 2004.
 - a. Minimum: 220 square feet (not including bathrooms and closets).
 - b. Maximum: 45%)% of the total square footage of the primary dwelling, as long as no addition is required and all other standards of this section are met. existing dwelling (including bathrooms and closets).

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E. 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.

F. Design

1. 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.

~~H. If a~~2. A separate entrance for the ADU is necessary, ~~it 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.

~~I. Any exterior stairs shall be placed in the rear or side yard and must comply with setback standards set forth in SMC 15.13.080. 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. 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 second parking space shall be required for units greater than six hundred (600) square feet in area.~~

G. Parking

1. Minimum Off-Street Spaces Required.

a. ADUs 600 square feet and less: One (1) space; and

b. ADUs greater than 600 square feet: Two (2) spaces.

2. Parking spaces for ADUs shall meet the dimensional requirements set forth in SMC 15.15.100 (C).

3. If additional parking is necessary, new parking space(s) shall utilize existing curb cuts, when possible.

4. A waiver of the requirement for the parking space(s) may be granted by the Director of Planning and Community Development 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. The location for the parking space(s) shall be determined through consultation with the Department of Planning and Community Development staff during plan review.

~~K. If additional parking is necessary, new parking space(s) shall utilize existing curb cuts, when possible.~~

~~L. The Building Division will assign an address to the ADU.~~

~~M. Occupancy shall be limited to two (2) persons in an ADU of two hundred twenty (220) to four hundred (400) square feet (not including bathrooms and closets), three (3) persons in an ADU of four hundred one (401) to six hundred (600) square feet,~~

~~and no more than four (4) persons in an ADU of six hundred one (601) square feet or larger.~~

~~N. 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.~~

~~O. ADUs created within the single family structure shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit. Detached ADUs may be segregated in ownership from the primary dwelling unit if such segregation meets all minimum requirements for a separate legal lot under City of SeaTac zoning and subdivision standards.~~

~~P. Accessory dwelling units combined with an accessory structure, as defined under SMC 15.10.017, 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 story.~~

~~b. Twenty (25) feet in height (to the highest point of the structure) if the ADU is two stories.~~

~~2. Eight hundred (800) sq. ft. for the ADU.~~

~~3. One Thousand (1,000) sq. ft. for the accessory structure (Ord. 07-1019 § 4; Ord. 04-1023 § 4)~~

~~**15.37.030 Application Review and Approval**~~

~~To gain approval for an ADU, a property owner shall file a completed certificate of zoning compliance (CZC) form, sign an affidavit of owner occupancy, and apply for a building permit for necessary remodeling or construction. The Department of Planning and Community Development shall review and approve or disapprove of the application. (Ord. 04-1023 § 4)~~

~~**15.37.040 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 15.12.020, should shall register their unit and file a signed affidavit of owner occupancy with the Department of Planning and Community Development.~~

~~D. Unless otherwise approved by the Director of Planning and Community Development, 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. (Ord. 04 1023 § 4)~~

~~15.37.050 Periodic Reporting on Accessory Dwelling Units~~

~~Every two (2) years the Director of Planning and Community Development shall prepare a report for the City Council stating the number and location of new ADU permits issued. (Ord. 04 1023 § 4)~~

Chapter 15.13.1054150 Accessory Structures

SECTIONS:

15.410.005 Purpose

15.410.010 Authority and Application

15.410.015 Accessory Structures Standards Chart User Guide

15.410.020 Accessory Structures Standards Chart

15.410.10025 General Standards

15.410.200100 Garages, Sheds, Barns, and Similar Structures

15.410.3200 Canopies and Tents

- A. ~~Accessory structures in all residential zone classifications, except as permitted by subsection (B) of this section, including storage buildings and private garages, shall be designed to accommodate not more than four (4) cars, and shall maintain the same residential character of the primary structure with no more than one thousand (1,000) gross square feet of floor area, and an exterior height limit of twenty (20) feet to the top of the peak or gable of the roof.~~
- B. ~~Accessory structures, including storage buildings and private garages, within the RL-15,000 residential zone classification, shall be no greater than two (2) times the gross square footage of the primary residence on the property (not including the area of an attached garage), and shall maintain the same residential character of the primary structure with a maximum height limit of twenty (20) feet to the top of the peak or gable of the roof; providing, however, that the maximum lot coverage pursuant to SMC 15.10.375 and 15.13.010 is not exceeded. (Ord. 98-1017 § 5; Ord. 92-1041 § 1)~~

15.4150.005 Purpose

The purpose of this chapter is to clearly delineate regulations that apply to non-residential accessory structures within Residential Zones and all residential accessory structures.

15.4150.010 Authority and Application

The provisions of this chapter shall apply to all accessory structures, including but not limited to, garages, sheds, barns, gazebos, tents, and canopies, in the following zones: Residential Low (RL), Residential Medium (RM), Residential High (RH), Residential Townhouse (RT), and Commercial Medium-1 (CM-1).

15.4150.015 Accessory Structures Standards Chart User Guide

- A. About the Standards Chart

The following chart lists the general dimensional standards for accessory 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. In addition to the numerical value for the standard, the following symbols may appear in a square:

1. n: User should refer to the regulations listed in the far right column for that development standard.
2. --: A dimensional standard does not exist for that zone.

C. Additional regulations according to the standard

The column on the far right lists sections of the code which need to be referenced for additional regulations which apply to that particular standard. If the regulation is not preceded by an “n”, the regulation applies to all zones.

D. Zone Abbreviations

1. RL ~~UL~~– Residential Low ~~Urban Low Density~~
2. RM ~~UM~~– Residential Medium ~~Urban Medium Density~~
3. RH ~~UH~~– Residential High ~~Urban High Density~~
4. RT – Residential Townhouse
5. MHP – Mobile Home Park

15.410.020 Accessory Structures Standards Chart

SYMBOLS

n: User should refer to the regulations listed in the far right column for that specific standard.

--: A dimensional standard does not exist for that zone.

DEVELOPMENT STANDARDS	GARAGE, SHED, BARN, AND SIMILAR STRUCTURES					CANOPY		TENT		ADDITIONAL REGULATIONS
	RL-1	RL-2, RL-3	RM	RH	RT	RL-1	RL-2, RL-3	RL-1	RL-2, RL-3	
MINIMUM FRONT YARD SETBACK	20'	20'	N/A - n	N/A - n	N/A - n	20'	20'	20'	20'	n: Not permitted in the front yard.
MINIMUM SIDE YARD SETBACK	5'45'	5'	5' - n, n1	5' - n, n1	5' - n, n1	5'	5'	5'	5'	n: If the landscape buffer exceeds the minimum setback, the landscape buffer width becomes the minimum setback. n1: May be zero lot line with approved design and not adjacent to the RL Zone.
MINIMUM REAR YARD SETBACK	15'	15' - n	5' - n1, n2, n3	5' - n2, n3	5' - n2, n3	15'	15' - n	15'	15' - n	n: Structures 120 square feet and smaller are permitted to have a 5' setback. n1: Only one structure is permitted to have a 5' rear yard setback. All others shall have a 15' rear yard setback. n2: If the landscape buffer exceeds the minimum setback, the buffer width becomes the minimum setback. n3: May be zero lot line with approved design and not adjacent to the RL Zone.
BUILDING LOT COVERAGE	35%	35%	45%	75%	55%	35%	35%	35%	35%	Lot coverage applies to all structures on the site.
MAXIMUM SIZE	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	1,000 gross square feet	1,000 gross square feet	1,000 gross square feet	1,000 gross square feet	
MAXIMUM STRUCTURE HEIGHT	20'	20'	20'	20'	20'	15'	15'	15'	15'	

15.415.020 Accessory Structures Standards Chart

SYMBOLS

n: User should refer to the regulations listed in the far right column for that specific standard.

–: A dimensional standard does not exist for that zone.

DEVELOPMENT STANDARDS	GARAGE, SHED, BARN, AND SIMILAR STRUCTURES					CANOPY		TENT		ADDITIONAL REGULATIONS
	RL-1	RL-2, RL-3	RM	RH	RT	RL-1	RL-2, RL-3	RL-1	RL-2, RL-3	
MINIMUM FRONT YARD SETBACK	20'	20'	N/A - n	N/A - n	N/A - n	20'	20'	20'	20'	n: Not permitted in the front yard.
MINIMUM SIDE YARD SETBACK	5'±6'	6'	5' - n, n1	5' - n, n1	5' - n, n1	5'	5'	5'	5'	n: If the landscape buffer exceeds the minimum setback, the landscape buffer width becomes the minimum setback. n1: May be zero lot line with approved design and not adjacent to the RL Zone.
MINIMUM REAR YARD SETBACK	15'	15' - n	5' - n1, n2, n3	5' - n2, n3	5' - n2, n3	15'	15' - n	15'	15' - n	n: Structures 120 square feet and smaller are permitted to have a 6' setback. n1: Only one structure is permitted to have a 5' rear yard setback. All others shall have a 15' rear yard setback. n2: If the landscape buffer exceeds the minimum setback, the buffer width becomes the minimum setback. n3: May be zero lot line with approved design and not adjacent to the RL Zone.
BUILDING LOT COVERAGE	35%	35%	45%	75%	55%	35%	35%	35%	35%	Lot coverage applies to all structures on the site.
MAXIMUM SIZE	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	1,000 gross square feet	1,000 gross square feet	1,000 gross square feet	1,000 gross square feet	
MAXIMUM STRUCTURE HEIGHT	20'	20'	20'	20'	20'	15'	15'	15'	15'	

15.4150.025 General Standards

- A. Accessory structures shall not be permitted on a property without a primary structure, e.g. single-family house.
- B. The following standards related to setbacks, sight distance, and height shall apply to accessory structures:
 - 1. SMC **15.xxx.xxx** Setbacks;
 - 2. SMC **15.xxx.xxx** Sight Distance Requirements; and
 - 3. SMC **15.xxx.xxx** Height Limit Exceptions.

15.4150.100 Garages, Sheds, Barns, and Similar Structures

- A. Garages, sheds, barns, and similar structures shall be constructed of quality, durable material and designed to maintain a residential character.
- B. The exterior of garages, sheds, barns, and similar structures shall be constructed of one or more of the following materials:
 - 1. Shingles, board and batten, and/or clapboard made of wood, vinyl, or fiber cement (HardiPlank);
 - 2. Brick;
 - 3. Stone; and/or
 - 4. Stucco.
- C. The following materials are prohibited for the siding of garages, sheds, barns, and similar structures:
 - 1. Cinder block
 - 2. Steel or metal panels
 - 3. Plywood, oriented strand board, and medium-density fiberboard.

15.13.042 Canopy Tent Structures in the Front Yard

15.4150.200 Canopies and Tents

- A. Canopies and tents are only permitted as an accessory to a dwelling unit.

B. Canopies and tents may be used only for the storage of motor vehicles, recreational vehicles, or boats.

C. There shall be a maximum of three (3) canopies and/or tents on a site. If two (2) or more adjacent parcels of properties are in common ownership, no more than three (3) canopies and/or tents shall be allowed for the combined lots.

DA. Only One (1) canopy or tent structure, as defined under SMC 15.10.639.05 is allowed is permitted in the front yard between the front foundation wall of the house and twenty (20) foot front yard setback line (see Figure 15.13.042a), regardless of the number of street frontages, subject to the following criteria:

1. The location of existing structures or lot configuration prohibits the location of a canopy structure or tent within the side and rear yards of the property;
2. The Applicant receives permission from the owners of properties abutting, and/or across a right-of-way from, the subject property owner receives the permission of the adjacent property owners prior to the installation of the canopy structure or tent.

B. No tents as defined under SMC 15.10.639.05 are allowed in the front yard.

C. 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 15.13.042a

D. 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 15.13.042b).

Figure 15.13.042b

(Ord. 03-1016 § 5)

15.13.044 Residential Tent Structures—Maximum Height, Number, Building Lot Coverage, Maintenance, Anchoring and Parking Surface

A. The maximum height for a residential tent structure shall be fifteen (15) feet.

B. There shall be a maximum of three (3) residential tent structures allowed on a parcel of property. If two (2) or more adjacent parcels of properties are in common ownership, no more than three (3) residential tent structures shall be allowed for the combined lots. 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. 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.

C. Residential tent structures 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 residential tent structure(s) are located.

- ~~D. All structures, including residential tent structures, shall not exceed the allowable building lot coverage for the parcel of property as defined under SMC 15.10.375 and 15.13.010.~~
- ~~E. All residential tent structures~~E. Canopies and tents shall be constructed of approved fire retardant materials.
- ~~F. Canopies and tents shall be installed and anchored pursuant to the manufacturer's instructions.~~
- ~~G. Canopies and tents that exceed one hundred and twenty (120) square feet shall conform to the Building and Fire Codes.~~
- ~~H. Canopies and tents shall be white or other subdued color or substantially match the appearance of the primary structure on the property. All residential tent structures a muted earth tone. Blue canopies and tents are prohibited.~~
- ~~I. Canopies and tents shall maintain an appearance of newness. No residential tent structure shall be blue. Residential tent structures~~Canopies and tents that do not maintain an appearance of newness shall be removed from the property.

~~F. All residential tent structures shall be installed and anchored pursuant to the manufacturer's instructions.~~

- ~~G.-J. Vehicle access to a residential tent structure, and the area underneath a residential tent structure, canopies and/or tents shall have an improved surface as defined under SMC 15.15.180(B). Residential tent structures~~ Canopies and tents used for single-family off-street vehicle parking shall conform with the maximum single-family vehicle off-street parking area requirements under SMC 15.15.18015.15.180.

~~H. Residential tent structures may be used only for the storage of motor vehicles, recreational vehicles, or boats.~~

~~I. All residential tent structures shall be constructed of approved fire retardant materials. (Ord. 03-1016 § 6)~~

Language from Definition of Tent Structure, Residential,
(15.10.639.05)

~~A canopy, not exceeding four hundred (400) square feet, or a tent, not exceeding two hundred (200) square feet, consisting of a metal or plastic frame, covered with canvas or other similar material, used in a residential zone. A canopy is defined as an enclosure or shelter which is open without sidewalls or drops on seventy five percent (75%) or more of the perimeter (see Figure 15.10.639.05a). A tent is defined as an enclosure or shelter with twenty five percent (25%) or greater sidewalls or drops on its perimeter (see Figure 15.10.639.05b). A canopy greater than four hundred (400) square feet or a tent greater than two hundred (200) square feet shall be regarded as an accessory structure and shall be subject to all building and fire codes and yard setback requirements.~~

15.13.040 Yard Setbacks for Residential Tent Structures

- ~~A. Residential tent structures are allowed anywhere within the rear yard setback and are allowed to intrude up to two (2) feet into the side yard setback.~~
- ~~B. No residential tent structure is allowed in the front yard setback. (Ord. 03-1016 § 4)~~

Chapter 15.415

Animals

SECTIONS:

15.415.005 Purpose

15.415.010 Authority and Application

15.415.12.015 Domestic Animals – Limitations

15.415.13.115 Horse, Equine, Animal Regulations

15.415.13.120 Livestock Standards

15.415.005 Purpose

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

15.415.010 Authority and Application

The provisions in this chapter shall apply to all domestic animals, horses, equine animals, and livestock within the City of SeaTac.

15.415.12.015 Domestic Animals – Limitations

Domestic animals as defined in SMC 15.10.180 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 15.10.360 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 Table 15.12.015a. 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 **Table 15.12.015a**.

Table 15.12.015a				
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. (~~Ord. 05-1007 § 4; Ord. 03-1022 § 2; Ord. 97-1010 § 2~~)

15.41513.115 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 15.21.057. Any new horses shall be permitted with the approval of a special district overlay as noted in Chapter 15.28 SMC.

2. All horses and equine animal locations and facilities (existing/proposed) shall be reviewed and approved by the City Manager or Code Enforcement Officer or designee to ensure compliance with the herein adopted health standards, pursuant to the standards established in Chapter 15.28 SMC under the special district overlay rules. (~~Ord. 03-1022 § 3; Ord. 95-1012 § 1; Ord. 92-1041 § 1~~)

15.41513.120 Livestock Standards

Within the ~~URL~~ (~~urban low~~Residential 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. (~~Ord. 95-1016 § 19; Ord. 92-1041 § 1~~)

Chapter 15.420

Cargo Containers

SECTIONS:

15.420.005 Purpose

15.420.010 Authority and Application

15.420.100 General Standards

15.420.200 Primary Use Cargo Containers

15.420.300 Accessory Use Cargo Containers

15.420.400 Loss of Nonconforming Status

15.420.005 Purpose

The purpose of this chapter is to clearly delineate regulations that apply to cargo containers for both primary and accessory uses.

15.420.010 Authority and Application

The provisions of this chapter shall apply to all cargo containers within the City of SeaTac.

~~Cargo containers shall be allowed only within the Community Business (CB), Community Business Urban Center (CB-C), Aviation Business Center (ABC) and Industrial (I) zones, subject to the following provisions:~~

15.420.100 General Standards ~~15.13.062 Cargo Containers — Where Allowed and Regulations~~

- A. The location and use of cargo containers on a site shall conform to all requirements and approvals of SMC Titles 13 and 15.
- B. 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.
- C. The location of a cargo container within a structure shall be approved by the Fire Department and Building Division.
- D. Only one (1) cargo container shall be allowed on property located within, or abutting, a residential zone. The property owner may request additional cargo containers subject to the Conditional Use Permit (CUP) process under SMC 15.22.030.
- E. Screening.

1. Cargo containers shall be screened from adjacent properties and rights-of-way. 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 of Planning and Community Development.
2. If a cargo container is located on a lot within, or abutting, 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. No stick-built structure shall be required if the cargo container is totally screened from adjacent residential properties as determined by the Director of Planning and Community Development.

~~D. 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. No stick built structure shall be required if the cargo container is totally screened from adjacent residential properties as determined by the Director of Planning and Community Development.~~

~~—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;~~

15.420.200 Primary Use Cargo Containers

In addition to the standards listed in SMC 15.420.100, General Standards, the following regulations shall apply to cargo containers permitted as a primary use:

A. Stacking of cargo containers within a building is prohibited.

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

~~C. Cargo containers within the CB-C zone shall not be used for warehouse/storage as the primary use of the property;~~

15.420.300 Accessory Use Cargo Containers ~~**15.13.063 Cargo Containers**~~ **Accessory Use**

~~A. The Director of Planning and Community Development may allow a cargo container as an accessory use for permitted or conditional uses, but not including dwelling units, in all other zones not listed in SMC 15.13.062, subject to the criteria set forth in subsection B of this section.~~

In addition to the standards listed in SMC 15.420.100, General Standards, the following regulations shall apply to cargo containers permitted as an accessory use:

~~B. Cargo containers allowed as an accessory use shall conform with the following criteria:~~

A. Cargo containers shall not be stacked.

B.4. Cargo containers shall be located to minimize the visual impact to adjacent properties, streets, and pedestrian facilities.

C. 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 of Planning and Community Development, painting is not required.

- ~~3. Be screened from adjacent properties and rights of way. 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 review and approval by the Director of Planning and Community Development;~~
 - ~~4. The location and use of cargo containers on a site shall conform to all requirements and approvals of SMC Titles 13 and 15;~~
 - ~~5. The location of a cargo container within a structure shall be approved by the Fire Department and Building Division;~~
 - ~~6. 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;~~
 - ~~7. If a cargo container is located on a lot within, or 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. No stick built structure shall be required if the cargo container is totally screened from adjacent properties as determined by the Director of Planning and Community Development;~~
 - ~~8. 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 15.22.030.~~
- ~~—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;~~

~~15.13.064 Cargo Containers—Loss of Nonconforming Status~~

~~Cargo containers that have been legally located on property prior to the adoption of the ordinance codified in SMC 15.13.062 and 15.13.063 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 SMC 15.13.062 and/or 15.13.063.~~
 - ~~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 SMC 15.13.062 and/or 15.13.063.~~
 - ~~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. (Ord. 01-1010 § 4)~~

15.12.017 Community Residential Facilities Chapter 15.425 Community Residential Facility Standards

SECTIONS:

15.425.005 Purpose

15.425.010 Authority and Application

15.425.100 Community Residential Facility-1 (CRF-1)

15.425.200 Community Residential Facility-2 (CRF-2)

15.425.005 Purpose

The purpose of this chapter is to delineate regulations that apply to community residential facilities, also known as adult family homes.

15.425.010 Authority and Application

A. “Group homes The provisions of this chapter shall apply to all “group homes” in the City of SeaTac, which are classified as “community residential facilities (CRF).” Community residential facilities include all uses defined by SMC 15.10.130, including housing for persons with disabilities, children and domestic abuse shelters. CRFs do not include overnight shelters (as defined by SMC 15.10.440), halfway houses (as defined by SMC 15.10.298), or facilities providing alcohol and drug detoxification (defined as convalescent centers by SMC 15.10.155). Transitional housing is also classified as a separate use (under SMC 15.10.649), unless such housing is for victims of domestic violence, for children, or for the disabled. Secure community transition Community residential facilities are neither group homes nor transitional housing; they are classified as a separate use under SMC 15.10.561.05.

B. CRFs are divided into two categories, I₁ or II₂, based on size and occupancy.

1. 15.425.100 Community Residential Facility-1 (CRF-1)

Community Residential Facilities I (CRF-I)-1 shall conform with the following:

a. CRF I are single family structures, allowed in all residential and commercial zones. CRF I may house up to A. No more than 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. Additionally, special exceptions to the limit on the number of occupants of non-related persons shall be permitted to reside within a CRF-I-1. However, this may be granted/waived for persons with disabilities as required by State and Federal law pursuant to the accommodation procedure provided in SMC 15.12.018.15.xxx.xxx. Accommodation of Persons with Disabilities.

c. In

B. Design

1. Community Residential Facilities-1 located within the single family zone, CRF-I are required to be Residential Low (RL) Zone shall maintain the appearance of a single-family structure compatible with house.
2. Community Residential Facilities-1 located within the Residential Medium (RM) Zone shall maintain the residential character of the surrounding area. In the low density multi-family zone, CRF-I are required to maintain residential character.
- 2.—

C. Any parking spaces in excess of two shall be screened from public streets.

15.425.200 Community Residential Facility-2 (CRF-2)

Community Residential Facilities—II (CRF—II). CRF—II-2 are not subject to any numerical occupancy limit, except for those enacted by the Building and are permitted in the high density multi family and commercial zones. (See SMC 15.12.020, Use #008a). (Ord. 02-1029 § 2; Ord. 01-1011 § 2; Ord. 99-1005 § 14)Fire Codes.

Chapter 15.435

Fences and Walls

SECTIONS:

15.435.005 Purpose

15.435.010 Authority and Application

15.435.100 General Standards

15.435.105 Maximum Heights for Fences and Walls

15.435.200 Multi-Family Standards

15.435.300 Overlay Standards

15.435.005 Purpose

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

15.435.010 Authority and Application

The provisions of this chapter shall apply to all fences, walls, and similar structures located in:

- A. Residential zones; and
- B. The City Center and Station Area Overlays.

~~5. The construction of all fences and trellises shall be completed within six (6) months from the start of the fence construction.~~

†

15.435.100 General Standards

All fences in residential zones shall conform to the regulations listed in SMC 15.435.105 – 15.435.115, where applicable.

(CHANGE TABLE TO 15.435.105)

15.435.105 Maximum Heights for Fences and Walls

The following chart shows the maximum height for fences along front, side, and rear lot lines. Exceptions to height requirements are listed in the following section of this chapter.

HOW TO USE THIS CHART:

The location of the fence and/or wall is listed vertically on the left hand side and the type of fence and/or wall is listed horizontally across the top. In addition to the numerical value for the standard, the following symbol may appear:
 n: User should refer to the regulations listed in the far right column for that specific standard.

ADDITIONAL REGULATIONS:

The column on the far right lists additional regulations which apply to that particular situation. If the regulation is not preceded by an "n", the regulation applies to all situations.

See Figures 15.435.xxx - 15.435.xxx for examples of how front, side, and rear yards are determined, fences with clear visibility, bulkheads, and bulkheads with fences.

LOCATION OF FENCE AND/OR WALL	FENCE, WALL		RETAINING WALL (TO RAISE EXISTING GRADE)	TOTAL HEIGHT OF RETAINING WALL (TO RAISE EXISTING GRADE) AND FENCE OR WALL		RETAINING WALL (TO STABILIZE EXCAVATION)	FENCES OR WALLS ON (RETAINING WALL TO STABILIZE EXCAVATION)		ADDITIONAL COMMENTS
	FENCE WITHOUT CLEAR VISIBILITY, WALL	PLASTIC OR METAL FENCE WITH CLEAR VISIBILITY		FENCE WITHOUT CLEAR VISIBILITY, WALL	PLASTIC OR METAL FENCE WITH CLEAR VISIBILITY		FENCE WITHOUT CLEAR VISIBILITY, WALL	PLASTIC OR METAL FENCE WITH CLEAR VISIBILITY	
FRONT YARD	4' - n	6'	6'	6'	8'	N/A - n1	4' - n2	6' - n2	n: For properties fronting on a principal arterial or highway, the maximum height is 5'. n1: Height limited to the minimum necessary to retain soil. n2: Fence shall have a minimum setback of 3' from the edge of bulkhead.
SIDE YARD	6'	8'	6'	9.5'	11.5'	N/A - n	4' - n1	6' - n1	n: Height limited to the minimum necessary to retain soil. n1: Fence shall have a minimum setback of 3' from the edge of bulkhead.
REAR YARD	6'	8'	6'	9.5'	11.5'	N/A - n	4' - n1	6' - n1	n: Height limited to the minimum necessary to retain soil. n1: Fence shall have a minimum setback of 3' from the edge of bulkhead.

15.435.100 Maximum Heights for Fences and Walls

The following chart shows the maximum height for fences along front, side, and rear lot lines. Exceptions to height requirements are listed in the following section of this chapter.

HOW TO USE THIS CHART:

The location of the fence and/or wall is listed vertically on the left hand side and the type of fence and/or wall is listed horizontally across the top. In addition to the numerical value for the standard, the following symbol may appear:
 n: User should refer to the regulations listed in the far right column for that specific standard.

ADDITIONAL REGULATIONS:

The column on the far right lists additional regulations which apply to that particular situation. If the regulation is not preceded by an "n", the regulation applies to all situations.

See Figures 15.435.xxx - 15.435.yyy for examples of how front, side, and rear yards are determined, fences with clear visibility, bulkheads, and bulkheads with fences.

LOCATION OF FENCE AND/OR WALL	FENCE, WALL		RETAINING WALL (TO RAISE EXISTING GRADE)	TOTAL HEIGHT OF RETAINING WALL (TO RAISE EXISTING GRADE) AND FENCE OR WALL		RETAINING WALL (TO STABILIZE EXCAVATION)	FENCES OR WALLS ON (RETAINING WALL TO STABILIZE EXCAVATION)		ADDITIONAL COMMENTS
	FENCE WITHOUT CLEAR VISIBILITY, WALL	PLASTIC OR METAL FENCE WITH CLEAR VISIBILITY		FENCE WITHOUT CLEAR VISIBILITY, WALL	PLASTIC OR METAL FENCE WITH CLEAR VISIBILITY		FENCE WITHOUT CLEAR VISIBILITY, WALL	PLASTIC OR METAL FENCE WITH CLEAR VISIBILITY	
FRONT YARD	4' - n	6'	5'	6'	8'	N/A - n1	4' - n2	6' - n2	n: For properties fronting on a principal arterial or highway, the maximum height is 5'. n1: Height limited to the minimum necessary to retain soil. n2: Fence shall have a minimum setback of 3' from the edge of bulkhead.
SIDE YARD	6'	8'	5'	9.5'	11.5'	N/A - n	4' - n1	6' - n1	n: Height limited to the minimum necessary to retain soil. n1: Fence shall have a minimum setback of 3' from the edge of bulkhead.
REAR YARD	6'	8'	5'	9.5'	11.5'	N/A - n	4' - n1	6' - n1	n: Height limited to the minimum necessary to retain soil. n1: Fence shall have a minimum setback of 3' from the edge of bulkhead.

F.—Within residential zone classifications, any fence in the front yard of the lot shall be limited to four (4) feet in height, except as provided for in subsections (F)(1)(e) and (2) of this section. This limit shall also apply to side yard fences within the first twenty (20) feet from the front property line (see Figures 15.13.080k and l). Fences along all other side property lines and along rear property lines shall be limited to six (6) feet in height, except as provided in SMC 13.50.030 (swimming pool fence requirements), or in SMC 15.31.040 (wireless telecommunications facilities). The height limit of a fence along property boundaries is to be measured from existing or finished grade, whichever is the lowest grade on the property boundary.

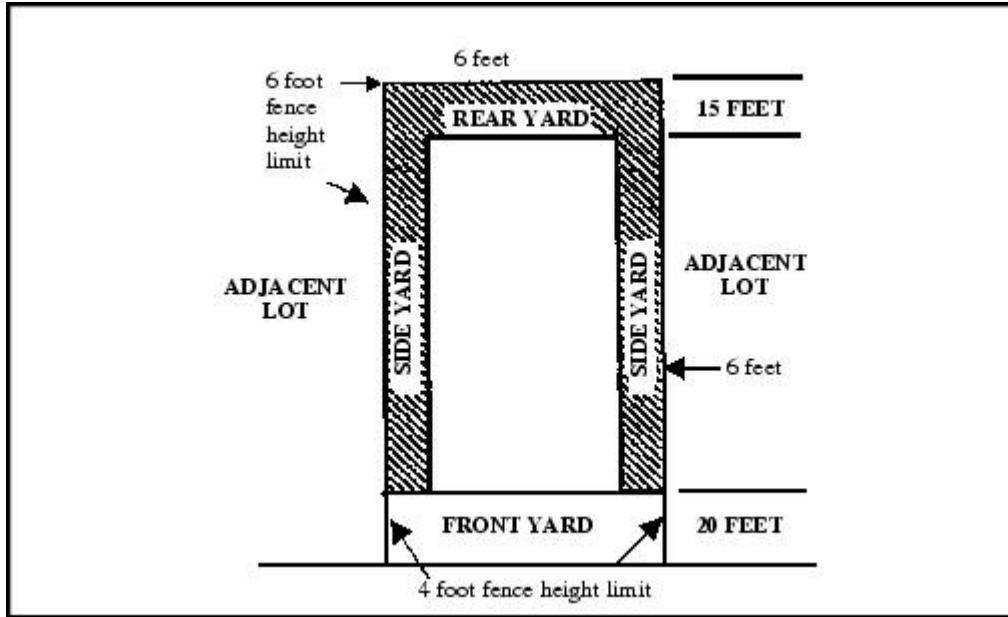


Figure 15.13.080k

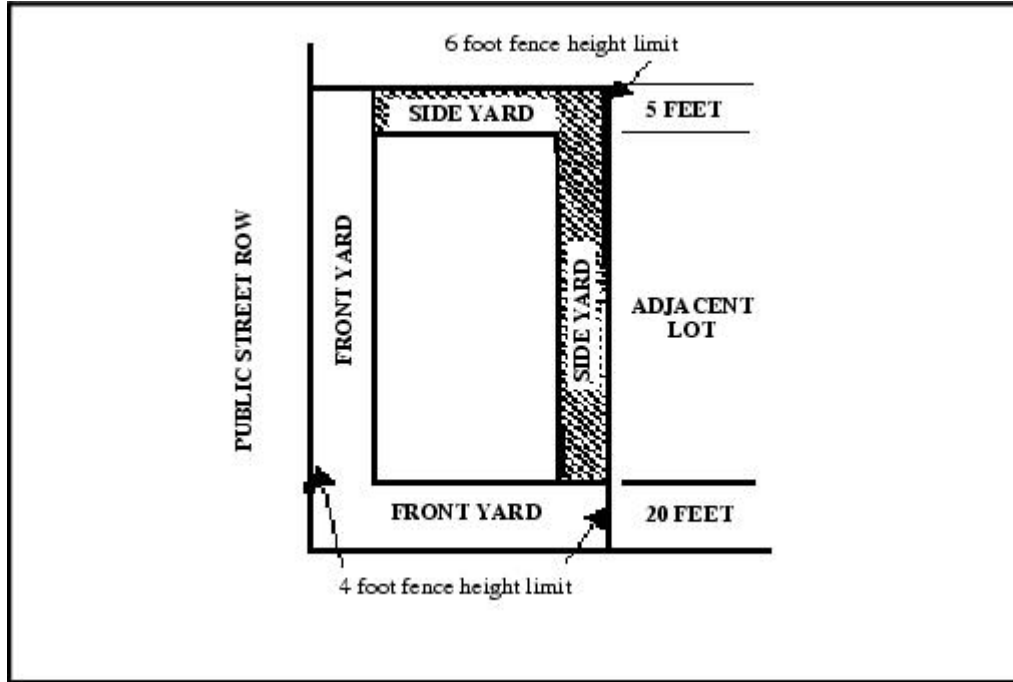


Figure 15.13.080l



Figure 15.13.080f

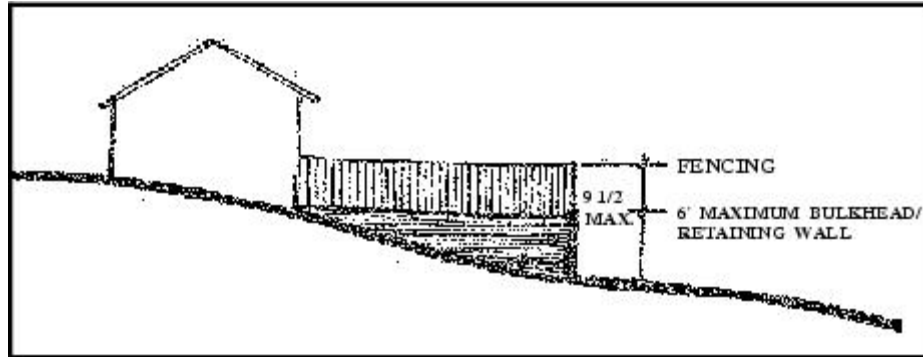


Figure 15.13.080g

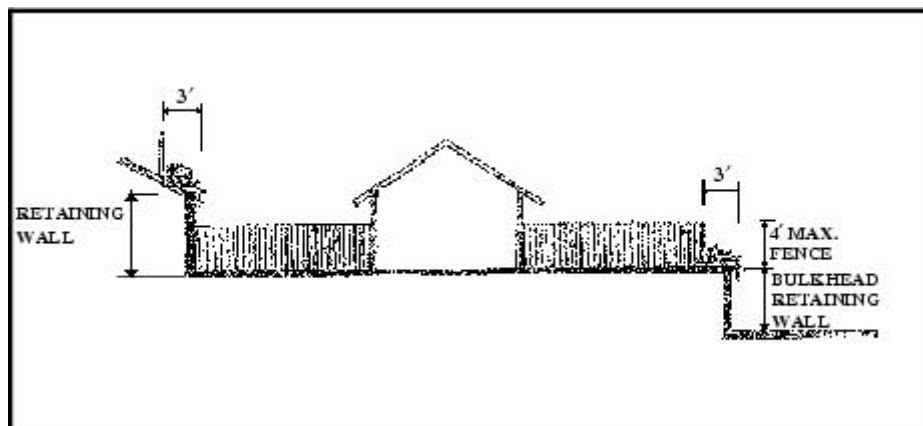


Figure 15.13.080h

15.435.110 Height Exceptions

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

A. Fences on Sloping Grades

1. Front Yard

- a. 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.
- b. Under no circumstances shall any portion of the fence exceed six (6) feet above finished grade.

2. Side or Rear Yard

- a. 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.
- b. Under no circumstances shall any portion of the fence exceed eight (8) feet above finished grade (see Figure 15.13.080e).

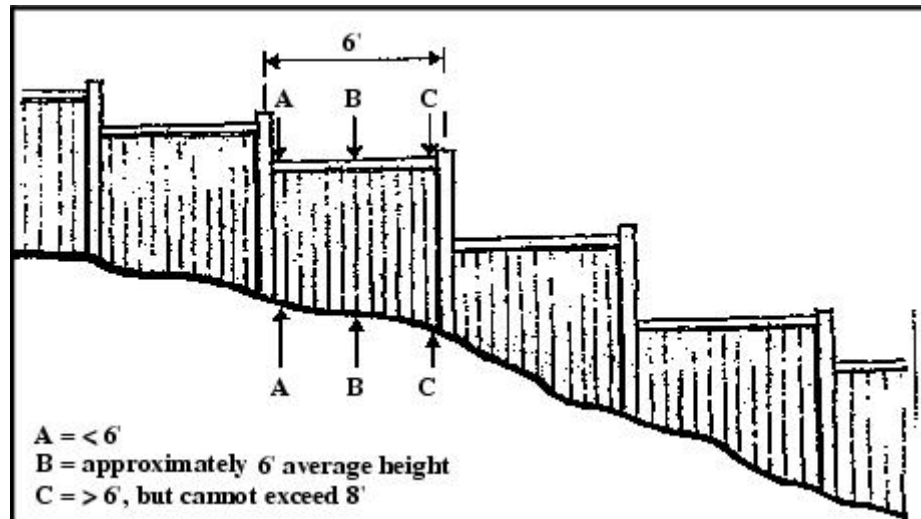


Figure 15.13.080e FENCE HEIGHT ON A SLOPING GRADE

B. Additional exceptions to side and rear yard fences can be found in the following sections of the Municipal Code:

1. Swimming Pool Fence Requirements 13.50.030
2. Wireless Communication Facilities, Division IV (formerly 15.31.040)

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

a. 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 15.13.080e).

b. 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.

c. 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 15.13.080g):

i. On side and rear yards—nine and one half (9 1/2) feet.

ii. ~~On front yards — six (6) feet.~~

~~—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 15.13.080f).~~

d. ~~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. 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 15.13.080h). 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 15.14.040(E).~~

e. ~~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 15.13.080i]). Such fences may be stepped as provided in subsection (F)(1)(a) of this section. In all cases, the fence shall have an adequate setback in order to maintain sight distance requirements established in SMC 15.13.100.*~~

*Code reviser's note: For additional fence height provisions, see SMC 15.13.090(C).

15.435.115 Architectural Features

2. ~~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:~~

Architectural features including, but not limited to, trellises, lattice panels, archways, and arbors are permitted, subject to the following regulations:

A. Trellises and Lattice Panels

- 1.a. 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.
- 2.b. Supports for the architectural feature placed on top of the fence shall be spaced no closer than three (3) feet on center.
- 3.e. 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 15.13.080i**).

- 4.d. Upon approval of the Director of Planning and Community Development or his designee, a solid clear panel may be placed in the opening between the top of the fence and the bottom of the trellis.

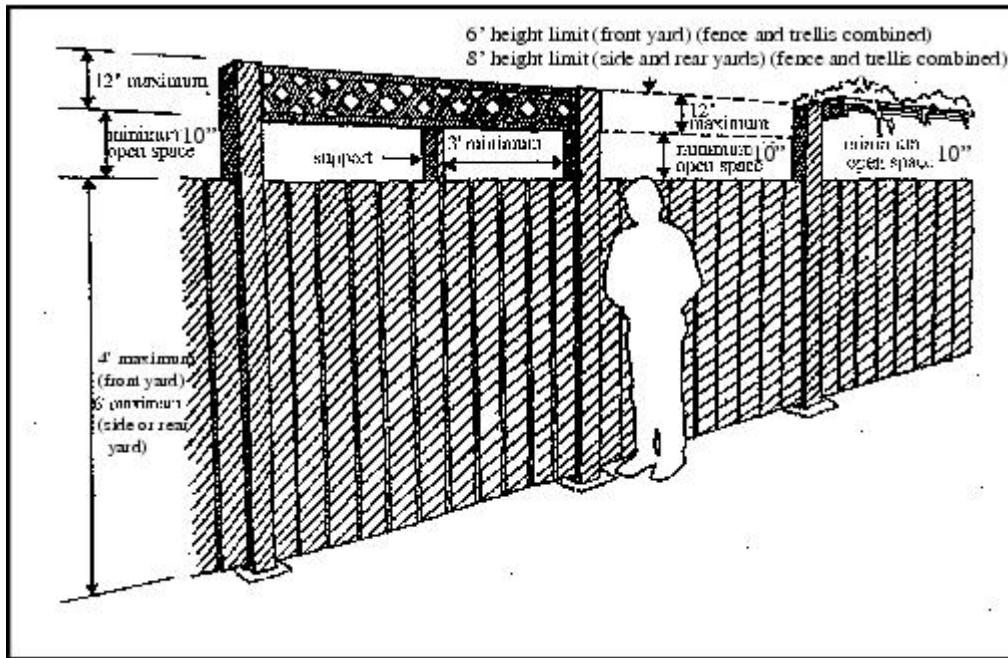


Figure 15.13.080j

B. Archways and Arbors

- 4. 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.

15.435.200 Multi-Family Standards

In addition to the standards listed in SMC 15.435.100, General Standards, fences in multi-family developments shall conform to the following:

- A. Fences more than seventy percent (70%) solid are not allowed in a front yard adjacent to the street ~~unless the front yard is a private yard located on an arterial street.~~
- B. Chain link fences shall not be placed in a front yard and shall only be used elsewhere if coated or finished to prevent rust.

15.433510.33500 Overlay Standards

The Layout and Width of Street Front Pedestrian Zone

Fences in the City Center and Station Area overlays shall conform to the following:

From 154th Standards

C.—A. Fences over four (4) feet in height or other features that form continuous visual barriers or block views to the windows of a ground level retail, commercial, office, service or public use are prohibited within the front yard setback zone.

B. Chain link, plastic or wire fences are prohibited, ~~in the station area.~~

Chapter

~~15.13.109~~ Special Design Standards for 440

Gasoline/Service Stations

SECTIONS:

15.440.005 Purpose

15.440.010 Authority and Application

15.440.100 Building Security and Site Layout

15.440.200 Building Design

15.440.005 Purpose

The purpose of this chapter is to delineate regulations that apply to gasoline/service stations.

15.440.010 Authority and Application

~~All~~The provisions of this chapter shall apply to all gasoline/service stations, with or without associated convenience food marts, ~~shall conform with~~within the ~~following design standards:~~City of SeaTac.

~~A.~~

15.440.100 Building Security and Site Layout:

~~1.~~A. All trash enclosures shall ~~be within a clear line of sight and~~ be visible from the cashier station, day or night. The use of a closed circuit television (CCTV) may qualify, subject to review and approval by the Crime Prevention Officer.

B. 2. All public phones shall be outgoing only, shall be visible from the cashier station, ~~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. C. Automated Teller Machines (ATMs) shall be located within the primary retail building.~~
- D. Public restrooms shall be accessed from within the primary retail building.
- E. 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.~~

15.440.200 Building Design

Transparency

- A. Windows shall cover at least fifty percent (50%) of ground level building facades (surface area) facing streets or common areas.
- B. The ground floor façade shall be measured from the finished floor and ceiling of the first floor building space.
- C. Windows shall begin twelve (12) to thirty (30) inches above the finished grade of the first floor building space.~~There shall be clear lines of sight from inside and outside the store.~~
- ~~B. 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.~~
- ~~C. Access. Access to gasoline/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. (Ord. 03 1033 § 1; Ord. 99 1014 § 1)~~

Chapter 15.445

Home Occupations

SECTIONS:

15.445.005 Purpose

15.445.010 Authority and Application

15.445.015010 Home Occupations as Permitted Uses

15.445.100020 Regulation of Home Occupations

15.445.200030 Sales Exempt from Regulation

15.445.300050 Home Occupations Subject to Code Enforcement Action

15.445.005 Purpose

The purpose of this chapter shall be to designate regulations for home occupations as permitted uses in residential zones.

15.445.010 Authority and Application

The provisions of this chapter shall apply to all home occupations within the City of SeaTac.

15.445.015010 Home Occupations as Permitted Uses

Home occupations shall be 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~~ RL or UM-RM zone, or any zone in which dwellings are present. 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. (~~Ord. 92-1041 § 1~~)

15.445.100020 Regulation of Home Occupations

Home occupations shall be required to have a business license pursuant to Ordinance No. 90-1039 and amendment thereof, and shall then be permitted, providing that each such home occupation meets the following criteria:

- A. 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;
- B. 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);

- C. Has no display or sign other than an unlighted display or sign no larger than two (2) square feet attached to an existing structure;
- D. Has no outside storage nor other exterior indication of the home occupation or variation from the residential character of the property;
- E. Does not require truck delivery or pick-up not common to a residential dwelling;
- F. 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;
- G. The number of vehicles related to home occupations shall be limited to two (2) per dwelling unit.
- H. Does not create a level of parking demand beyond that which is normal to a residential area;
- I. Does not include automobile, truck or heavy equipment repair, body work or painting; nor parking or storage of heavy equipment including trucks over one ton load capacity, unless within a fully enclosed building; nor outside storage of used parts of vehicles and used machinery in an inoperable condition; nor outside storage of building materials such as lumber, plasterboard, pipe, paint or other construction materials unless being used to construct a specific structure on the premises, pursuant to City permits;
- J. Does not involve production, generation, storage or use of hazardous waste, as defined by the State Department of Ecology;
- K. Involves only sales which are an incidental use and which do not constitute regular retail sales on the premises. (~~Ord. 92-1041 § 1~~)

15.44517.200030 Sales Exempt from Regulation

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 15.17.020; 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. (~~Ord. 92-1041 § 1~~)

15.44517.300050 Home Occupations Subject to Code Enforcement Action

In addition to any and all rights of inspection, access and enforcement contained in Chapter 15.32 SMC, the City is authorized to enforce any and all provisions of this chapter. (~~Ord. 92-1041 § 1~~)

Chapter 15.450

Landscaping and Tree Retention

SECTIONS:

-
- 15.450.005 Purpose**
 - 15.450.010 Authority and Application**
 - 15.450.015 Departures of Landscaping**
 - 15.450.100 General Standards**
 - 15.450.101 Types and Description of Landscaping**
 - 15.450.102 General Landscape Requirements**
 - 15.450.103 Installation Requirements**
 - 15.450.104 Irrigation Requirements**
 - 15.450.105 Maintenance Requirements**
 - 15.450.106 Bonds/Security Requirements**
 - 15.450.107 Deferral of Landscape Requirements**
 - 15.450.110 Landscaping Chart User Guide**
 - 15.450.111 Landscaping Chart**
 - 15.450.112 Street Frontage Landscaping**
 - 15.450.113 Building Façade Landscaping**
 - 15.450.114 Side/Rear Buffer Landscaping for Noncompatible Uses**
 - 15.450.115 Surface Parking Landscaping**
 - 15.450.120 Street Landscaping**
 - 15.450.130 Alternative Landscape Options**
 - 15.450.140 Tree Retention**
 - 15.450.200 Commercial and Mixed-Use Development Landscaping**
 - 15.450.300 Industrial Low and Industrial Medium Landscaping**
 - 15.450.400 Multi-Family Landscaping**
 - 15.450.500 Residential Subdivision Landscaping**
 - 15.450.600 Townhouse and Duplex Landscaping**
-

15.450.005 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.

15.450.010 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 Commercial (NC) 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 Commercial/Public Parking or Park-and-Fly 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. Short subdivisions with regard to perimeter and street landscape proportions only.

C. 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, with the following exception:

The street frontage landscape strip requirement shall not apply to uses in the Residential High Mixed Use (RHMU) zoning category, Commercial High 1 zoning category in the urban center (CH-1), or Commercial Medium 1 (CM-1) zoning category, and within the area delineated as the City Center. Within the City Center, front yard open space as per **SMC 15.35.420** shall be required in lieu of street frontage landscaping.

If the normal required landscaping is reduced through this exception for all applicable zones except in the City Center, 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 City Manager or designee.

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.

15.450.015 Departures

Upon review and approval by the City Manager or designee, 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.

15.450.100 General Standards

All landscaping shall conform to the regulations listed in SMC 15.450.101 – 15.450.140, where applicable.

15.450.101 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.

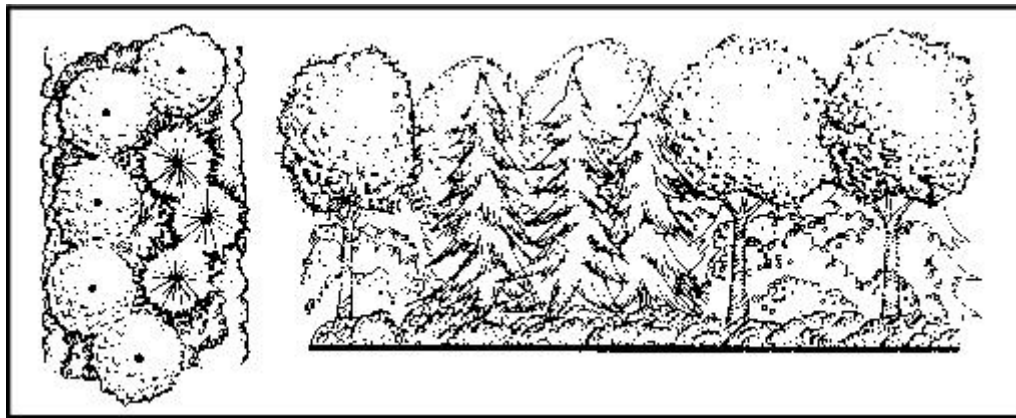


Figure 15.14.030a. TYPE I LANDSCAPING

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.

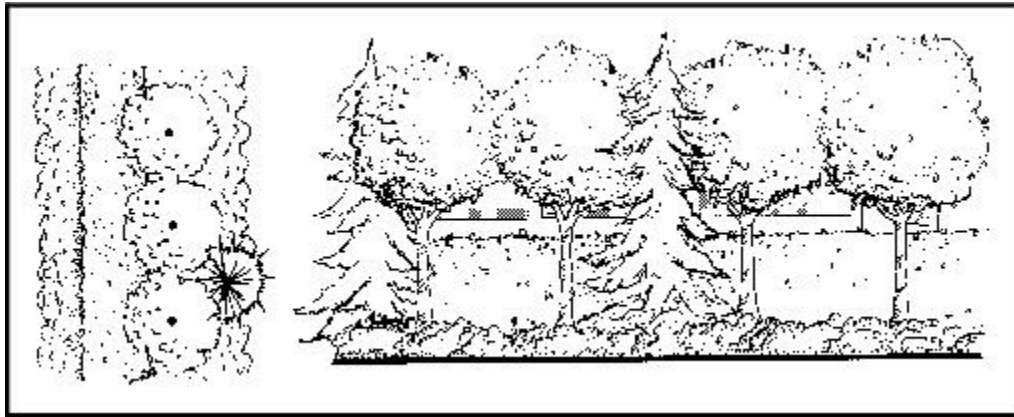


Figure 15.14.030b. TYPE II LANDSCAPING

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.

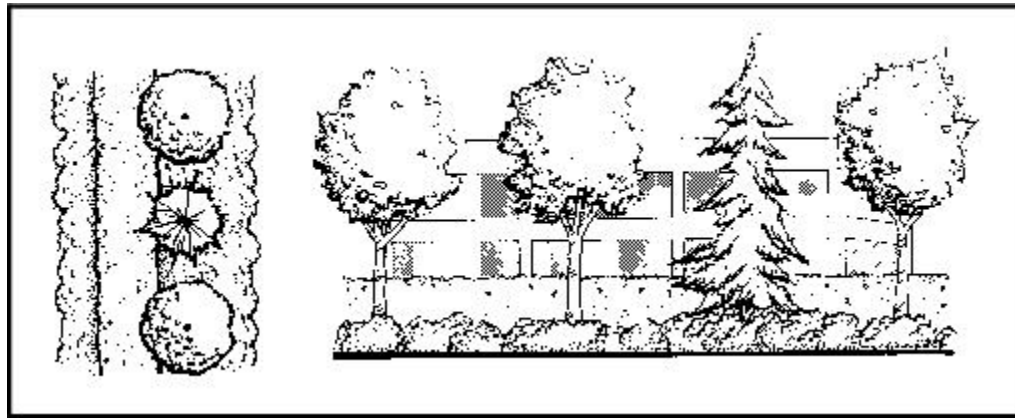


Figure 15.14.030c. TYPE III LANDSCAPING

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.

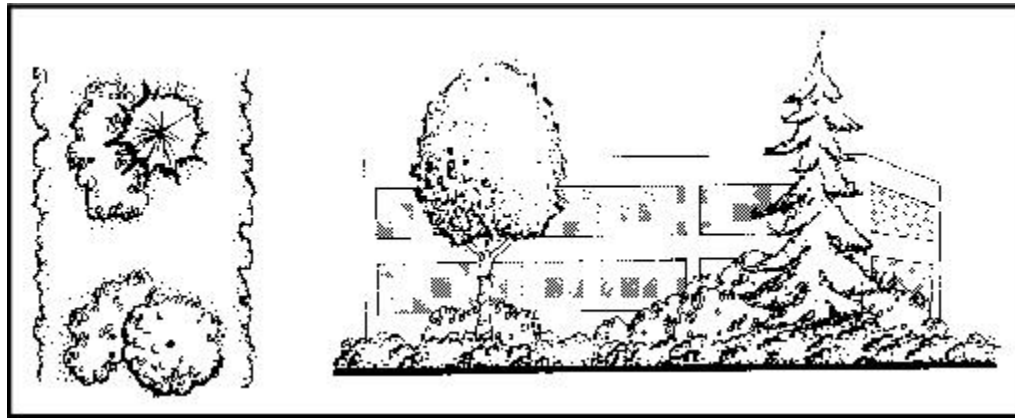


Figure 15.14.030d. TYPE IV LANDSCAPING

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.

15.450.102 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.

15.450.103 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.

15.450.104 Irrigation Requirements

All planting 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 City Manager, or designee, 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.

15.450.105 Maintenance Requirements

The applicant shall provide the following maintenance or shall be subject to enforcement action as provided in **Chapter 15.32 SMC**

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.

15.450.106 Bonds/Security Requirements

A. Prior to issuance of any construction, grading, or building permits, a landscape bond or other suitable financial guarantee as approved by the City Attorney shall be submitted to the Department of Planning and Community Development. 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, 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 City Manager, or designee, will determine if the bond shall be released or is needed for maintenance within the landscaped areas.

15.450.107 Deferral of Landscape Improvements

The installation of required landscaping prior to occupancy may be deferred by the City Manager or designee 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.

15.450.110 Landscaping Chart User Guide

A. About the Landscaping Chart

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

B. How to use the Use Chart

1. The land uses are listed vertically along the left hand side and the location of the landscaping is listed horizontally across the top.
2. Each square in the chart shows the type and width of landscaping required for the land use:
3. If the square has an “n”, the user should refer to the regulations listed in the far right column for that land use and landscaping.
4. The column on the far right lists additional regulations which apply to that particular use. If the regulation is not preceded by an “n”, the regulation applies to all landscaping for that land use.
5. If the square is blank, the use is not permitted in that zone.

NOTE: Additional regulations for the location of the required landscaping may apply. See the sections that correspond to each in the sections that follow the chart.

15.450.111 Landscaping Chart

<u>LAND USE</u>	<u>STREET FRONTAGE (Type/Width)</u>	<u>BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)</u>	<u>SIDE/REAR YARDS (Type/Width)</u>	<u>SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)</u>	<u>PARKING LOT LANDSCAPE STANDARDS APPLICABLE</u>	<u>ADDITIONAL REGULATIONS</u>
<u>ANIMALS</u>						
<u>Butterfly/Moth Breeding</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	-
<u>Kennel/Cattery</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/10 ft. (SF)</u>	=	-
<u>Stables, Private/Public</u>	=	=	=	=	=	-
<u>Veterinary Clinic</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	=	=	-
<u>BUSINESS SERVICES</u>						
<u>Airport Support Facility</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	=
<u>Cargo Containers</u>	=	=	=	=	=	-
<u>Commercial/Industrial Accessory Uses</u>	<u>II/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	=
<u>Conference/Convention Center</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>I/5 ft.</u>	<u>I/20 ft. (SF)</u>	<u>Yes</u>	-
<u>Construction/Trade Business</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/10 ft. (RES)</u>	=	-
<u>Heavy-Equipment Rental, Large</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	-
<u>Misc. Equipment Rental, Small Facility</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/10 ft. (SF)</u>	<u>Yes</u>	-
<u>Heavy-Equipment Repair, Large</u>	<u>II/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>II/20 ft. (RES)</u>	<u>Yes</u>	-

<u>LAND USE</u>	<u>STREET FRONTAGE (Type/Width)</u>	<u>BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)</u>	<u>SIDE/REAR YARDS (Type/Width)</u>	<u>SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)</u>	<u>PARKING LOT LANDSCAPE STANDARDS APPLICABLE</u>	<u>ADDITIONAL REGULATIONS</u>
<u>Equipment General Repair, Small</u>	<u>II/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/10 ft. (SF)</u>	=	-
<u>Helipad/Airport and Facilities</u>	<u>I/10 ft.</u>	=	<u>I/10 ft.</u>	<u>I/20 ft. (RES)</u>	=	-
<u>Landscaping Business</u>	<u>II/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/10 ft.</u>	<u>I/20 ft. (RES)</u>	Yes	-
<u>Professional Office</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (RES)</u>	Yes	-
<u>Research and Development R and D/Testing</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/10 ft.</u>	<u>I/20 ft. (RES)</u>	Yes	-
<u>Self-Service Storage, Self-Service</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/10 ft. (RES)</u>	=	-
<u>Truck Terminal</u>	<u>II/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (RES)</u>	Yes	-
<u>Distribution Center/Warehouse/Storage</u>	<u>II/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (RES)</u>	Yes	-
<u>CIVIC & INSTITUTIONAL</u>						
<u>Cemetery</u>	<u>IV/20 ft.</u>	=	=	=	=	-
<u>City Hall</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/10 ft.</u>	<u>I/20 ft. (RES)</u>	Yes	-
<u>Court</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	Yes	-
<u>Fire Facility</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	Yes	-
<u>Funeral Home/Crematory</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (SF)</u>	Yes	-
<u>Police Facility</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	Yes	-

<u>LAND USE</u>	<u>STREET FRONTAGE (Type/Width)</u>	<u>BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)</u>	<u>SIDE/REAR YARDS (Type/Width)</u>	<u>SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)</u>	<u>PARKING LOT LANDSCAPE STANDARDS APPLICABLE</u>	<u>ADDITIONAL REGULATIONS</u>
<u>Public Agency Office</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	-
<u>Public Agency Yard</u>	<u>III/20 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/20 ft. (SF)</u>	<u>Yes</u>	-
<u>Public Archives</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft.</u>	<u>Yes</u>	-
<u>Social Service Office</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	-
EDUCATIONAL						
<u>College/University</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>IV/10 ft.</u>	=	<u>Yes</u>	-
<u>Elementary-Middle School Jr. High</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>IV/5 ft.</u>	=	<u>Yes</u>	-
<u>High School</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>IV/10 ft.</u>	=	<u>Yes</u>	-
<u>Specialized Instruction School</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>IV/10 ft.</u>	=	<u>Yes</u>	-
<u>Vocational School</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>IV/10 ft.</u>	=	<u>Yes</u>	-
HEALTH AND HUMAN SERVICES						
<u>Community Residential Facility I</u>	=	=	=	=	=	-
<u>Community Residential Facility II</u>	<u>II/20 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/15 ft.</u>	<u>Yes</u>	-
<u>Convalescent Center/Nursing Home</u>	<u>II/20 ft.</u>	<u>IV/5 ft.</u>	<u>II/15 ft.</u>	=	<u>Yes</u>	-

<u>LAND USE</u>	<u>STREET FRONTAGE (Type/Width)</u>	<u>BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)</u>	<u>SIDE/REAR YARDS (Type/Width)</u>	<u>SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)</u>	<u>PARKING LOT LANDSCAPE STANDARDS APPLICABLE</u>	<u>ADDITIONAL REGULATIONS</u>
<u>Day Care I</u>	=	=	=	=	=	-
<u>Day Care II</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	=	<u>Yes</u>	-
<u>Halfway House</u>	<u>II/20 ft.</u>	<u>IV/5 ft.</u>	<u>II/10 ft.</u>	<u>I/20 ft.</u>	<u>Yes</u>	-
<u>Hospital</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	-
<u>Medical/Dental Lab</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	-
<u>Medical/Dental Office Office/Outpatient Clinic</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (RES)</u>	<u>Yes</u>	-
<u>Miscellaneous Health</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (RES)</u>	<u>Yes</u>	-
<u>Overnight Shelter</u>	<u>II/20 ft.</u>	<u>IV/5 ft.</u>	<u>II/20 ft.</u>	<u>I/20 ft.</u>	<u>Yes</u>	-
<u>Opiate Substitution Treatment Facility</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (RES)</u>	<u>Yes</u>	-
<u>Secure Community Transition Facility</u>	<u>I/10 ft.</u>	<u>IV/5 ft.</u>	<u>I/10 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	<u>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, by the Director of Planning and Community Development in consultation with the Police Chief</u>
<u>Transitional Housing</u>	<u>II/20 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/15 ft.</u>	<u>Yes</u>	-

<u>LAND USE</u>	<u>STREET FRONTAGE (Type/Width)</u>	<u>BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)</u>	<u>SIDE/REAR YARDS (Type/Width)</u>	<u>SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)</u>	<u>PARKING LOT LANDSCAPE STANDARDS APPLICABLE</u>	<u>ADDITIONAL REGULATIONS</u>
<u>MANUFACTURING</u>						
<u>Aerospace Equipment</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (RES)</u>	<u>Yes</u>	-
<u>Apparel/Textile Products</u>	<u>II/20 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	-
<u>Batch Plants</u>	<u>I/20 ft.</u>	<u>IV/5 ft.</u>	<u>I/20 ft.</u>	<u>I/35 ft. (RES)</u>	<u>Yes</u>	-
<u>Biomedical Product Design & Development Facility</u>	<u>III/15 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	-
<u>Chemical/Petroleum Products</u>	<u>I/10 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	-
<u>Commercial/Industrial Machinery</u>	<u>II/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/10 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	-
<u>Computer/Office Equipment</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (RES)</u>	<u>Yes</u>	-
<u>Electronic Assembly</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (RES)</u>	<u>Yes</u>	-
<u>Fabricated Metal Products</u>	<u>I/10 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	-
<u>Food Processing</u>	<u>III/20 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	-
<u>Furniture/Fixtures</u>	<u>III/15 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	-
<u>Misc. Light Manufacturing</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/10 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	-
<u>Off-Site Hazardous Waste Treatment and Storage Facilities</u>	<u>II/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/10 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	-

<u>LAND USE</u>	<u>STREET FRONTAGE (Type/Width)</u>	<u>BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)</u>	<u>SIDE/REAR YARDS (Type/Width)</u>	<u>SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)</u>	<u>PARKING LOT LANDSCAPE STANDARDS APPLICABLE</u>	<u>ADDITIONAL REGULATIONS</u>
<u>Paper Products</u>	<u>III/15 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	-
<u>Primary Metal Industry</u>	<u>I/10 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	-
<u>Printing/Publishing</u>	<u>III/15 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	-
<u>Recycling Products</u>	<u>II/20 ft.</u>	<u>IV/5 ft.</u>	<u>I/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	-
<u>Rubber/Plastic/Leather/Mineral Products</u>	<u>I/10 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	-
<u>Textile Mill</u>	<u>II/20 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	-
<u>Micro-Winery/Micro-Brewery</u>	<u>III/15 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	-
<u>Wood Products</u>	<u>II/20 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	-
<u>MOTOR VEHICLE RELATED</u>						
<u>Auto Service Center</u>	<u>II/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (SF)</u>	<u>Yes</u>	-
<u>Auto Supply Store</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	-
<u>Auto/Boat Dealer (now included within Vehicle Sales/Dealer uses)</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	-
<u>Auto Wrecking</u>	<u>II/10 ft.</u>	=	<u>I/5 ft.</u>	<u>I/10 ft. (RES)</u>	=	-
<u>Commercial Marine Supply</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	-

<u>LAND USE</u>	<u>STREET FRONTAGE (Type/Width)</u>	<u>BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)</u>	<u>SIDE/REAR YARDS (Type/Width)</u>	<u>SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)</u>	<u>PARKING LOT LANDSCAPE STANDARDS APPLICABLE</u>	<u>ADDITIONAL REGULATIONS</u>
<u>Gasoline/Service Station</u>	<u>III/5 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft. (RES)**</u>	<u>Yes</u>	<u>See applicable standrds in SMC Chapter 15.440 Gasoline/Service Stations 15.13.109</u>
<u>Mobile Refueling Operation</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>-</u>
<u>Public/Private Parking, Commercial/Public</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/10 ft.</u>	<u>II/20 ft. (RES)</u>	<u>Yes</u>	<u>-</u>
<u>Public/Private Parking, Park-and-Fly</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/10 ft.</u>	<u>II/20 ft. (RES)</u>	<u>Yes</u>	<u>-</u>
<u>Storage, Large Vehicle and Equipment</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	<u>-</u>
<u>Tire Retreading</u>	<u>I/20 ft.</u>	<u>IV/5 ft.</u>	<u>I/10 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	<u>-</u>
<u>Towing Operation</u>	<u>II/10 ft.</u>	<u>=</u>	<u>I/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>=</u>	<u>-</u>
<u>Vehicle Rental, Large</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	<u>-</u>
<u>Auto Vehicle Rental/Sales, Small</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/10 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	<u>-</u>
<u>Auto-Vehicle Repair, Large Vehicle</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	<u>-</u>
<u>Auto Vehicle Repair, Small Vehicle</u>	<u>II/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Vehicle Sales/Dealer, Large</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/10 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	<u>-</u>
<u>Auto-Vehicle Rental/Sales/Dealer, Small</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/10 ft.</u>	<u>I/20 ft. (RES)</u>	<u>Yes</u>	<u>-</u>
<u>RECREATIONAL and CULTURAL</u>						

<u>LAND USE</u>	<u>STREET FRONTAGE (Type/Width)</u>	<u>BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)</u>	<u>SIDE/REAR YARDS (Type/Width)</u>	<u>SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)</u>	<u>PARKING LOT LANDSCAPE STANDARDS APPLICABLE</u>	<u>ADDITIONAL REGULATIONS</u>
<u>Amusement Park</u>	<u>IV/20 ft.</u>	<u>III/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (SF)</u>	<u>Yes</u>	-
<u>Community Center</u>	<u>II/10 ft.</u>	=	=	=	<u>Yes</u>	-
<u>Drive In Theater</u>	<u>IV/20 ft.</u>	=	<u>1/5 ft.</u>	<u>1/20 ft. (SF)</u>	<u>Yes</u>	=
<u>Golf Course</u>	=	=	=	=	<u>Yes</u>	-
<u>Health Club (Now part of Recreation Facility, Indoor)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft.</u>	<u>Yes</u>	-
<u>Library</u>	<u>IV/10 ft.</u>	=	<u>III/5 ft.</u>	=	<u>Yes</u>	-
<u>Museum</u>	<u>IV/10 ft.</u>	=	<u>II/10 ft.</u>	=	<u>Yes</u>	-
<u>Nonprofit Organization Meeting Facility</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (RES)</u>	<u>Yes</u>	-
<u>Park</u>	=	=	=	=	=	-
<u>Recreation Center Facility, Indoor</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>IV/5 ft.</u>	<u>II/10 ft.</u>	<u>Yes</u>	-
<u>Recreation Facility, Outdoor</u>	<u>IV/20 ft.</u>	<u>III/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (SF)</u>	<u>Yes</u>	-
<u>Religious Use Facility</u>	<u>IV/10 ft.</u>	=	=	<u>I/10 ft.</u>	<u>Yes</u>	-
<u>Religious Use Facility Accessory</u>	<u>IV/10 ft.</u>	=	=	<u>I/10 ft.</u>	<u>Yes</u>	=
<u>Sports Club (Now part of Recreation Facility, Indoor)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>IV/5 ft.</u>	<u>II/10 ft.</u>	<u>Yes</u>	-

<u>LAND USE</u>	<u>STREET FRONTAGE (Type/Width)</u>	<u>BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)</u>	<u>SIDE/REAR YARDS (Type/Width)</u>	<u>SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)</u>	<u>PARKING LOT LANDSCAPE STANDARDS APPLICABLE</u>	<u>ADDITIONAL REGULATIONS</u>
<u>Stadium/Arena/Auditorium</u>	<u>IV/20 ft.</u>	<u>III/5 ft.</u>	<u>II/5 ft.</u>	<u>I/20 ft. (SF)</u>	<u>Yes</u>	-
<u>RESIDENTIAL</u>						
<u>College-Dormitory</u>	<u>IV/10 ft.</u>	=	<u>IV/5 ft.</u>	<u>II/10 ft.</u>	<u>Yes</u>	-
<u>Duplex</u>	<u>See SMC 15.530, Townhouse and Duplex Design Standards</u>					
<u>Dwelling Unit, Caretaker/Manager Single Attached Dwelling Unit</u>	=	=	=	=	=	-
<u>Dwelling Unit, Detached Single Detached Dwelling Unit</u>	=	=	=	=	=	-
<u>Dwelling Unit, High Density Single-Family-Small Lot Single Family</u>	<u>III/20 ft.1</u>	<u>IV/5 ft.</u>	<u>III/10 ft.</u>	<u>II/15 ft.1</u>	<u>Yes (over 3 units)</u>	-
<u>Manufactured/Modular Home (HUD)</u>	=	=	=	=	=	-
<u>Manufactured/Mobile Home (nonHUD)</u>	=	=	=	=	=	-
<u>Mobile Home Park</u>	<u>II/20 ft.</u>	=	<u>I/20 ft.</u>	=	=	-
<u>Multi-Family</u>	<u>III/20 ft.-n</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/15 ft.</u>	<u>Yes</u>	<u>n: Pursuant to design standards in SMC Chapter 15.525 Multi-family Housing Design Standards</u>

<u>LAND USE</u>	<u>STREET FRONTAGE (Type/Width)</u>	<u>BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)</u>	<u>SIDE/REAR YARDS (Type/Width)</u>	<u>SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)</u>	<u>PARKING LOT LANDSCAPE STANDARDS APPLICABLE</u>	<u>ADDITIONAL REGULATIONS</u>
<u>Multi-Family, Senior Citizen Multi</u>	<u>II/20 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/15 ft.</u>	<u>Yes</u>	-
<u>Townhouse</u>	<u>See SMC 15.530, Townhouse and Duplex Design Standards</u>					
<u>RESIDENTIAL, ACCESSORY</u>						
<u>Accessory Dwelling Unit</u>	=	=	=	=	=	-
<u>Canopy</u>	=	=	=	=	=	-
<u>Home Occupation</u>	=	=	=	=	=	-
<u>Shed/Garage</u>	=	=	=	=	=	-
<u>Tent</u>	=	=	=	=	=	-
<u>RETAIL and COMMERCIAL</u>						
<u>Agricultural Crop Sales (Farm Only)</u>	<u>III/5 ft.</u>	=	<u>II/5 ft.-n</u>	<u>II/10 ft.-(RES)-n</u>	<u>Yes-n</u>	<u>n: Does not apply in the residential zone.</u>
<u>Antique/Secondhand Store (now part of Retail, General)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft.-(SF)</u>	<u>Yes</u>	=
<u>Apparel/Accessory Store (now part of Retail, General)</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft.-(SF)</u>	<u>Yes</u>	=
<u>Arcade (Games/Food)</u>	<u>IV/10 ft.</u>	=	<u>IV/5 ft.</u>	<u>II/10 ft.</u>	<u>Yes</u>	-
<u>Bed and Breakfast/Guesthouse</u>	=	=	=	=	=	-

<u>LAND USE</u>	<u>STREET FRONTAGE (Type/Width)</u>	<u>BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)</u>	<u>SIDE/REAR YARDS (Type/Width)</u>	<u>SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)</u>	<u>PARKING LOT LANDSCAPE STANDARDS APPLICABLE</u>	<u>ADDITIONAL REGULATIONS</u>
<u>Coffeehouse Retail Food Shop (now part of Food Establishment, Sit Down or Fast Food as appropriate)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Department/Variety Store (now part of Retail, Big Box)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Drinking Establishment Tavern</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Drug Store (now part of Retail, General)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Dry Cleaner</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/20 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Espresso Stand</u>	<u>IV/5 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Fabric Store (now part of Retail, General)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Produce Stand Farmers/Outdoor Markets</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Financial Institution</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>IV/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Florist Shop (now part of Retail, General)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Food Establishment, Fast Food uses from Fast Food/Restaurant)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	<u>-</u>
<u>Food Establishment, Sit Down uses from Fast Food/Restaurant)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	<u>-</u>

<u>LAND USE</u>	<u>STREET FRONTAGE (Type/Width)</u>	<u>BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)</u>	<u>SIDE/REAR YARDS (Type/Width)</u>	<u>SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)</u>	<u>PARKING LOT LANDSCAPE STANDARDS APPLICABLE</u>	<u>ADDITIONAL REGULATIONS</u>
<u>Food Store-(now part of Retail, General)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (RES)</u>	<u>Yes</u>	<u>-</u>
<u>Furniture Store-(now part of Retail, General)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Hobby/Toy Store-(now part of Retail, General)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Hotel/Motel/Lodging and Associated Uses</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/20 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Jewelry Store-(now part of Retail, General)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Laundromat</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Liquor Store</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Forest Products Lumberyard</u>	<u>II/10 ft.</u>	<u>IV/5 ft.</u>	<u>I/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	<u>-</u>
<u>Media Material-(now part of Retail, General)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Mini-Casino</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>I/10 ft. (RES)</u>	<u>Yes</u>	<u>-</u>
<u>Movie Theater</u>	<u>II/20 ft.</u>	<u>-</u>	<u>I/5 ft.</u>	<u>I/20 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Other Retail Uses</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Personal Grooming and Health Services Beauty Salon</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Pet Store (now part of Retail, General)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Photographic and Electronic Store-(now part of Retail, General)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>

<u>LAND USE</u>	<u>STREET FRONTAGE (Type/Width)</u>	<u>BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)</u>	<u>SIDE/REAR YARDS (Type/Width)</u>	<u>SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)</u>	<u>PARKING LOT LANDSCAPE STANDARDS APPLICABLE</u>	<u>ADDITIONAL REGULATIONS</u>
<u>Fast Food/Restaurant (now split into Food Establishment, Fast Food and Food Establishment, Sit Down)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>1/10 ft. (RES)</u>	<u>Yes</u>	<u>-</u>
<u>Retail, Big-Box</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (RES)</u>	<u>Yes</u>	<u>-</u>
<u>Retail, General</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Secondhand Store (now part of Retail/General)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Adult Entertainment Sexually-Oriented Business</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>II/6 ft.</u>	<u>=</u>	<u>Yes</u>	<u>-</u>
<u>Sporting Goods and Related Stores (now part of Retail, General)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Theater/Night Club/Entertainment Club</u>	<u>II/20 ft.</u>	<u>-</u>	<u>I/5 ft.</u>	<u>I/20 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Wholesale/Bulk Store (now part of Retail, Big Box)</u>	<u>IV/10 ft.</u>	<u>IV/5 ft.</u>	<u>III/5 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>UTILITIES</u>						
<u>Utilities, Large Utility Substation</u>	<u>III/10 ft.</u>	<u>IV/5 ft.</u>	<u>IV/10 ft.</u>	<u>II/10 ft. (SF)</u>	<u>Yes</u>	<u>-</u>
<u>Utilities, Medium Utility Use</u>	<u>1/10 ft.</u>	<u>=</u>	<u>1/10 ft.</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Utilities, Small</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>

<u>LAND USE</u>	<u>STREET FRONTAGE (Type/Width)</u>	<u>BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)</u>	<u>SIDE/REAR YARDS (Type/Width)</u>	<u>SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES (Type/Width)</u>	<u>PARKING LOT LANDSCAPE STANDARDS APPLICABLE</u>	<u>ADDITIONAL REGULATIONS</u>
<u>Wireless Communications Facilities & Communications Facilities</u>	<u>II/10 ft.-n, n-1</u>	=	<u>II/5 ft.-n, n-1</u>	<u>II/10 ft. (RES./PR)-n-2</u>	=	<u>n: In low intensity zones, the type/width shall be I/10 ft</u> <u>n-1: See also SMC 15.490.080(G) 15.31A.040(G)</u> <u>n-2: II/10 ft. applies when adjacent to residential or park zone Applies when adjacent to Park and Recreation zone.</u>

15.450.112 Street Frontage Landscaping

- A. Street frontage landscaping shall be installed on the subject (private) property and is separate from street landscaping as described in SMC 15.14.130.
- B. 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 City Manager, or designee, to provide equal or greater screening from the street. The twenty-five percent (25%) allocation is in addition to the required building facade landscaping.

15.450.113 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.

15.450.114 Side/Rear Buffer Landscaping for Noncompatible Uses

Where noncompatible land uses develop adjacent to property that is zoned residential but which has a nonresidential potential zone, then the buffers of the said SMC 15.14.060 charts may be reduced to five (5) feet of Type I landscaping.

15.450.115 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. 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. At least one (1) tree must be provided in each landscape island.
- D. The required width dimension for interior parking area planting beds shall be a measurement of the usable soil area between pavement curb edges. Except as noted in this subsection, trees and required landscaping shall be placed in planting beds at least five (5) feet wide between parking rows and/or stalls within the interior of the parking lot.
- E. Permanent curbs and/or barriers shall be provided to protect the plantings from vehicle overhang.

- F. 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.
- G. 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.

15.450.120 Street Landscaping (Are we going to regulate? Or is this PW?)

Street trees shall be planted along the property frontage within the City right-of-way adjacent to the subject property. In addition, shrubs and/or groundcover shall be planted along the property frontage within City right-of-way adjacent to the subject property. The type and location of plantings shall be determined by the City Manager or designee. Street trees shall be planted on a maximum of thirty (30) feet on center and to be a minimum two and one-half (2-1/2) inch caliper as measured four (4) feet from its base upon planting. Upon review and approval by the City Manager or designee, street landscaping and street frontage landscaping may be combined and be variable widths, no less than five (5) feet; provided the total required amount of the street landscaping and street frontage landscaping is located on-site.

15.450.130 Alternative Landscape Options

The following alternative landscape options are permitted only as approved by the City Manager, or designee.

- 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.

15.450.140 Tree Retention

15.450.200 Commercial and Mixed-Use Development Landscaping

In addition to the standards listed in **SMC 15.450.100**, General Standards, street frontage landscaping for commercial and mixed-use developments shall conform to the following:

- A. In order to create a building-sidewalk relationship that promotes pedestrian access and activity, the width of the street frontage landscaping shall be reduced to correspond with the building setback.
- B. Fifty percent (50%) of the amount of landscaping normally required along the street frontage shall be placed into plazas, roof-top gardens, and other pedestrian amenities (such as restrooms) accessible to the public during business hours.
- C. A Type I landscaping buffer ten (10) feet wide shall be provided for commercial and mixed-use developments adjacent to freeway rights-of-way or adjoining frontage roads.
- D. Residential portions of a mixed-use development shall incorporate the regulations in SMC 15.450.400, Multi-Family Landscaping, where applicable.

15.450.300 Industrial Low and Industrial Medium Zones Landscaping

In addition to the standards listed in SMC 15.450.100, General Standards, developments located in the Industrial Low and Industrial Medium Zones shall conform to the following:

- A. A Type I landscaping buffer twenty (20) feet wide shall be required when adjacent to or across from residential uses.
- B. A Type II landscaping buffer ten (10) feet wide shall be required when adjacent to rights-of-way.

15.450.400 Multi-Family Landscaping

In addition to the standards listed in SMC 15.450.100, Landscaping Standards, multi-family developments shall conform to the following:

- A. Create physical separation and transition from public and semi-public to semi-private and private areas on-site through the use of entryways, gates and landscaping.

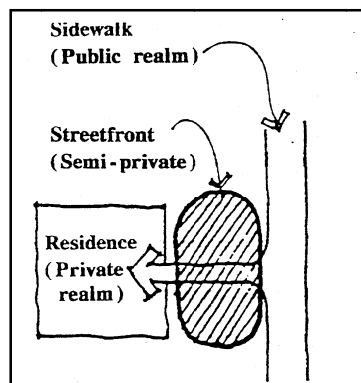


Figure 15.19.170A Defining and separating public from semi-public

and private space contributes to both privacy and security.

Definition and separation of public from private areas

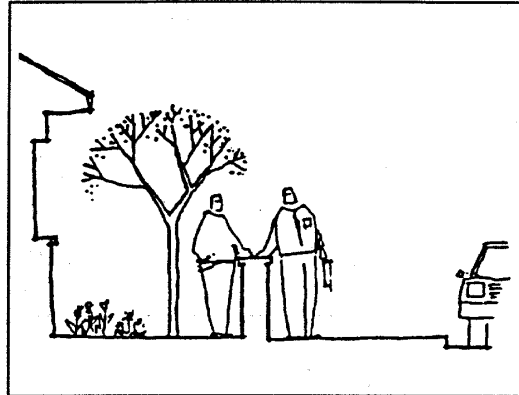


Figure 15.19.170B A small half-wall or fence maintains visibility while creating transition between public and private space.

- B. Distinctive plantings shall be provided to define entries, seating areas, and provide accents in areas created by building modulation.
- C. Landscaping shall be designed and maintained to allow sight lines through the property except where this code requires Type I landscaping. Shrubs should be chosen and trimmed down to a maximum of three (3) feet in height; trees should be trimmed up to provide visual clearance below six (6) feet in height.
- D. New plant materials shall be positioned in a manner that is compatible with native plants.
- E. Locate stormwater facilities as elements of designed landscaping and so as not to impede pedestrian circulation.
- F. A Type I landscaping buffer twenty (20) feet wide shall be required when adjacent to a freeway rights-of-way or adjoining frontage roads. 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.

15.450.500 Residential Subdivision Landscaping

In addition to the standards listed in SMC 15.450.100, General Standards, residential subdivisions shall conform to the following:

- A. A Type I landscaping buffer ten (10) feet wide shall be required when adjacent to a commercial or industrial zone.
- B. A Type I landscaping buffer twenty (20) feet wide shall be required when adjacent to a freeway rights-of-way or adjoining frontage roads. 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.
- C. Required buffers shall be provided prior to issuance of Building Permits.
- D. Landscaping buffers shall be noted as an easement on the face of the plat and a covenant shall be placed on each lot containing the buffer stating that the buffer cannot be altered by the property owner unless otherwise approved by the Planning Director.

15.450.600 Townhouse and Duplex Landscaping

In addition to the standards listed in SMC 15.450.100, General Standards, townhouse and duplex developments shall conform to the following:

- A. Areas of development sites that are not occupied by buildings or infrastructure shall be landscaped with ground cover.
- B. Front Yard Landscaping.
 - 1. Dwelling units shall incorporate at least one of the following landscaping methods for front yards:
 - a. Five (5) feet of Type V, located either behind the sidewalk or adjacent to the building facade;
 - b. One (1) tree for every two (2) dwelling units spaced no more than twenty-five (25) feet on center; or
 - c. A three (3) foot tall picket fence surrounding the front yard for each dwelling unit.
 - 2. The front yard landscaping may be reduced or waived by the Director of Planning and Community Development for developments with reduced front yard setbacks within the City Center or Station Areas.
- C. Development Site Side/Rear Yard Landscaping.

Development sites shall incorporate at least one of the following landscaping methods for side/rear yards:

1. Five (5) feet of Type III;
2. A six (6) foot tall fence; or
3. None with zero-lot-line design approved by the Director of Planning and Community Development.

D. Driveway and Alley Landscaping

Driveways and alleys adjacent to dwelling units shall have at least five (5) feet of Type V.

E. Auto Court Landscaping.

Auto courts shall include both of the following landscaping methods:

1. Three (3) feet of Type V adjacent to buildings with main entries onto the auto court.
2. One (1) tree for every two (2) dwelling units. The trees shall be evenly distributed throughout the auto court.

Chapter 15.14
Landscaping and Tree Retention and Landscaping

SECTIONS:

~~15.14.010 Purpose~~

~~15.14.020 Authority and Application~~

~~15.14.030 Types and Description of Landscaping~~

~~15.14.040 General Landscape Requirements~~

~~15.14.050 Alternative Landscape Options~~

~~15.14.055 Landscaping of Industrial Uses Adjacent to Single Family Residential Zones~~

~~15.14.057 Side/Rear Buffer Landscaping for Noncompatible Uses~~

~~15.14.060 Landscaping Standards~~

~~15.14.090 Landscaping of Surface Parking Areas~~

~~15.14.110 Landscaping Adjacent to Freeway Rights-of-Way~~

~~15.14.120 Landscaping of Building Facades~~

~~15.14.125 Street Frontage Landscaping~~

~~15.14.130 Street Landscaping~~

~~15.14.140 Garbage Dumpsters/Recycling Bins—Screening and Placement~~

~~15.14.160 Retention of Significant Trees~~

~~15.14.170 Protection of Significant Trees~~

15.14.180 Restoration of Significant Trees**15.14.190 Installation Requirements****15.14.200 Irrigation Requirements****15.14.210 Maintenance Requirements****15.14.220 Bonds/Security Requirements****15.14.230 Deferral of Landscape Requirements****15.14.240 Departures of Landscaping—Crime Prevention Through Environmental Design (CPTED)****15.14.010 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. (Ord. 92-1041 § 1)~~

15.14.020 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/Neighborhood Commercial (NBNC) 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 a public/private parking lot; 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 15.14.110) and short subdivisions in regard to perimeter and street landscape proportions only.~~

~~C. 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, with the following exception:~~

~~-~~

~~The street frontage landscape strip requirement shall not apply to uses in the urban high-urban center residential/Residential High Mixed Use (UH-UCRRHMU) zoning category, community business/Commercial High 1 zoning category in the urban center (CB-CCH1), or office/commercial medium/Commercial Medium 1 (O/CMCM1) zoning category, and within the area delineated as the City Center. Within the City Center, front yard open space as per SMC 15.35.420 shall be required in lieu of street frontage landscaping.~~

~~If the normal required landscaping is reduced through this exception for all applicable zones except in the City Center, 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 City Manager or designee.~~

~~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. (Ord. 04-1010 § 8; Ord. 00-1037 § 3; Ord. 98-1019 § 13; Ord. 95-1028 § 10; Ord. 95-1016 § 20; Ord. 92-1041 § 1)~~

15.14.030 Types and Description of Landscaping

~~The four (4) 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 15.14.030a. 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 15.14.030b. 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 15.14.030c. 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;~~

~~e. — 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 15.14.030d. TYPE 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.~~

~~(Ord. 08-1041 § 10; Ord. 03-1033 § 2; Ord. 93-1036 § 20; Ord. 92-1041 § 1)~~

~~15.14.040 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. (Ord. 97-1009 § 3; Ord. 92-1041 § 1)~~

~~15.14.050 Alternative Landscape Options~~

~~The following alternative landscape options are permitted only as approved by the City Manager, or designee:~~

~~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. (Ord. 95-1012 § 1; Ord. 92-1041 § 1)~~

~~15.14.055 Landscaping of Industrial Uses Adjacent to Single Family Residential Zones~~

~~All permitted and conditional uses within the industrial Light Industrial (LI) zone, pursuant to SMC 15.12.030 through 15.12.070, inclusive, 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. This standard shall supersede those contained in SMC 15.12.030 through 15.12.070, inclusive, except where the landscape strip listed therein is of a greater width than twenty (20) feet. (Ord. 99-1014 § 2)~~

~~15.14.057 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 15.14.060, 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 15.14.060 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. (Ord. 00-1037 § 10)~~

~~15.14.060 Landscaping Standards for Residential, Accessory, Recreational/Cultural Uses~~

~~A. NOTE ON SIDE/REAR BUFFER FOR NON-COMPATIBLE ZONES:~~

~~When property is adjacent to zone designated as non-compatible, the type and width of landscape buffers identified in "SIDE/REAR/BUFFER FOR NON-COMPATIBLE ZONES" column applies. See SMC 15.450.060 15.14.057 for supplementary requirements.~~

~~B. Additional information on buffering requirements for properties designated as non-compatible is as follows:~~

- ~~1. (SF): Buffering requirements when property adjacent to single family (RL or RM) zones~~
- ~~2. (RES/PARK): Buffering requirements when property adjacent to residential or park zones~~
- ~~3. (RES): Buffering requirements when property adjacent to single family or multi family zones (RL, RH 900/1800, or MHP)~~

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 LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
ANIMALS						
Butterfly/Moth Breeding	III/10 ft.	IV/5 ft.	III/5 ft.	I/10 ft. (RES)	Yes	-
Kennel/Cattery	IV/10 ft.	IV/5 ft.	II/5 ft.	I/10 ft. (SF)	-	-
Stables, Private/Public	-	-	-	-	-	-
Veterinary Clinic	IV/10 ft.	IV/5 ft.	III/5 ft.	-	-	-
BUSINESS SERVICES						
Airport Support Facility	IV/10 ft.	IV/5 ft.	II/5 ft.	I/20 ft. (RES)	Yes	-
Cargo Containers	-	-	-	-	-	-
Commercial/Industrial Accessory Uses	II/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Conference/Convention Center	IV/10 ft.	IV/5 ft.	I/5 ft.	I/20 ft. (SF)	Yes	-
Construction/Trade Business	III/10 ft.	IV/5 ft.	II/5 ft.	I/10 ft. (RES)	-	-
Heavy Equipment Rental, Large	III/10 ft.	IV/5 ft.	III/5 ft.	I/10 ft. (RES)	Yes	-

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 LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
Misc. Equipment Rental, Small Facility	IV/10 ft.	IV/5 ft.	II/5 ft.	I/10 ft. (SF)	Yes	-
Heavy Equipment Repair, Large	II/10 ft.	IV/5 ft.	II/5 ft.	II/20 ft. (RES)	Yes	-
General Equipment Repair, Small	II/10 ft.	IV/5 ft.	II/5 ft.	I/10 ft. (SF)	-	-
Helipad/Airport and Facilities	I/10 ft.	-	I/10 ft.	I/20 ft. (RES)	-	-
Landscaping Business	II/10 ft.	IV/5 ft.	II/10 ft.	I/20 ft. (RES)	Yes	-
Professional Office	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (RES)	Yes	-
Research and Development R and D/Testing	III/10 ft.	IV/5 ft.	II/10 ft.	I/20 ft. (RES)	Yes	-
Self-Service Storage, Self-Service	III/10 ft.	IV/5 ft.	II/5 ft.	I/10 ft. (RES)	-	-
Truck Terminal	II/10 ft.	IV/5 ft.	II/5 ft.	I/20 ft. (RES)	Yes	-
Distribution Center/Warehouse/Storage	II/10 ft.	IV/5 ft.	II/5 ft.	I/20 ft. (RES)	Yes	-
EDUCATIONAL						
College/University	IV/10 ft.	IV/5 ft.	IV/10 ft.	-	Yes	-

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 LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
Elementary-Middle School Jr. High	IV/10 ft.	IV/5 ft.	IV/5 ft.	-	Yes	-
High School	IV/10 ft.	IV/5 ft.	IV/10 ft.	-	Yes	-
Preschool	IV/10 ft.	IV/5 ft.	IV/10 ft.	-	Yes	
Specialized Instruction School	IV/10 ft.	IV/5 ft.	IV/10 ft.	-	Yes	
Vocational School	IV/10 ft.	IV/5 ft.	IV/10 ft.	-	Yes	-
CIVIC & INSTITUTIONAL						
Cemetery	IV/20 ft.	-	-	-	-	-
City Hall	IV/10 ft.	IV/5 ft.	III/10 ft.	I/20 ft. (RES)	Yes	-
Court	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Fire Facility	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Funeral Home/Crematory	IV/10 ft.	IV/5 ft.	II/5 ft.	I/20 ft. (SF)	Yes	-
Police Facility	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Public Agency Office	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-

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 LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
Public Agency Yard	III/20 ft.	IV/5 ft.	III/5 ft.	II/20 ft. (SF)	Yes	-
Public Archives	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft.	Yes	-
Social Service Office	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
HEALTH AND HUMAN SERVICES						
Community Residential Facility I	-	-	-	-	-	-
Community Residential Facility II	II/20 ft.	IV/5 ft.	III/5 ft.	I/15 ft.	Yes	-
Convalescent Center/Nursing Home	II/20 ft.	IV/5 ft.	II/15 ft.	-	Yes	-
Day Care I	-	-	-	-	-	-
Day Care II	IV/10 ft.	IV/5 ft.	III/5 ft.	-	Yes	-
Halfway House	II/20 ft.	IV/5 ft.	II/10 ft.	I/20 ft.	Yes	-
Hospital	III/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Medical/Dental Lab	III/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Medical/Dental Office Office/Outpatient Clinic	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (RES)	Yes	-

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 LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
Miscellaneous Health	IV/10 ft.	IV/5 ft.	III/5 ft.	I/10 ft. (RES)	Yes	-
Overnight Shelter	I/20 ft.	IV/5 ft.	I/20 ft.	I/20 ft.	Yes	-
Opiate Substitution Treatment Facility	IV/10 ft.	IV/5 ft.	III/5 ft.	I/10 ft. (RES)	Yes	-
Secure Community Transition Facility	I/10 ft.	IV/5 ft.	I/10 ft.	I/20 ft. (RES)	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, by the Director of Planning and Community Development in consultation with the Police Chief

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 LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
Transitional Housing	H/20 ft.	IV/5 ft.	III/5 ft.	I/15 ft.	Yes	-
MANUFACTURING						
Aerospace Equipment	III/10 ft.	IV/5 ft.	III/5 ft.	H/10 ft. (RES)	Yes	-
Apparel/Textile Products	H/20 ft.	IV/5 ft.	H/5 ft.	I/20 ft. (RES)	Yes	-
Batch Plants	I/20 ft.	IV/5 ft.	I/20 ft.	I/35 ft. (RES)	Yes	-
Biomedical Product Design & Development Facility	III/15 ft.	IV/5 ft.	H/5 ft.	I/20 ft. (RES)	Yes	-
Chemical/Petroleum Products	I/10 ft.	III/5 ft.	I/10 ft.	I/20 ft. (RES)	Yes	-
Commercial/Industrial Machinery	H/10 ft.	IV/5 ft.	H/10 ft.	I/20 ft. (RES)	Yes	-
Computer/Office Equipment	III/10 ft.	IV/5 ft.	III/5 ft.	H/10 ft. (RES)	Yes	-
Electronic Assembly	III/10 ft.	IV/5 ft.	III/5 ft.	H/10 ft. (RES)	Yes	-
Fabricated Metal Products	I/10 ft.	III/5 ft.	I/10 ft.	I/20 ft. (RES)	Yes	-
Food Processing	III/20 ft.	IV/5 ft.	H/5 ft.	I/20 ft. (RES)	Yes	-

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 LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
Furniture/Fixtures	III/15 ft.	IV/5 ft.	II/5 ft.	I/10 ft. (RES)	Yes	-
Misc. Light Manufacturing	III/10 ft.	IV/5 ft.	II/10 ft.	I/10 ft. (RES)	Yes	-
Off-Site Hazardous Waste Treatment and Storage Facilities	II/10 ft.	IV/5 ft.	II/10 ft.	I/10 ft. (RES)	Yes	-
Paper Products	III/15 ft.	IV/5 ft.	II/5 ft.	I/10 ft. (RES)	Yes	-
Primary Metal Industry	I/10 ft.	III/5 ft.	I/10 ft.	I/20 ft. (RES)	Yes	-
Printing/Publishing	III/15 ft.	IV/5 ft.	II/5 ft.	I/10 ft. (RES)	Yes	-
Recycling Products	II/20 ft.	IV/5 ft.	I/5 ft.	I/10 ft. (RES)	Yes	-
Rubber/Plastic/Leather/Mineral Products	I/10 ft.	III/5 ft.	I/10 ft.	I/20 ft. (RES)	Yes	-
Textile Mill	II/20 ft.	IV/5 ft.	II/5 ft.	I/20 ft. (RES)	Yes	-
Micro-Winery/Micro-Brewery	III/15 ft.	IV/5 ft.	II/5 ft.	I/20 ft. (RES)	Yes	-
Wood Products	II/20 ft.	IV/5 ft.	II/5 ft.	I/10 ft. (RES)	Yes	-
MOTOR VEHICLE RELATED						

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 LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
Auto Supply Store	III/10 ft.	IV/5 ft.	III/5 ft.	I/10 ft. (RES)	Yes	-
Auto/Boat Dealer	III/10 ft.	IV/5 ft.	II/5 ft.	I/20 ft. (RES)	Yes	-
Auto Service Center	II/10 ft.	IV/5 ft.	II/5 ft.	I/20 ft. (SF)	Yes	-
Auto Wrecking	II/10 ft.	-	I/5 ft.	I/10 ft. (RES)	-	-
Boat Dealer	III/10 ft.	IV/5 ft.	II/5 ft.	I/20 ft. (RES)	Yes	-
Comm. Marine Supply	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Gasoline/Service Station	III/5 ft.	IV/5 ft.	III/5 ft.	I/10 ft. (RES)**	Yes	See applicable standards in SMC Chapter 15.440 Gasoline/Service Stations 15.13.109
Mobile Refueling Operation	-	-	-	-	-	-
Public/Private Parking, Commercial/Public	III/10 ft.	IV/5 ft.	II/10 ft.	II/20 ft. (RES)	Yes	-
Public/Private Parking, Park-and-Fly	III/10 ft.	IV/5 ft.	II/10 ft.	II/20 ft. (RES)	Yes	-
Storage, Large Vehicle and Equipment	III/10 ft.	IV/5 ft.	III/5 ft.	I/10 ft. (RES)	Yes	-

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 LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
Tire Retreading	I/20 ft.	IV/5 ft.	I/10 ft.	I/20 ft. (RES)	Yes	-
Towing Operation	II/10 ft.	-	I/5 ft.	I/10 ft. (RES)	-	-
Vehicle Rental, Large	III/10 ft.	IV/5 ft.	III/5 ft.	I/10 ft. (RES)	Yes	-
Auto Vehicle Rental/Sales, Small	IV/10 ft.	IV/5 ft.	II/10 ft.	I/20 ft. (RES)	Yes	-
Auto Vehicle Repair, Large Vehicle	III/10 ft.	IV/5 ft.	III/5 ft.	I/10 ft. (RES)	Yes	-
Auto Vehicle Repair, Small Vehicle	II/10 ft.	IV/5 ft.	II/5 ft.	I/20 ft. (SF)	Yes	-
Vehicle Sales/Dealer, Large	IV/10 ft.	IV/5 ft.	II/10 ft.	I/20 ft. (RES)	Yes	-
Auto Vehicle Rental/Sales/Dealer, Small	IV/10 ft.	IV/5 ft.	II/10 ft.	I/20 ft. (RES)	Yes	-
RECREATIONAL and CULTURAL						
Amusement Park	IV/20 ft.	III/5 ft.	II/5 ft.	I/20 ft. (SF)	Yes	-
Arcade (Games/Food)	IV/10 ft.	-	IV/5 ft.	II/10 ft.	Yes	-
Community Center	II/10 ft.	-	-	-	Yes	-
Drive-In Theater	IV/20 ft.	-	I/5 ft.	I/20 ft. (SF)	Yes	-

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 LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
Golf Course	-	-	-	-	Yes	-
Health Club (Now part of Recreation Facility, Indoor)	IV/10 ft.	IV/5 ft.	III/5 ft.	I/10 ft.	Yes	-
Library	IV/10 ft.	-	III/5 ft.	-	Yes	-
Museum	IV/10 ft.	-	II/10 ft.	-	Yes	-
Nonprofit Organization Meeting Facility	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (RES)	Yes	-
Park	-	-	-	-	-	-
Recreation Center Facility, Indoor	IV/10 ft.	IV/5 ft.	IV/5 ft.	II/10 ft.	Yes	-
Recreation Facility, Outdoor	IV/20 ft.	III/5 ft.	II/5 ft.	I/20 ft. (SF)	Yes	-
Religious Use Facility	IV/10 ft.	-	-	I/10 ft.	Yes	-
Religious Use Facility Accessory	IV/10 ft.	-	-	I/10 ft.	Yes	-

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 LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
Sports Club (Now part of Recreation Facility, Indoor)	IV/10 ft.	IV/5 ft.	IV/5 ft.	II/10 ft.	Yes	-
Stadium/Arena/Auditorium	IV/20 ft.	III/5 ft.	II/5 ft.	I/20 ft. (SF)	Yes	-
Theater/Entertainment Club	II/20 ft.	-	I/5 ft.	I/20 ft. (SF)	Yes	-
RESIDENTIAL						
Single Detached Dwelling Unit	-	-	-	-	-	-
College Dormitory	IV/10 ft.	-	IV/5 ft.	II/10 ft.	Yes	-
Duplex	See SMC 15.530, Townhouse and Duplex Design Standards					
Manufactured/Modular Home (HUD)	-	-	-	-	-	-
Manufactured/Mobile Home (nonHUD)	-	-	-	-	-	-
Mobile Home Park	II/20 ft.	-	I/20 ft.	-	-	-
Multi-Family	III/20 ft.-n	IV/5 ft.	III/5 ft.	I/15 ft.	Yes	n: Pursuant to design standards in SMC Chapter 15.525 Multi-family Housing Design

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 LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
						Standards
Senior Citizen Multi	II/20 ft.	IV/5 ft.	III/5 ft.	I/15 ft.	Yes	-
Single Attached Dwelling Unit	-	-	-	-	-	-
Single Family Detached High Density	III/20 ft.1	IV/5 ft.	III/10 ft.	II/15 ft.1	Yes (over 3 units)	-
Townhouse	See SMC 15.530, Townhouse and Duplex Design Standards					
RESIDENTIAL, ACCESSORY						
Accessory Dwelling Unit	-	-	-	-	-	-
Canopy	-	-	-	-	-	-
Home Occupation	-	-	-	-	-	-
Shed/Garage	-	-	-	-	-	-
Tent	-	-	-	-	-	-

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 LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
RETAIL and COMMERCIAL						
Agricultural Crop Sales (Farm Only)	III/5 ft.	-	II/5 ft.-n	II/10 ft, (RES)-n	Yes-n	n: Does not apply in the residential zone.
Antique/Secondhand Store (now part of Retail, General)	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Apparel/Accessory Store	III/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Barbershop/Beauty Salon	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Bed and Breakfast/Guesthouse	-	-	-	-	-	-
Coffeeshop Retail Food Shop (now part of Food Establishment, Sit Down or Fast Food as appropriate)	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Department/Variety Store (now part of Retail, Big Box)	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Drug Store (now part of Retail, General)	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Dry Cleaner	IV/10 ft.	IV/5 ft.	III/5 ft.	II/20 ft. (SF)	Yes	-
Espresso Stand	IV/5 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Fabric Store (now part of	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-

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 LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
Retail, General)						
Financial Institution	IV/10 ft.	IV/5 ft.	IV/5 ft.	II/10 ft. (SF)	Yes	-
Florist Shop (now part of Retail, General)	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Food Establishment, Sit Down	IV/10 ft.	IV/5 ft.	III/5 ft.	I/10 ft. (RES)	Yes	-
Food Establishment, Fast Food	IV/10 ft.	IV/5 ft.	III/5 ft.	I/10 ft. (RES)	Yes	-
Furniture Store (now part of Retail, General)	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Grocery Store Food Store (now part of Retail, General)	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (RES)	Yes	-
Hobby/Toy Store (now part of Retail, General)	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Hotel/Motel/Lodging and Associated Uses	III/10 ft.	IV/5 ft.	III/5 ft.	I/20 ft. (SF)	Yes	-
Jewelry Store (now part of Retail, General)	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Laundromat	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Liquor Store	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Forest Products Lumberyard	II/10 ft.	IV/5 ft.	I/5 ft.	I/10 ft.	Yes	-

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) (RES)	PARKING LOT LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
Media Material (now part of Retail, General)	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Other Retail Uses	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Pet Store (now part of Retail, General)	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Photographic and Electronic Store (now part of Retail, General)	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Produce Stand Farmers/Outdoor Markets	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Fast Food/Restaurant (now part of Food Establishment, Fast Food)	IV/10 ft.	IV/5 ft.	III/5 ft.	1/10 ft. (RES)	Yes	-
Fast Food/Restaurant (now part of Food Establishment, Sit Down)	IV/10 ft.	IV/5 ft.	III/5 ft.	1/10 ft. (RES)	Yes	-
Retail, Big-Box	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (RES)	Yes	-
Retail, General	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Secondhand Store (now part of Retail/General)	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-

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 LANDSCAPES STANDARD APPLICABLE	ADDITIONAL REGULATIONS
Adult Entertainment Sexually-Oriented Business	IV/10 ft.	IV/5 ft.	II/6 ft.	-	Yes	-
Sporting Goods and Related Stores	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Tavern	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
Wholesale/Bulk Store	IV/10 ft.	IV/5 ft.	III/5 ft.	II/10 ft. (SF)	Yes	-
UTILITIES						
Utility Substation	III/10 ft.	IV/5 ft.	IV/10 ft.	II/10 ft. (SF)	Yes	-
Utility Use	I/10 ft.	-	I/10 ft.	-	-	-
Wireless Communications Facilities & Communications Facilities	II/10 ft.-n, n-1	-	II/5 ft.-n, n-1	II/10 ft. (RES./PARK)-n-2	-	n: In low intensity zones, the type/width shall be I/10 ft n-1: See also SMC 15.490.080(G) 15.31A.040(G) n-2: II/10 ft. applies when adjacent to residential or park

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 LANDSCAPING STANDARDS APPLICABLE	ADDITIONAL REGULATIONS
						zone

15.14.090 Landscaping of Surface Parking Areas

~~A. At least ten percent (10%) of the interior parking area shall have landscaping when the total number exceeds twenty (20) parking stalls.~~

~~B. 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. At least one (1) tree must be provided in each landscape island.~~

~~D. 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. Landscaping of surface parking lots within the City Center shall conform with SMC 15.35.840. Landscaping for surface parking lots associated with high capacity transit (HCT) shall conform with SMC 15.36.320.~~

~~G. 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. (Ord. 03-1033 § 3; Ord. 01-1017 § 3; Ord. 92-1041 § 1)~~

15.14.110 Landscaping Adjacent to Freeway Rights of Way

~~A. Residential Development:~~

~~1. Except as exempt under SMC 15.14.020(B), a minimum of twenty five (25) feet of Type I landscaping shall be provided within all multifamily 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. (Ord. 00-1037 § 9; Ord. 92-1041 § 1)~~

15.14.120 Landscaping of Building Facades

~~Type IV landscaping shall be planted along building facades, as noted in the landscape charts.~~

~~A. The width of the street line perimeter 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 City Manager, or designee, to provide equal or greater screening from the street. The twenty five percent (25%) allocation is in addition to the required building facade landscaping.~~

~~B. Groundcover shall be a maximum of two (2) feet along building facades.~~

~~C. Conifers shall not be used for facade landscaping.~~

~~D. Deciduous trees can be placed at thirty (30) foot centers for facade landscaping on buildings with continuous windows. (Ord. 03-1033 § 4; Ord. 95-1012 § 1; Ord. 92-1041 § 1)~~

~~15.14.125 Street Frontage Landscaping~~

~~Street frontage landscaping shall be installed on the subject (private) property and is separate from street landscaping as described in SMC 15.14.130. (Ord. 97-1009 § 7)~~

~~15.14.130 Street Landscaping~~

~~Street trees shall be planted along the property frontage within the City right of way adjacent to the subject property. In addition, shrubs and/or groundcover shall be planted along the property frontage within City right of way adjacent to the subject property. The type and location of plantings shall be determined by the City Manager or designee. Street trees shall be planted on a maximum of thirty (30) feet on center and to be a minimum two and one half (2 1/2) inch caliper as measured four (4) feet from its base upon planting. Upon review and approval by the City Manager or designee, street landscaping and street frontage landscaping may be combined and be variable widths, no less than five (5) feet; provided the total required amount of the street landscaping and street frontage landscaping is located on site. (Ord. 05-1014 § 5; Ord. 97-1009 § 4; Ord. 95-1012 § 1; Ord. 92-1041 § 1)~~

~~15.14.140 Garbage Dumpsters/Recycling Bins — Screening and Placement~~

~~All garbage dumpsters/recycling bins must be screened from view from adjacent streets and properties using dense vegetation and/or a fence. 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. (Ord. 92-1041 § 1)~~

~~15.14.160 Retention of Significant Trees~~

~~Significant trees shall be retained as follows:~~

~~A. No clearing of a site is permitted until approval of the tree retention and landscape plan.~~

~~B. Perimeter Landscape Areas. All significant trees which do not constitute a safety hazard shall be retained.~~

~~C. Site Interior. Excluding the required perimeter landscape strip, at least twelve percent (12%) of the significant trees on-site shall be retained.~~

~~D. Areas devoted to access points and to sight clearance at street intersections and access points are exempt from this section.~~

~~E. The following may be exempt from significant tree retention as determined by the City Manager, or designee:~~

~~1. Areas cleared for required roads, utilities, sidewalks, trails, or storm drainage systems; or~~

~~2. Trees within fifteen (15) feet of a proposed or existing structure.~~

~~F. Priority shall be given to the retention of significant trees that:~~

~~1. Exceed sixty (60) feet in height.~~

~~2. Form a continuous canopy.~~

~~3. Provide winter wind protection or summer shade.~~

~~4. Create a distinctive skyline feature.~~

~~5. Protect areas adjacent to sensitive area buffers.~~

~~6. Are eight (8) inches in caliper or greater (for evergreen trees) or twelve (12) inches in caliper or greater (for deciduous trees, excluding poplar) as measured three (3) feet vertically from ground level.~~

15.14.170 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 City Manager, or designee, to provide equal or greater tree protection. (Ord. 95-1012 § 1; Ord. 92-1041 § 1)~~

~~15.14.180 Restoration of Significant Trees~~

~~**Significant trees which would otherwise be retained, but which were damaged or destroyed through some fault of the applicant shall be replaced in a manner determined by the City Manager, or designee. (Ord. 95-1012 § 1; Ord. 92-1041 § 1)**~~

~~15.14.190 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. (Ord. 92-1041 § 1)~~

~~15.14.200 Irrigation Requirements~~

~~All planting 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 City Manager, or designee, 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. (Ord. 95-1012 § 1; Ord. 92-1041 § 1)~~

~~15.14.210 Maintenance Requirements~~

~~The applicant shall provide the following maintenance or shall be subject to enforcement action as provided in Chapter 15.32 SMC:~~

~~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. (Ord. 92-1041 § 1)~~

~~15.14.220 Bonds/Security Requirements~~

~~A. Prior to issuance of any construction, grading, or building permits, a landscape bond or other suitable financial guarantee as approved by the City Attorney shall be submitted to the Department of Planning and Community Development. 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, 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 City Manager, or designee, will determine if the bond shall be released or is needed for maintenance within the landscaped areas. (Ord. 95-1012 § 1; Ord. 92-1041 § 1)~~

~~15.14.230 Deferral of Landscape Improvements~~

~~The installation of required landscaping prior to occupancy may be deferred by the City Manager or designee 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. (Ord. 01-1027 § 4)~~

~~15.14.240 Departures of Landscaping—Crime Prevention Through Environmental Design (CPTED)~~

~~Upon review and approval by the City Manager or designee, 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 Chapter 17.56 SMC. 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. (Ord. 05-1014 § 7)~~

~~15.19.170 Landscaping for Multi-Family~~

~~Intent: Provide buffering adjacent to noncompatible uses, enhance building facades, create pleasant outdoor spaces for relaxation, contribute to privacy, and help to define public from private space.~~

~~A.—Landscape buffering adjacent to noncompatible uses shall be provided as specified in SMC 15.14.060.~~

~~B.—Landscaping shall be used to soften the form of the building by screening blank walls and fences, terracing retaining walls, and use of foundation planting. Building facade landscaping shall be provided, as required by SMC 15.14.060.~~

~~C.—Create physical separation and transition from public and semi-public to semi-private and private areas on-site through the use of entryways, gates and landscaping.~~

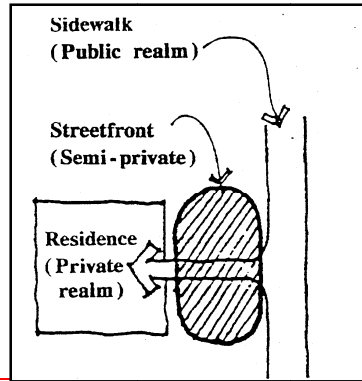


Figure 15.19.170A Defining and separating public from semi-public and private space contributes to both privacy and security.

Definition and separation of public from private areas

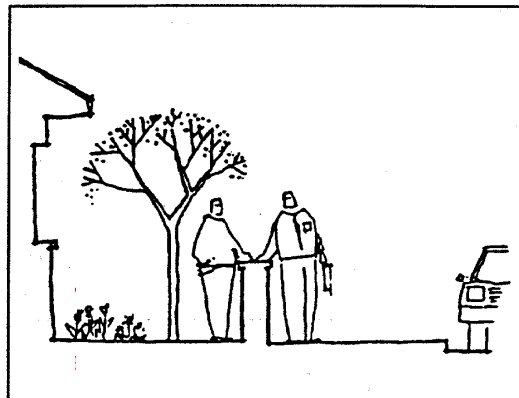


Figure 15.19.170B A sma maintains visibility whik between public and privi

D.—— Distinctive plantings shall be provided to define entries, seating areas, and provide accents in areas created by building modulation.

E.—— At least one (1) plaza/focal area with distinctive plantings, a minimum of two hundred (200) square feet shall be provided for each twelve (12) units.

1.—— Plaza/focal areas shall include a minimum of one (1) tree for each two hundred (200) square feet of required area. The plaza/focal area shall consist of at least fifty percent (50%) decorative paving, and include one (1) lineal foot of seating per each forty (40) square feet of required plaza area.

2.—— Such areas may count toward the required front yard landscaping requirement; provided, that the width of the required front yard landscaping may be reduced by a maximum of twenty-five percent (25%). (For instance in multi-family developments, the required twenty (20) feet of Type III street frontage landscaping may be reduced to no less than fifteen (15) feet of landscaping along the street frontage.)

F.—— Landscaping shall be designed and maintained to allow sight lines through the property except where this code requires Type I landscaping. Shrubs should be chosen and

~~trimmed down to a maximum of three (3) feet in height; trees should be trimmed up to provide visual clearance below six (6) feet in height.~~

~~G. — Fences more than seventy percent (70%) solid are not allowed in a front yard adjacent to the street unless the front yard is a private yard located on an arterial street. Chain link fences shall not be placed in a front yard and shall only be used elsewhere if coated or finished to prevent rust.~~

~~H. — New plant materials shall be positioned in a manner that is compatible with native plants.~~

~~I. — Locate stormwater facilities as elements of designed landscaping and so as not to impede pedestrian circulation. (Ord. 01-1031 § 1; Ord. 00-1002 § 2)~~

Chapter 15.26-455 Mobile Homes, Manufactured Homes, and Modular Homes Mobile Home Parks

SECTIONS:

15.xx455.xxx005 Purpose

15.xx455.xxx010 Applicability Authority and Application

15.26455.020 **Manufactured Homes – Standards for Locating on Individual Lots**

15.26455.030 **Mobile/Manufactured Home Park – Standards for Existing Parks**

15.26455.040 **Mobile Home Park – Standards for New Parks**

15.26455.050 **Mobile Home Park – Alternative Design Standards**

15.26455.060 **Recreational Vehicle Areas**

15.26455.070 **Mobile Home Park Relocation Standards**

15.xx.xxx455.005 Purpose

The purpose of this chapter is to regulate the placement and design of manufactured homes and the design standards for mobile home parks within the City of SeaTac.

15.xx.xxx455.010 Applicability Authority and Application

The regulations of this chapter shall apply to all manufactured and mobile homes and mobile home parks within the City of SeaTac.

~~15.26.010 Mobile Home Park Zone Classification~~

15.26.020 ~~Modular and~~ **Manufactured Homes – Standards for Locating on Individual Lots**

~~Modular and M~~manufactured homes may be located within the ~~ULRL and UMRM~~ zone classifications; provided the following conditions are met:

- A. The home shall be installed in accordance with the manufacturer's instructions, in accordance with the requirements of Chapters 296-150A or 296-150M WAC, as applicable, and shall be hooked up to all utility services;
- B. 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;

- C. Minimum size shall be eight hundred sixty-four (864) square feet;
- D. 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. (~~Ord. 04-1008 § 4; Ord. 97-1008 § 7; Ord. 92-1041 § 1~~)

15.26.025 Mobile Home – Standards for Locating in Residential Zone Classifications
~~Repealed by Ord. 97-1008. (Ord. 92-1041 § 1)~~

15.26.030 Mobile/Manufactured Home Park – Standards for Existing Parks

- A. 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.
- B. 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.
- C. 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 15.26.060 or by King County at the time the park was established.
- D. 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. (~~Ord. 04-1008 § 4; Ord. 92-1041 § 1~~)

15.26.040 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:

- A. A mobile home park shall be at least three (3) acres in area.
- B. Residential densities in a mobile home park shall be as follows:
 1. Five (5) dwellings per acre in a ULRL zone classification;
 2. Seven (7) dwellings per acre in a UMRM and UHRH zone classification.
- C. A mobile home park shall be exempt from the building footprint and impervious surface limits set forth in SMC 15.13.010.

- D. 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.
- E. 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.
- F. Access to the park site shall be from a major or arterial roadway.
- G. 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:
 - 1. 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;
 - 2. Five (5) feet to accessory structures of mobile homes on adjacent spaces; and
 - 3. 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.
- H. 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.
- I. 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. (~~Ord. 92-1041 § 1~~)

15.26.050 Mobile Home Park – Alternative Design Standards

As an alternative to the building separation and internal streets standards of SMC 15.26.040:

- A. Building separation requirements or setbacks between mobile homes and accessory structures on adjacent spaces may be modified, provided:
 - 1. 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
 - 2. Rental agreements, clauses, by-laws or other legal mechanisms stipulate maintenance responsibilities for structures, fences and yards; and
 - 3. An open space area for children shall be provided at a ratio of ten percent (10%) of the total park area.

- B. Private streets may be used with a minimum driving surface of twenty-two (22) feet in width, provided:
1. The circulation/street pattern is established in one (1) direction and approved by the Fire Marshal;
 2. All required parking is located off-street and as specified in Chapter 15.15 SMC; and
 3. Such streets shall not serve over one hundred (100) dwelling units within the park.
(~~Ord. 04-1008 § 4; Ord. 92-1041 § 1~~)

15.26.060 Recreational Vehicle Areas

- A. 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.
- B. Siting Standards of Recreational Vehicles in Existing Mobile/Manufactured Home Parks.
1. A site plan shall be submitted with the following standards for review and approval by the City Manager, or designee.
 2. 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.
 3. Recreational vehicles shall hook-up to the utility hook-ups (under permits) and maintain the minimum standards on those utilities.
 4. 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.

5. The recreational vehicles shall meet all applicable health and building standards.
6. 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. (~~Ord. 95-1012 § 1; Ord. 92-1041 § 1~~)

15.26.070 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 of Planning and Community Development 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.

- A. Required Elements of the Mobile Home Park Relocation Plan. The mobile home relocation plan shall include the following required elements:

1. Inventory. An inventory of park tenants and their mobile homes shall be prepared in a format established by the Department of Planning and Community Development (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:
 - a. An inventory of park tenants (to include information as to age, income, number of years in the park);
 - b. An inventory of the age and conditions of the mobile homes; and
 - c. 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.

2. 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.
3. Options. A list of relocation options shall be prepared, including:
 - a. 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;
 - b. A list of low cost apartments or other low cost housing options in King County;
 - c. Information from banks concerning first-time home buyer programs;
 - d. Information from the county or nonprofit entities concerning relocation park options; and

- e. 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.
4. 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.
 5. Anticipated Timing. The mobile home park owner shall provide a statement of anticipated timing for park closure.
 6. 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.
- B. Required Process. The timing and preparation of the mobile home relocation plan shall comply with the following process:
1. 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.
 2. 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.
 3. The mobile home park owner shall prepare a relocation plan, pursuant to the requirements of subsection (A) of this section.
 4. 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.

5. 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.
 6. 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.
 7. The decision of the Director is appealable to the Hearing Examiner, in accordance with the procedures of **SMC 15.22.065**. If the decision is appealed, the relocation plan process as set forth herein shall automatically be stayed until the appeal is resolved.
 8. 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.
 9. 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.
 10. 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.
 11. 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.
- C. 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:

1. The City Attorney shall review the agreement and attest to its legality as to form.
2. 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.
3. Once the agreement has been determined to address the needs of the tenants, the Director shall issue a certificate of approval.
4. The owner shall submit monthly reports in accordance with subsection (B)(10) of this section.
5. After all tenants have moved from the park, the Director shall issue a certificate of satisfactory completion and the park may be closed. ~~(Ord. 97-1004 § 1)~~

[MHP Language from Footnote 4, Table 15.12.020](#)

[A park outside established or proposed mobile home park zone is permitted after approval through the CUP process](#)

Chapter 15.13.102460 Mobile Refueling Operations in Commercial/Industrial Zones—Criteria for Operations

SECTIONS:

15.460.005 Purpose

15.460.010 Authority and Application

15.460.100 General Standards

15.460.005 Purpose

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

15.460.010 Applicability authority and Application

Mobile refueling shall conform with the following requirements: The provisions of this chapter shall apply to all mobile refueling operations within the City of SeaTac.

15.460.100 General Standards

- A. ~~–~~ The owner of the on-site mobile refueling operation shall obtain and maintain a valid City of SeaTac business license.
- B. ~~–~~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 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. ~~–~~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. ~~Only approved tank vehicles and dispensing equipment shall be used.~~
- F. ~~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. ~~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. ~~The hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. daily. Other hours of operation may be approved by the City Manager or designee upon documentation by the applicant that different hours of operation are necessary due to special circumstances on the property. (Ord. 04-1004 § 3)~~

~~15.13.103 Mobile Refueling Operations in Residential Zones/Park and O/C/MU Zones— Criteria for Operations~~

~~Mobile refueling shall conform with the following requirements:~~

~~A. A Fire Department Fuel Dispensing Permit shall be obtained from the SeaTac Fire Department, Fire Prevention Bureau.~~

~~B. Spill containment kits shall be located on each fuel dispensing vehicle and 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.~~

~~C. Only approved tank vehicles and dispensing equipment shall be used.~~

~~D. 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.~~

~~E. The hours of refueling shall be between 7:00 a.m. and 6:00 p.m.~~

~~F. 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 Directors of Planning and Community Development and 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. (Ord. 04-1004 § 4)~~

I. Hours of Operation.

1. Commercial High (CH), Industrial Low (IL), and Industrial Medium (IM) Light Industrial (LI), and Business Park (BP) Zones: 7:00 a.m. to 7:00 p.m.

2. [Residential Low \(RL\), Residential Medium \(RM\), Residential High \(RH\), Residential Mixed-Use \(RH-MU\), Residential Townhouse \(RT\), Mobile Home Park \(MHP\), Neighborhood Commercial \(NC\), Commercial Medium \(CM\), and Parks and Recreation \(PR\) Zones: 7:00 am. To 6:00 p.m.](#)

Chapter 15.460

Open Space and Amenities

Sections

15.465.005 Purpose

15.465.010 Authority and Application

15.465.100 General Standards

15.465.200 City Center and Station Area Overlay Districts Open Space

15.465.300 Single-Family Subdivision Open Space

15.465.400 Residential Mixed-Use and Multi-Family Open Space

15.465.500 Townhouse and Duplex Open Space

15.465.600 High-Density Single-Family Open Space

15.465.005 Purpose

The purpose of this chapter is to provide for adequate open space and amenity space for residents, to enhance the environmental quality of residential districts, and to break up dense development patterns within the City Center and Station Area Overlay Districts. Open space areas should be oriented to sunlight and views, and provide attractive amenities such as paths, picnic areas, seating, active recreation facilities, and good lighting.

15.465.010 Authority and Application

- A. The provisions of this chapter shall apply to the following type of developments:
1. Any development within the City Center and Station Area Overlay Districts;
 2. Single-family subdivisions;
 3. Residential mixed-use developments;
 4. Multi-family developments;
 4. Townhouse and duplex developments; and
 5. High-density single-family developments.
- B. The location, layout, and proposed type of open space and/or ~~private amenity space~~ amenity space shall be subject to approval by the Director of Planning and Community Development.

15.465.100 General Standards

All open space and amenity space shall conform to the regulations listed in SMC 15.465.105 – 15.465.110, where applicable.

15.465.105 ~~15.465.105~~ Location and Layout of Open Space and ~~Private~~ Amenity Space Design

~~**Intent:** Provide accessible, useable, safe, and maintainable recreation and open space. Open space areas should be oriented to sunlight and views, and provide attractive amenities such as paths, picnic areas, seating, active recreation facilities, and good lighting.~~

A1. ~~General Private and Common Ground Related Open Space~~

~~a.~~—The following shall not count toward required ground related open space or amenity space:

~~1i.~~ Slopes that do not have enhanced accessibility systems of ramps, stairs, terraces, trails, or other site improvements and are greater than:

~~a.~~ Areas with slopes greater than fFour percent (4%) for residential portions of a development; or

~~b.~~ Eight percent (8%) for non-residential portions of a development, that do not have an enhanced accessibility system of ramps, stairs, terraces, trails or other site improvements.

~~2ii.~~ Required landscaping (such as façade and perimeter).

~~3iii.~~ Sensitive area buffers without common access links such as pedestrian trails.

~~4iv.~~ Driveways, parking areas, and other vehicular uses.

~~—B3.~~ Common Ground Related Open Space

In addition to the regulations listed in SMC 15.465.105(A), common ground related open space shall meet the following standards:

1a. Minimum Width, Depth: Twenty (20) feet.

2b. Open space areas shall be centrally located near a majority of units, accessible and usable to residents, and visible from surrounding dwelling units.

- 3e. In developments greater than fifty (50) units, open space area shall be divided into several, smaller, usable areas located so as to be convenient and accessible to each building.
- 4d. When the total required open space area is less than three thousand (3,000) square feet, the open space shall be one (1) continuous outdoor site.
- 5e. If the total required area for open space is more than three thousand (3,000) square feet, the space may be divided into several usable indoor or outdoor sites, provided at least one (1) outdoor area is at least two thousand (2,000) square feet, and all others at least five hundred (500) square feet.
- 6f. A Type III landscaping buffer with a minimum width of five (5) feet shall separate the open space from streets, parking areas, and driveways.



Figure 15.39.420B Example of common ground related open space.

C2. Private Ground Related Open Space [DJH1]

In addition to the regulations listed in SMC 15.465.105(A), private ground related open space shall meet the following standards:

- 1a. Minimum Width, Depth: Ten (10) feet.
- 2b. The open space shall be located in the rear of the unit.
- 3e. The open space shall be contiguous.



Figure 15.39.420A Example of private ground related open space.

D4. Private Amenity Space

- 1a. A private deck, porch, balcony, patio, or roof garden may be counted toward the requirement, provided it has a minimum depth of six (6) feet and width of ten (10) feet^[DJH2].
- 2b. A yard can be counted toward the requirement, provided it has a minimum depth of ten (10) feet and width of ten (10) feet, ~~and~~ is not used to meet the ground related open space requirement, and meets the standards in SMC 15.465.105(A), General.

EA. Courtyards, ~~p~~Plazas, and ~~P~~pocket ~~P~~arks

In addition to the regulations listed in SMC 15.465.105(A), courtyards, plazas, and pocket parks shall meet the following standards:

- 1. ~~shall consist of A~~ at least fifty percent (50%) of the area shall consist of decorative paving ~~. Decorative paving areas shall be~~ constructed of such materials as stamped, broom finish, scored concrete, brick or modular pavers, tiles, inlaid artwork, or similar materials as approved by the Director of Planning and Community Development.
- 2. One (1) tree shall be required for every two hundred (200) square feet of decorative paving area.
 - a. ~~Additional Courtyard Standards. Publicly accessible courtyard designs shall conform to the following standards:~~
 - i. ~~The courtyard dimension is a measurement of the usable open space between two (2) buildings or to a property line, and shall have a width equal to the height of the building, up to a maximum of seventy five (75) feet, but in no case less than twenty (20) feet.~~

- ~~ii. If the enclosing walls of a courtyard terrace upward and back with succeeding stories, the courtyard dimension shall be measured from the lowest enclosing floor or projection.~~

~~B. Performance Standards for Open Space~~

- ~~31. Outdoor Seating. Publicly accessible plazas, courtyards, and pocket parks shall include at least one (1) linear foot of seating per each forty (40) square feet of plaza, courtyard, or pocket park shall be provided space on site. Outdoor seating shall be in the form of:~~

- a. Freestanding outdoor benches of a minimum sixteen (16) inches wide; or
- b. Seating incorporated into low walls, raised planters or building foundations at least twelve (12) inches wide and eighteen (18) inches high.

- ~~42. Focal Point for Plazas, Courtyards and Pocket Parks. In addition to seating, publicly accessible plazas, courtyards, and pocket parks shall incorporate one (1) or more of the following open space amenities, as approved by the Director of Planning and Community Development, in order to encourage pedestrian use and activity:~~

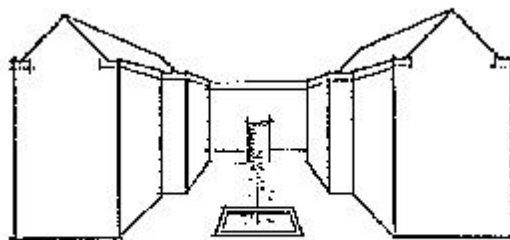
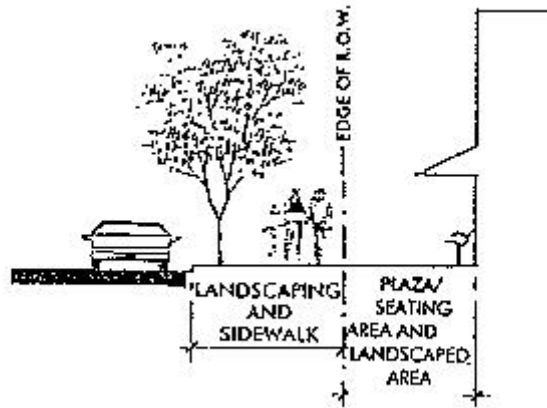
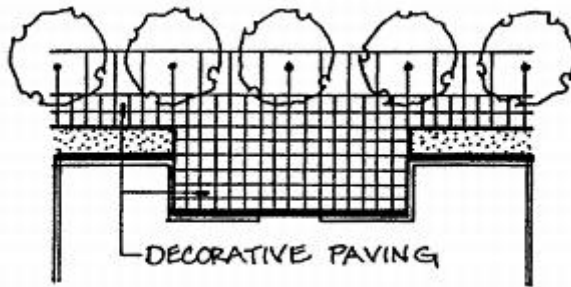
- a. Public art such as a sculpture or a water feature;
- b. Transit stops, where appropriate;
- c. Performance/stage areas; or
- d. Other public amenities.

- ~~5. Sun angles and wind pattern should be considered in the design of plazas, courtyards, and pocket parks to maximize sunlight areas.~~

- ~~63. Accessory Site Furnishings. Accessory site furnishings shall be located so as not to obstruct pedestrian access along sidewalks and to businesses. a. Waste receptacles, movable planters and other accessory site furnishings shall be of a design which is compatible with the design of the plaza, courtyard, or pocket park through the use of similar detailing or materials.~~

- ~~7a. Additional Courtyard Standards. Publicly accessible courtyards designs shall conform to the following standards:~~

- ~~ai.~~ The courtyard dimension is a measurement of the usable open space between two (2) buildings or to a property line, and shall have a width equal to the height of the building, up to a maximum of seventy-five (75) feet, but in no case less than twenty (20) feet.
- ~~ib.~~ If the enclosing walls of a courtyard terrace upward and back with succeeding stories, the courtyard dimension shall be measured from the lowest enclosing floor or projection.



Organized around an outdoor space.

15.465525.110460 Cash Contribution in Lieu of On-Site Recreational Facilities Open Space

~~Intent: Allow for the contribution to an existing or future City park in lieu of on-site recreational facilities in smaller developments.~~

A. In-Lieu Payment for Residential Developments

- ~~1.A.~~ For multiple-family developments containing less than twenty (20) dwellings, the Director of Planning and Community Development may allow in-lieu payment to the City in an amount comparable to the cost of acquisition and installation of recreational facilities as would otherwise be required.
2. Acceptance of ~~such a voluntary in-lieu payment contribution~~ is discretionary on the part of the City, and shall be permitted only when the size of the development site and its projected population is too small to result in usable, high quality recreational facilities, and the improvement of City park facilities in the vicinity will be of greater benefit to the residents of the proposed dwellings.
3. Such payments shall be placed in a fund to be used for capital improvements in existing neighborhood parks or for the development of new parks in the vicinity of the multiple-family dwelling development. The amount of such payment shall be determined by the Director of Planning and Community Development based on a recommendation of the Parks Department Director. The recommendation shall be based on either the actual cost or a reasonable prototype cost of providing park land with quality, durable recreational facilities as would otherwise be required to be provided on-site.

~~B. Multiple family dwelling developments containing twenty (20) or more dwelling units shall provide the on-site recreation facilities required by this chapter. Multiple family dwelling developments which are built in phases of less than twenty (20) dwelling units shall provide on-site recreation facilities for each phase or shall provide the total amount of recreation facilities required for the complete development in the first phase of construction. (Ord. 01-1031 § 1; Ord. 00-1002 § 2)~~

B. In-Lieu Payment for Non-Residential Developments (from 15.38.530) Developments have the option of contributing to an open space fund up to fifty percent (50%) of the overall open space requirement specified in this chapter, in lieu of setting aside additional on-site open space area greater than the minimum required. The City shall use the funds contributed to the open space fund within six (6) years on an approved open space/park project(s) or return said funds to contributors. Revenue from the open space fund may be applied only to approved open space/park projects.

15.465.200 City Center and Station Area Open Space

In addition to the standards listed in SMC 15.465.100, General Standards, developments located in the City Center and Station Area Overlays shall conform to the standards listed in SMC 15.465.205 – 15.465.260:

—Purpose: Break up dense development patterns with passive or active open spaces such as plazas, parks, trails and other means and link them wherever possible. Open spaces should be usable, have good access and take advantage of local amenities. Planted areas should be used to frame and soften structures, to define site functions, to enhance the quality of the environment, to screen undesirable views and to create identity. Whenever possible, development should include seating areas and be enhanced by such features as trees and flower displays, fountains, art and open spaces. ~~Outdoor spaces and landscaping shall also be designed to achieve the urban design vision set forth in SMC 15.38.010. (Ord. 07-1025 § 1; Ord. 07-1011 § 1. Formerly 15.38.400)~~

~~15.38.510~~15.205 Usable Open Space Area Requirements

- A. Minimum Usable Open Space Requirement. A minimum of ten percent (10%) of net site area shall be set aside as usable outdoor open space accessible to the public. This requirement applies to all new commercial and mixed use development in the station area, except that the minimum usable open space requirement does not apply to residential-only projects. Private open space requirements for residential-only projects can be found in ~~Chapter 15.19 SMC, Design Standards for Multi-Family Housing.~~ 15.465.240 Multifamily in the Overlay Districts.
1. The following shall not be included toward meeting the minimum usable open space requirement:
 - a. Required landscaping and sensitive area buffers without common access links, such as pedestrian trails.
 - b. Driveways, parking, or other auto uses.
 - c. Areas of a parcel with slopes greater than eight percent (8%) shall not qualify as usable outdoor open space, unless the area has been developed with an enhanced accessibility system of stairs, ramps, terraces, trails, seating areas, or other site improvements as approved by the Director of Planning and Community Development.
 - d. Setback areas, unless developed as usable open space.
 - e. Access to parking areas, lobby entrances and stairs. ~~(Ord. 07-1025 § 1; Ord. 07-1011 § 1. Formerly 15.38.410)~~

~~15.38~~15.520-210 Required Street Front Usable Open Space

~~The following street front usable open space regulation shall supersede the street frontage landscape requirement as specified in SMC 15.14.020(C) and 15.14.060:~~

- A. The minimum usable open space requirement shall include street front usable open space, with a minimum area of at least fifty percent (50%) of the overall open space requirement specified in SMC [15.38.510](#)(A).
- B. The street front open space may include:
 - 1. Plaza(s);
 - 2. Pocket park(s); and/or
 - 3. Additional paving contiguous with sidewalk. (~~Ord. 07-1025 § 1~~)

~~15.38465.530-220~~ Alternative Methods of Meeting Usable Open Space Requirements

Developments have the option of contributing to a ~~South 154th Street Station Area~~ open space fund up to fifty percent (50%) of the overall open space requirement specified in SMC [15.38.510](#), in lieu of setting aside additional on-site open space area greater than the minimum required in SMC [15.38.520](#), Required Street Front Usable Open Space. The City shall use the funds contributed to the ~~South 154th Street Station Area~~ open space fund within six (6) years on an approved open space/park project(s) or return said funds to contributors. Revenue from the ~~South 154th Street Station Area~~ open space fund may be applied only to approved open space/park projects within ~~the defined South 154th Street Station Area~~. (Ord. 07-1025 § 1)

~~15.38465.540-230~~ Usable Open Space Design Standards

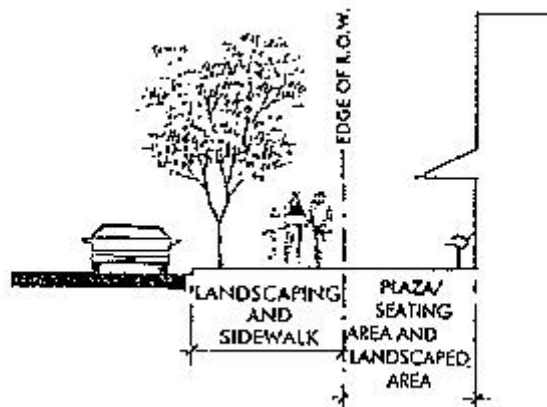
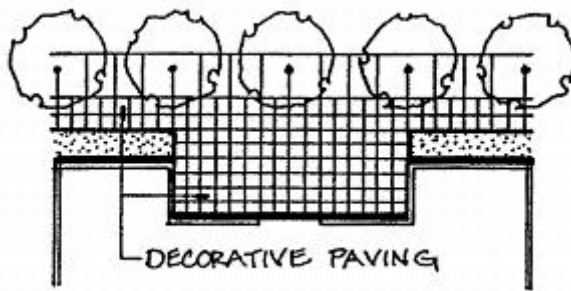
- A. Arrangement and Design of Street Front Usable Open Space. Street front usable open space shall be developed and arranged in a manner that is accessible to the public, directly connected to a sidewalk or pedestrian pathway, and bordered on at least one (1) side by, or readily accessible from, approved structure(s) on site. Street front usable open space shall be placed in one (1) or more of the following ways, as approved by the Director of Planning and Community Development:
 - 1. Plaza, Courtyard, or Pocket Park. Publicly accessible open space of a minimum one thousand (1,000) square feet constructed contiguous with new or existing sidewalks shall link the open space elements with adjacent sidewalks, pedestrian paths, bikeways, and building entrances. Open space shall consist of at least fifty percent (50%) decorative paving. One (1) tree shall be required for every two hundred (200) square feet of decorative paving area. Decorative paving areas shall be constructed of such materials as stamped, broom finish, scored concrete, brick or modular pavers, tiles, inlaid artwork, or similar materials as approved by the Director of Planning and Community Development.
 - a. Additional Courtyard Standards. Publicly accessible courtyard designs shall conform to the following standards:

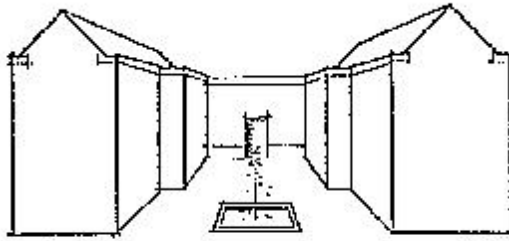
- i. The courtyard dimension is a measurement of the usable open space between two (2) buildings or to a property line, and shall have a width equal to the height of the building, up to a maximum of seventy-five (75) feet, but in no case less than twenty (20) feet.
 - ii. If the enclosing walls of a courtyard terrace upward and back with succeeding stories, the courtyard dimension shall be measured from the lowest enclosing floor or projection.
2. Additional Paving Contiguous with Sidewalk. A minimum five (5) foot wide paving area constructed contiguous with a new or existing sidewalk along the length of the front yard building facade, coupled with a direct connection between the building entrance and sidewalk.

B. Performance Standards for Open Space

1. Outdoor Seating. Publicly accessible plazas, courtyards, and pocket parks shall include at least one (1) linear foot of seating per each forty (40) square feet of plaza, courtyard, or pocket park space on site. Outdoor seating shall be in the form of:
 - a. Freestanding outdoor benches of a minimum sixteen (16) inches wide; or
 - b. Seating incorporated into low walls, raised planters or building foundations at least twelve (12) inches wide and eighteen (18) inches high.
2. Focal Point for Plazas, Courtyards and Pocket Parks. In addition to seating, publicly accessible plazas, courtyards, and pocket parks shall incorporate one (1) or more of the following open space amenities, as approved by the Director of Planning and Community Development, in order to encourage pedestrian use and activity:
 - a. Public art such as a sculpture or a water feature;
 - b. Transit stops, where appropriate;
 - c. Performance/stage areas; or
 - d. Other public amenities.
3. Accessory Site Furnishings. Accessory site furnishings shall be located so as not to obstruct pedestrian access along sidewalks and to businesses.

- a. Waste receptacles, movable planters and other accessory site furnishings shall be of a design which is compatible with the design of the plaza, courtyard, or pocket park through the use of similar detailing or materials.
- C. Arrangement and Design of Remaining Usable Open Space. In cases where street front usable open space requirements have been met, but additional open space must be provided to meet minimum usable open space requirements, the following open space options can be utilized:
- 1. The remaining percentage of required minimum usable open space may be installed as plantings within or immediately adjacent to the plaza, courtyard, or pocket park provided as street front usable open space.
 - 2. Multi-Purpose Green Space. A combination of grass, pedestrian ways, and seating areas of a minimum two hundred (200) square feet. One (1) tree shall be required for every two hundred (200) square feet of green space area.





Organized around an outdoor space.

- D. Sun angles and wind pattern should be considered in the design of plazas, courtyards and pocket parks to maximize sunlight areas.
- E. Usable open space areas on site shall be organized and designed in a manner that allows for maximum integration with open space on adjacent parcels, ~~as specified in SMC 15.38.330. (Ord. 07 1025 § 1; Ord. 07 1011 § 1)~~

15.465.240 Multi-Family in Overlay Districts

A.. For developments located within the designated City Center and S. 154th Street Station Area Overlay Districts:

1. A minimum of one hundred (100) ~~sixty (60)~~ square feet per unit of ~~outdoor~~ open space.
2. least ~~One hundred~~ fifty percent (~~10~~50%) of such space shall be allocated for outdoor multi-purpose open space accessible by all residents as described in ~~subsection (B) of this section~~ SMC 15.465.405(B).
3. Up to fifty percent (50%) of the required open space may be composed of indoor recreational space or outdoor single-purpose recreational facilities as described in SMC 15.465.405(C).

15.35465.430-250 Incorporating Bow Lake as a Focal Point

New development and major redevelopment adjacent to Bow Lake shall be designed to increase opportunities for the public to both view and access the lakefront area, while at the same time minimizing impacts on the waterway's biologic and hydrologic functions.

- A. The Bow Lake waterfront buffer and building setback area, as required in SMC 15.30.190, should be made publicly accessible through the construction of pedestrian

access trail links, seating areas, and shoreline viewing points, in conformance with SMC [15.30.300](#).

- B. Adjacent lakefront developments shall link waterfront open spaces and associated pedestrian circulation systems.
 - C. Properties adjacent to Bow Lake shall provide a pedestrian access corridor to the lakefront area from an adjacent public or private street. Side yard pedestrian access links may be shared between adjacent properties.
2. All nonresidential properties abutting Bow Lake and associated wetlands shall provide at least one (1) clearly marked public entry facing the lake designed to connect with the planned pedestrian trail.

15.38465.550-260 Open Space Maintenance

All usable open space improvements shall be maintained in good condition. Maintenance shall include regular watering, mowing, pruning, clearance of debris and weeds, removal and replacement of dead plants and the repair and replacement of irrigation systems.

- A. Water features such as fountains must be functional, operating on a continuous basis, and maintained in good condition

15.465.300 Single-Family Subdivision Open Space

In addition to the standards listed in SMC 15.465.100, General Standards, single-family subdivisions of ten (10) or more lots shall conform to the standards listed in SMC [15.465.305 – 15.465.310](#):

15.465.3x05 Minimum Open Space Required

Subdivisions of ten (10) or more lots shall provide a minimum area of open space as follows:

- A. Seven percent (7%) of the gross land area shall be reserved as open space.
- B. No part of the open space shall be used to fulfill the drainage requirements for the development.
- C. Where an applicant proposes a residential subdivision, he or she shall substantially improve the common open space consistent with the projected maximum future occupancy of the overall site.

15.465.3010 Open Space Tracts

A.—

A. Land reserved pursuant to a residential subdivision shall be established as a private open space tract. The ownership of that tract shall be allocated equally between all buildable lots created as a result of the subdivision. A covenant shall be placed on all lots within the residential subdivision informing the property owners of the requirements to maintain the private open space tract.

Add 14.21.010(H)

B. The original and subsequent owners of any property or properties served by a private open space tract established under this section shall maintain that tract consistent with SMC 14.26.060, Requirements for Dedications, Easements, or Improvements, and 14.26.070, Owners to Maintain Private Streets, Easements, and Utilities. The City shall not be responsible for the maintenance of such tracts.

15.465.4x00 Residential Mixed-Use and Multi-Family Open Space

In addition to the standards listed in SMC 15.465.100, General Standards, residential mixed-use and the following regulations shall apply to multi-family developments of five (5) or more units shall conform to the standards listed in SMC 15.465.405 – 15.465.410:

15.525.400 Recreation and Open Space

~~Purpose: To provide for adequate recreation and open space areas for the residents of multiple-family dwellings, to separate such areas from automobile-oriented space, and to enhance the environmental quality of multiple family residential districts. (Ord. 01-1031 § 1; Ord. 00-1002 § 2)~~

15.465525.441005 Minimum Open SpaceArea 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 for all ages of people likely to live in the residences and be located with regard to climate conditions and safety.~~

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

~~• For developments located outside the designated City Center and S. 154th Street Station Area:~~

<u>Unit Size</u>	<u>Minimum Required Open Space</u>
2 bedroom or larger	200 square feet

1 bedroom	160 square feet
Studio	120 square feet

~~1a. In all multi-family developments, a~~ 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 ~~SMC 15.465.405(B), subsection (B) of this section.~~

~~2. 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 SMC ~~15.465.405(C), 15.19.510(C).~~

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 15.19.540, Title:~~
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

~~This recreation and open space allowance, for properties outside the City Center and S. 154th Street 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. ~~(Ord. 08-1042 § 1; Ord. 01-1031 § 1; Ord. 00-1002 § 2)~~

15.465525.410420 Play Space for Children

~~Intent: Provide for adequate, safely located play space for children. Safe locations are ones that are accessible without crossing circulation areas, and provide for observation by parents and caretakers from the main use areas of nearby units, and from nearby seating and recreation areas.~~

- A. At least fifty percent (50%) of the required ~~outdoor recreation and~~ open space area required for units of two (2) or more bedrooms shall be laid out in a manner that makes it suitable and safe as play space for children. The children's play space shall contain a minimum of one (1) set of children's play equipment as approved by the Director of Planning and Community Development. Sitting or recreation areas for adults shall be located in close proximity.
- B. At least fifty percent (50%) of any indoor facilities and outdoor single-purpose facilities required for units of two (2) or more bedrooms shall be appropriate for use by children of various ages. Exercise facilities in complexes containing two (2) or more bedroom units shall provide for adult exercise opportunities with the ability to watch children nearby.
- C. Play space for children shall be centrally located, visible from the dwellings, and away from hazardous areas like garbage dumpsters, drainage facilities, streets, other vehicular travel ways, woods, and parking areas.
- D. All units two (2) bedroom units or larger shall be oriented to provide visibility of children's play areas from a kitchen or main living room area. Alternatively, closed circuit TV monitoring of children's play areas shall be installed and access shall be provided by apartment management to tenants with children. (~~Ord. 01-1031 §§ 1, 5; Ord. 00-1002 § 2~~)

15.525.430 Location and Layout of Recreation and Open Space

~~Intent: Provide accessible, useable, safe, and maintainable recreation and open space. Open space areas should be oriented to sunlight and views, and provide attractive amenities such as paths, picnic areas, seating, active recreation facilities, and good lighting.~~

- A. ~~The location, layout, and proposed type of recreation space shall be subject to approval by the Director of Planning and Community Development, and shall conform to the following:~~
 1. ~~Open space areas shall be centrally located near a majority of units, accessible and usable to residents, and visible from surrounding dwelling units.~~

- ~~2. In developments greater than one hundred (100) units, outdoor recreation and open space area shall be divided into several, smaller, usable areas located so as to be convenient and accessible to each building.~~
- ~~3. When the total required open space area is less than three thousand (3,000) square feet, the outdoor recreation and open space shall be one (1) continuous site, with a minimum width of twenty (20) feet.~~
- ~~4. If the total required area for multi-family recreation space is more than three thousand (3,000) square feet, the space may be divided into several usable indoor or outdoor sites, provided at least one (1) area is at least two thousand (2,000) square feet, and all others at least five hundred (500) square feet, with a minimum width of twenty (20) feet.~~
- ~~5. No driveways, parking or other vehicular uses can be located in the outdoor recreation or open space area.~~
- ~~6. Required front yard setback areas shall not count toward outdoor common recreation and open space.~~
- ~~7. A Type III landscaping buffer consisting of fencing and plant screening with a minimum width of five (5) feet shall separate the recreation space from public streets, parking areas, and driveways.~~
- ~~8. Decks, balconies and other similar appurtenances that do not have common access by all the complex residents shall not be counted towards the space requirements.~~
- ~~9. The square footage in required side and rear yards may be used to meet the recreation and open space requirements, except for the square footage in side and rear yards occupied by required Type I and II buffer landscaping for noncompatible uses. Side and rear yards must be developed as usable recreation or open space as specified in this chapter to count toward the requirement.~~
- ~~10. Other required landscaping (such as building facade landscaping and parking lot landscaping) and sensitive area buffers without common~~

~~access links such as pedestrian trails shall not be included toward the required recreation and open space requirement.~~

~~11. No required recreation or open space area shall have a slope greater than four percent (4%), unless the area has been developed with an enhanced accessibility system of ramps, stairs, terraces, trails, or other site improvements.~~

~~B. The space, layout, and proposed type of screening shall be subject to approval by the Director of Planning and Community Development. (Ord. 01-1031 § 1; Ord. 00-1002 § 2)~~

15.525.440 Courtyards and Plazas

~~Intent: Provide landscaped courtyard, plaza and rooftop garden areas that include adequate seating, and focal landscaping.~~

~~Courtyards and plazas areas complying with the following requirements may count toward required outdoor open space areas:~~

~~A. The courtyard/plaza dimension is a measurement of the usable open space between two (2) buildings or to a property line, with a minimum width of at least twenty (20) feet or equal to the height of the building, up to seventy five (75) feet, as determined by the Director of Planning and Community Development.~~

~~B. Publicly accessible courtyards, plazas or multi purpose green spaces shall link the open space elements with adjacent sidewalks, pedestrian paths, and/or bikeways.~~

~~C. Courtyard/plaza areas shall include a minimum of one (1) tree for each two hundred (200) square feet of required area. The plaza/focal area shall consist of at least fifty percent (50%) decorative paving, and include one (1) lineal foot of seating per each forty (40) square feet of required plaza area.~~

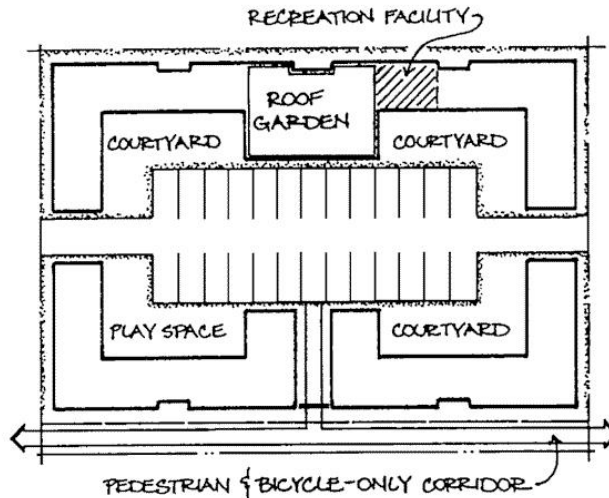


Figure 15.19.540 Sample arrangement of open space areas.
15.525.450 Maintenance

Intent: Ensure the maintenance of on-site open space and recreational facilities.

Failure to maintain open space and recreational facilities in a usable manner is a violation of this title. Prior to occupancy, a maintenance program for open space and recreational facilities shall be submitted and approved by the Planning Department. The program shall be secured with a maintenance bond, or other suitable financial guarantee as approved by the City, for a period of three (3) years in an amount equal to the estimated cost of maintenance over three (3) years. (Ord. 01-1031 § 1; Ord. 00-1002 § 2)

15.465.500 Townhouse and Duplex Open Space and Private Amenity Space

In addition to the standards listed in SMC 15.465.100, General Standards, townhouse and duplex developments shall conform to the following:

15.530.400 Open Space and Private Amenity Space

Purpose: To provide for adequate recreation and open space areas for the residents of townhouse and duplex units, to separate such areas from automobile-oriented space, and to enhance the environmental quality of residential districts.

15.530.410 Minimum Open Space and Private Amenity Space Required

~~Intent: Provide opportunities for both active recreation and outdoor areas for passive enjoyment of natural areas.~~

- A. A minimum of three hundred (300) square feet of ground related open space is required per unit and shall be provided as private open space for each unit or combined for common open space.
- B. Each dwelling unit shall have a minimum of one hundred (100) square feet of private amenity space.

~~15.530.420 Location and Layout of Open Space and Private Amenity Space~~

~~Intent: Provide accessible, useable, safe, and maintainable recreation and open space. Open space areas should be oriented to sunlight and views, and provide attractive amenities such as paths, picnic areas, seating, active recreation facilities, and good lighting.~~

- A. ~~The location, layout, and proposed type of open space shall be subject to approval by the Director of Planning and Community Development, and shall conform to the following:~~

~~1. Private and Common Ground Related Open Space~~

- a. ~~The following shall not count toward required open space:~~

- i. ~~Areas with slopes greater than four percent (4%) that do not have an enhanced accessibility system of ramps, stairs, terraces, trails or other site improvements.~~
- ii. ~~Required landscaping (such as façade and perimeter).~~
- iii. ~~Sensitive area buffers without common access links such as pedestrian trails.~~
- iv. ~~Driveways, parking areas, and other vehicular uses.~~

~~2. Private Ground Related Open Space [DJH3]~~

- a. ~~Minimum Width, Depth: Ten (10) feet.~~
- b. ~~The open space shall be located in the rear of the unit.~~

~~c. The open space shall be contiguous.~~



~~Figure 15.39.420A Example of private ground-related open space.~~

~~3. Common Ground Related Open Space~~

- ~~a. Minimum Width, Depth: Twenty (20) feet.~~
- ~~b. Open space areas shall be centrally located near a majority of units, accessible and usable to residents, and visible from surrounding dwelling units.~~
- ~~c. In developments greater than fifty (50) units, open space area shall be divided into several, smaller, usable areas located so as to be convenient and accessible to each building.~~
- ~~d. When the total required open space area is less than three thousand (3,000) square feet, the open space shall be one (1) continuous outdoor site.~~
- ~~e. If the total required area for open space is more than three thousand (3,000) square feet, the space may be divided into several usable indoor or outdoor sites, provided at least one (1) outdoor area is at least two thousand (2,000) square feet, and all others at least five hundred (500) square feet.~~
- ~~f. A Type III landscaping buffer with a minimum width of five (5) feet shall separate the open space from streets, parking areas, and driveways.~~



Figure 15.39.420B—Example of common-ground related open space.

4. ~~Private Amenity Space~~

- a. ~~A private deck, porch, balcony, patio, or roof garden may be counted toward the requirement, provided it has a minimum depth of six (6) feet and width of ten (10) feet [DJH4].~~
- b. ~~A yard can be counted toward the requirement, provided it has a minimum depth of ten (10) feet and width of ten (10) feet and is not used to meet the ground related open space requirement.~~

15.465.600 High-Density Single-Family Open Space

In addition to the standards listed in SMC 15.465.100, General Standards, high-density single-family developments shall conform to the following:

15.515.300 Open Space

- A. A minimum of two hundred (200) square feet of private ground related open space is required per unit. High-Density single-family development shall include private open space of at least two hundred (200) square feet.
- B. A high-density single-family dDevelopments of five (5) or more units shall include seventy-five (75) square feet of common ground related open space amenities of seventy five (75) square feet per unit, in addition to the private open space. Such amenities shall conform to the standards in SMC 15.39.420, Location and Layout of Open Space.

Chapter 15.15465 Parking and Circulation

SECTIONS:

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~~15.15.010~~ 15.465.005 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. ~~(Ord. 92-1041 § 1)~~

15.15.020465.010 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 City Manager, or designee, 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 City Manager, or designee.
- 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 15.15.130.
- 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.

15.15.030465.020 Computation of Required Off-Street Parking Spaces

- A. Off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in the following table. If the formula 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.

- B. The residential and commercial ratios may be reduced with proof of viable HCT or PRT, linkage/station, pursuant to the determination of the City Manager, or designee. The overall ratio cannot be lowered more than thirty-five percent (35%).

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, Private/Public	1 per 2 stalls	
Veterinary Clinic	1 per 300 sf of building area	
BUSINESS SERVICES		
Airport Support Facility	1 per 250 sf	
Cargo Containers	-	
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 Business	1 per 250 sf of office	
Heavy-Equipment Rental, Large	1 per 250 sf of building	
Misc. Equipment Rental Facility, Small	1 per 250 sf of building	
Heavy-Equipment Repair, Large	1 per 300 sf of office, plus 1 per 1,000 sf of indoor repair areas	
Equipment General Repair, Small	1 per 250 sf of building	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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	
Research and Development R and D/Testing	1 per 300 sf	
Self Service 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	
Distribution Center/Warehouse/ Storage	1 per 250 sf of office, plus 1 per 3,500 sf of storage areas	
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	
Preschool	1 per employee	
Specialized Instruction School	1 per employee, 1 per 2 students	
Vocational School	1 per employee, 1 per 10 students	
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	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
	city hall	
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	
HEALTH AND HUMAN SERVICES		
Community Residential Facility I	2 per dwelling unit	
Community Residential Facility II	Parking Plan based on population served and projected needs should be submitted and approved by the City Manager, or designee	
Convalescent Center/Nursing Home	1 per 5 beds	
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 City Manager, or designee	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Hospital	1 per bed plus 5 per each 2 employees	
Medical/Dental Lab	1 per 300 sf of building	
Medical/Dental Office 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 City Manager, or designee	
Opiate Substitution Treatment Facility	1 per 275 sf of building, unless modified by a parking plan as part of the CUP-EPF process	
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 City Manager, or designee	
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 Product Design & Development 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	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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	
Misc. Light Manufacturing	1 per employee, plus 1 per 500 sf of building	
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 Products	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	
Micro-Winery/Micro-Brewery	1 per employee, plus 1 per 40 sf of tasting area	
Wood Products	1 per employee, plus 1 per 500 sf of building	
MOTOR VEHICLE RELATED		
Auto Supply Store	1 per 250 sf of leasable space	
Auto/Boat Dealer	1 per 300 sf of building, plus 1 per employee	-

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Auto Service Center	4 spaces, plus 6 stacking spaces	
Auto Wrecking	1 per employee (designated), plus 3 for customers	
Comm. Marine Supply	1 per 1,000 sf of gross floor area, plus 2 space per employee	
Gasoline/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	
Mobile Refueling Operation	-	
Public/Private Parking, Commercial/Public	1 per employee (designated)	
Public/Private Parking, Park-and-Fly	1 per employee (designated)	
Storage, Large Vehicle and Equipment	1 per employee	
Tire Retreading	1 per employee, plus 1 per 500 sf of building	
Towing Operation	1 per employee (designated)	
Vehicle Rental, Large	1 per 300 sf of building, plus 1 per employee	
Auto Vehicle Rental/Sales, Small	1 per 300 sf of building, plus 1 per employee plus a minimum of 3,000 sf of display area	
Auto Vehicle Repair, Large Vehicle	1 per 300 sf of building, plus 1 per employee	
Auto Vehicle Repair, Small Vehicle	1 per 300 sf of building, plus 1 per employee	
Vehicle Sales/Dealer, Large	1 per 500 sf of building, plus 1 per employee	
Auto Vehicle Rental/Sales/Dealer, Small	1 per 500 sf of building, plus 1 per employee	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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	
Arcade (Games/Food)	1 per 250 sf of building	
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 (Now part of Recreation Facility, Indoor)	1 per 150 sf of leasable space	
Library	1 per 200 sf of building	
Museum	1 per 200 sf of building	
Nonprofit Organization Meeting Facility	1 per 250 sf of building	
Park	1 space for each 3 users at maximum utilization	
Recreational Center Recreation Facility, Indoor	1 per 400 sf of building	
Recreation Facility, Outdoor	1 per 3 fixed seats, plus 1 per employee	
Religious Use Facility	1 per 4 fixed seats, or 1 per 40 sf of gfa used for assembly purposes without fixed seats	If pew seating is used, each twenty-four (24) lineal inches of pew seating shall be considered as a separate seat
Religious Use Facility Accessory	1 per 500 gsf	-

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Sports Club (Now part of Recreation Facility, Indoor)	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 seating is used, each twenty four (24) lineal inches of bench seating shall be considered as a separate seat
Stadium/Arena/Auditorium	1 per 3 fixed seats, plus 1 per employee	
Theater/Entertainment Club	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		
Single Detached Dwelling Unit	2 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the City Manager, or designee. The overall ratio may not be lowered more than ten percent (10%)
College Dormitory	1.5 per bedroom	
Duplex	1.25 per dwelling unit See SMC 15.530, Townhouse and Duplex Design Standards	
Manufactured/Modular Home (HUD)	2 per dwelling unit	
Manufactured/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 City Manager, or designee. The overall ratio may not be lowered more than ten percent (10%)

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Senior Citizen Multi	1.25 per dwelling unit	For low/moderate income senior housing, the ratios may be modified by a parking plan based on the projected need of the population served. Such plan must be approved by the City Manager or designee. Minimum ratio must be 0.8 parking space per unit.
Single Attached Dwelling Unit	2 per dwelling unit	
Single Family Detached High Density	2 per dwelling unit	
Townhouse	1.25 per dwelling unit See SMC 15.530, Townhouse and Duplex Design Standards	
RESIDENTIAL, ACCESSORY		
Accessory Dwelling Unit	1 per Accessory Dwelling Unit See SMC 15.405, Accessory Dwelling Units	
Canopy	-	
Home Occupation	-	
Shed/Garage	-	
Tent	-	
RETAIL and COMMERCIAL		
Agricultural Crop Sales (Farm Only)	1 per 250 sf of leasable space	
Antique/Secondhand Store (now part of Retail, General)	1 per 250 sf of leasable space	-
Apparel/Accessory Store (now part of Retail, General)	1 per 250 sf of leasable space	-
Barbershop/Beauty Salon	1 per 200 sf of gross floor area	
Bed and Breakfast/Guesthouse	1 per bedroom, plus 2 for residents	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Coffeehouse Retail Food Shop (now part of Food Establishment, Sit Down or Fast Food as appropriate)	1 per 250 sf of leasable space	-
Department/Variety Store (now part of Retail, Big Box)	1 per 250 sf of leasable space	-
Drug Store (now part of Retail, General)	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 (now part of Retail, General)	1 per 250 sf of leasable space	-
Financial Institution	1 per 250 sf, plus 5 stacking spaces	
Florist Shop (now part of Retail, General)	1 per 250 sf of leasable space	-
Food Establishment, Fast Food	1 per 150 sf of leasable space (plus 5 stacking spaces with drive-through)	
Food Establishment, Sit Down	1 per 150 sf of leasable space (plus 5 stacking spaces with drive-through)	
Furniture Store (now part of Retail, General)	1 per 300 sf of building	-
Grocery Store Food Store (now part of Retail, General)	At least 15,000 sf: 1 per 250 sf of leasable space Less than 15,000 sf: 3, plus 1 per 300 sf	-
Hobby/Toy Store (now part of Retail, General)	1 per 250 sf of leasable space	-
Hotel/Motel/Lodging and Associated Uses	Basic Guest and Employee (no shuttle service): .9 per bedroom Basic Guest and Employee (with shuttle service): .75 per bedroom With restaurant/lounge/bar: 1 per 150 gsf With banquet/meeting room: 1 per 150 gsf Retail: 15,000 gsf of less: 1 per 1,000 gsf	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
	Retail: Greater than 15,000 gsf: 1.5 per 1,000 gsf	
Jewelry Store (now part of Retail, General)	1 per 250 sf of leasable space	-
Laundromat	1 per 250 sf of leasable space	
Liquor Store	1 per 250 sf of leasable space	
Forest Products Lumberyard	1 per employee	
Media Material (now part of Retail, General)	1 per 250 sf of leasable space	-
Other Retail Uses	1 per 250 sf of leasable space	-
Pet Store (now part of Retail, General)	1 per 250 sf of leasable space	-
Photographic and Electronic Store (now part of Retail, General)	1 per 250 sf of leasable space	-
Produce Stand Farmers/Outdoor Markets	1 per 250 sf of gross floor area, plus 1 per employee	-
Fast Food/Restaurant (now split into Food Establishment, Fast Food and Food Establishment, Sit Down)	See Food Establishment	-
Retail, Big-Box	1 per 250 sf of leasable space	
Retail, General	1 per 250 sf of leasable space	
Secondhand Store (now part of Retail/General)	1 per 250 sf of leasable space	-

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Adult Entertainment Sexually-Oriented Business	1 per 250 sf of leasable space	
Sporting Goods and Related Stores (now part of Retail/General)	1 per 250 sf of leasable space	-
Tavern	1 per 250 sf of leasable space	
Wholesale/Bulk Store	1 per 250 sf of leasable space	-
UTILITIES		
Utility Substation	1 per substation site	
Utility Use	1 per 250 sf 1 per site (where applicable)	-
Wireless Communications Facilities & Communications Facilities	1 per 250 sf See SMC 15.490, Wireless Communication Facilities	

15.15465.040 Shared Parking Requirements

The amount of off-street parking required by SMC 15.15.030(A) may be reduced by an amount determined by the City Manager, or designee, 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 City Manager, or designee. The covenant or contract cannot be amended without the consent of the City Manager, or designee.
- C. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the City Manager, or designee, or provide the full amount of required off-street parking for each use, within sixty (60) days of notification. (~~Ord. 95-1012 § 1; Ord. 92-1041 § 1~~)

~~15.15.050 Exceptions for Community Residential Facilities (CRF)~~

~~Repealed by Ord. 99-1005. (Ord. 95-1012 § 1; Ord. 92-1041 § 1)~~

15.15465.0550 Exception for Small, Resident-Oriented Uses

The amount of off-street parking required by SMC 15.15.030 may be reduced by the City Manager or designee for uses meeting the definition of “small, resident-oriented uses,” provided:

- A. The amount of the reduction shall not exceed fifty percent (50%) of each use.
- B. 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 15.15.030 within sixty (60) days of such change in use. (~~Ord. 95-1016 § 52~~)

15.15465.060 Handicapped 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 the City of SeaTac adopted Building Code. (~~Ord. 04-1008 § 4; Ord. 92-1041 § 1~~)

15.15465.070 Off-Street Loading Space Requirements

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:

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

Gross Floor Area Number of Loading 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:

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

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. (~~Ord. 92-1041 § 1~~)

15.15465.080 Stacking Spaces for Drive-Through Facilities

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 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 for drive-through or drive-in uses (Short-Term Auto Service Uses) may not be counted as required off-street parking spaces. (~~Ord. 92-1041 § 1~~)

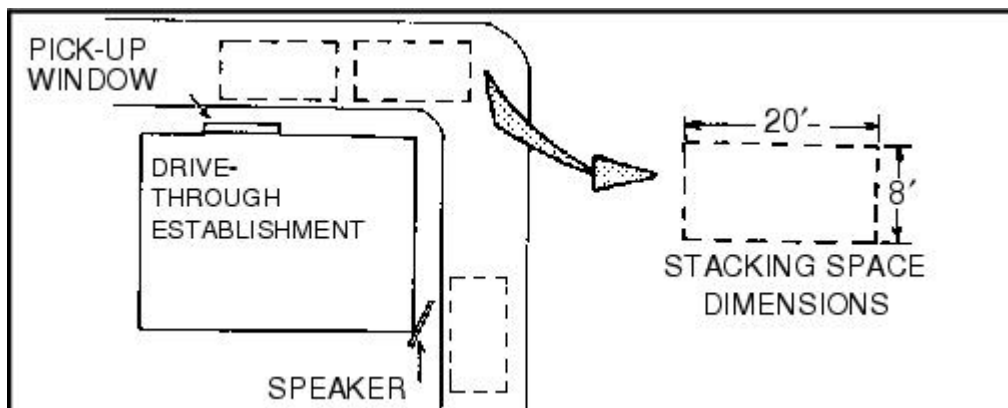


Figure 15.15.080a. STACKING SPACE REQUIREMENTS FOR TYPICAL DRIVE THROUGH

15.15465.085-090 Stacking Spaces for Parking

- A. Stacking spaces for vehicle parking or for auto rental/sales uses may be allowed; provided, that the area utilized for stacking spaces conforms with the parking lot landscaping requirements of SMC 15.14.090. Stacking of required off-street parking

spaces shall not be allowed for employee or customer parking. Stacking aisle widths shall be a minimum of eight (8) feet, six (6) inches.

- B. Stacking 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 of Planning and Community Development. The area of the lot utilized for stacking spaces shall conform with the parking lot landscaping requirements of SMC 15.14.090. Stacking aisle widths shall be a minimum of eight (8) feet, six (6) inches. At a minimum, the valet parking plan shall include, but not be limited to:
1. A site plan showing the location of the valet parking on the property;
 2. The hours of operations;
 3. A detailed description of the valet parking system's operation; and
 - a. Methods to control noise;
 - b. Methods to control glare from impacting adjacent properties;
 - c. Methods to eliminate any impacts on adjacent or nearby residential neighborhoods;
 4. The name, address and phone number of the operator of the valet parking.

Valet parking is allowed on or off-site. No valet parking shall be allowed on public rights-of-way. (~~Ord. 01-1017 § 4; Ord. 99-1003 § 5~~)

15.15465.090-100 Transportation System Management Requirements

- A. 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 SMC 15.15.030(A) shall be required to reserve one (1) parking space of every fifteen (15) required spaces for ride-share parking as follows:
1. The ride-share parking spaces shall be located closer to at least one (1) entrance than other employee parking except handicapped;
 2. Reserved areas shall have markings and signs indicating that the space is reserved for ride-share vehicles; and
 3. Parking in reserved areas shall be limited to vanpools, carpools, and any other vehicles meeting minimum ride-share qualifications set by the employer.
- B. The City Manager, or designee, 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. Government/business/manufacturing – Forty percent (40%) maximum;
2. Recreation/culture/retail/wholesale/general service – Thirty percent (30%) maximum. (~~Ord. 95-1012 § 1; Ord. 92-1041 § 1~~)

15.15465.095110 Commute Trip Reduction (CTR) Concurrence

- A. All applicable employers in the City shall comply with requirements of state and local ordinances on CTR standards.
- B. At a minimum, major employers, as denoted by state law, shall develop a commute trip reduction program within established timelines by the City. The plan shall include the necessary elements to reach established county and City goals. Those elements that should be considered are:
 1. Providing preferential parking or reduced parking charges, or both, for high occupancy vehicles;
 2. Instituting or increasing parking charges for single-occupant vehicles;
 3. Providing commuter ride matching services to facilitate employee ride-sharing for commute trips;
 4. Providing subsidies for transit fares, carpools or vanpools;
 5. Permitting the use of the employer's vehicles for carpooling or vanpooling;
 6. Allowing flex-time work schedules to facilitate or encourage employee's use of transit, carpools or vanpools;
 7. Coordinating with transportation providers to provide additional regular or express service to the worksite;
 8. Constructing special loading and unloading facilities for transit, carpool, and vanpool users;
 9. Providing bicycle parking facilities, lockers, changing areas, and showers for employees who bicycle or walk to work;
 10. Providing parking incentives such as rebates for employees who do not use the parking facilities;

- 11. Providing guarantee ride home programs and emergency taxi service.
- C. All commute trip reduction plans shall be reviewed pursuant to mandated county and City policies.
- D. All determinations on the commute trip reduction plans are appealable as mandated by county and City policies.
- E. The City may impose civil penalties, in the manner provided in Chapter 7.80 RCW, for failure by an employer to implement a commute trip reduction program or to modify its commute trips reduction program pursuant to staff review. No major employer shall be liable for civil penalties under the state and local TDM ordinances if failure to achieve a commute trip reduction program goal was the result of an inability to reach agreement with a certified collective bargaining agent under applicable laws where the issues were raised by the employer and pursued in good faith. (~~Ord. 92-1041 § 1~~)

15.15465.100-120 Off-Street Parking Plan Design Standards

- A. 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. All senior citizen assisted housing facilities and CRFs shall have the parking facilities connected to the building they are required to serve. 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.
 - 2. 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.
- B. 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.
- C. 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"

- D. 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.
- E. 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.

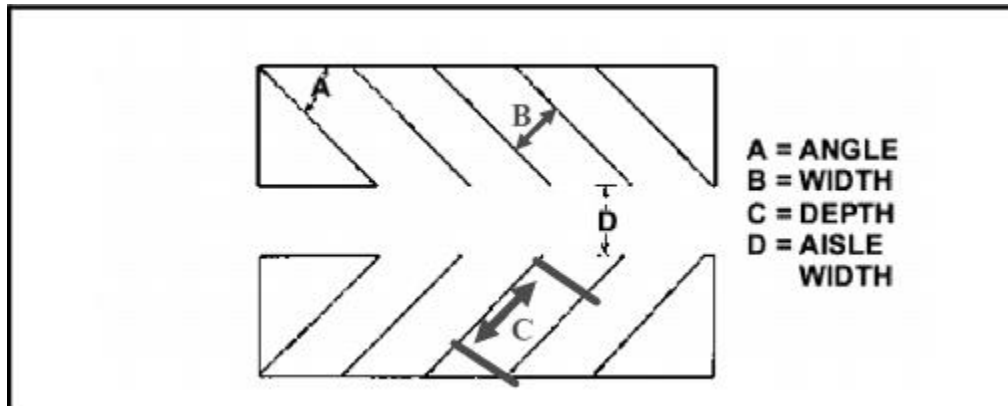


Figure 15.15.100e.

OFF-STREET PARKING CONFIGURATION STANDARDS

- F. 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.
- G. All parking areas shall be landscaped as set forth in Chapter 15.14 SMC.
- H. Lighting shall be provided for safety of traffic and pedestrian circulation on the site as required by the adopted and hereafter amended City of SeaTac Building Code. It shall be designed to minimize direct illumination of abutting properties and adjacent streets.
- I. In determining the length of an off-street parking stall as required under SMC 15.15.100(C) and (E), overhangs from a wheel stop as required under SMC 15.15.110(B) and illustrated in Figure 15.15.110b may be included. (~~Ord. 04-1010 §§ 11, 12; Ord. 04-1008 § 4; Ord. 01-1017 § 5; Ord. 97-1009 §§ 8, 9; Ord. 92-1041 § 1~~)

15.15465.1130 Off-Street Parking Construction Standards

- A. 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.

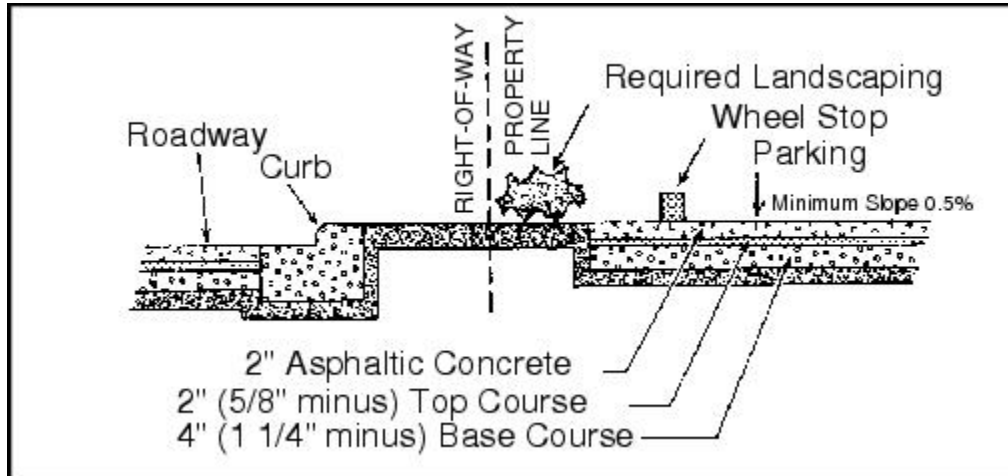


Figure 15.15.110a. MINIMUM SURFACING REQUIREMENTS FOR OFF-STREET PARKING

- B. 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. 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. A vehicle overhang may be allowed into the landscaped area; provided the area of the vehicle overhang is not counted towards required landscaping. (~~Ord. 04-1010 § 13; Ord. 97-1009 § 6; Ord. 92-1041 § 1~~)

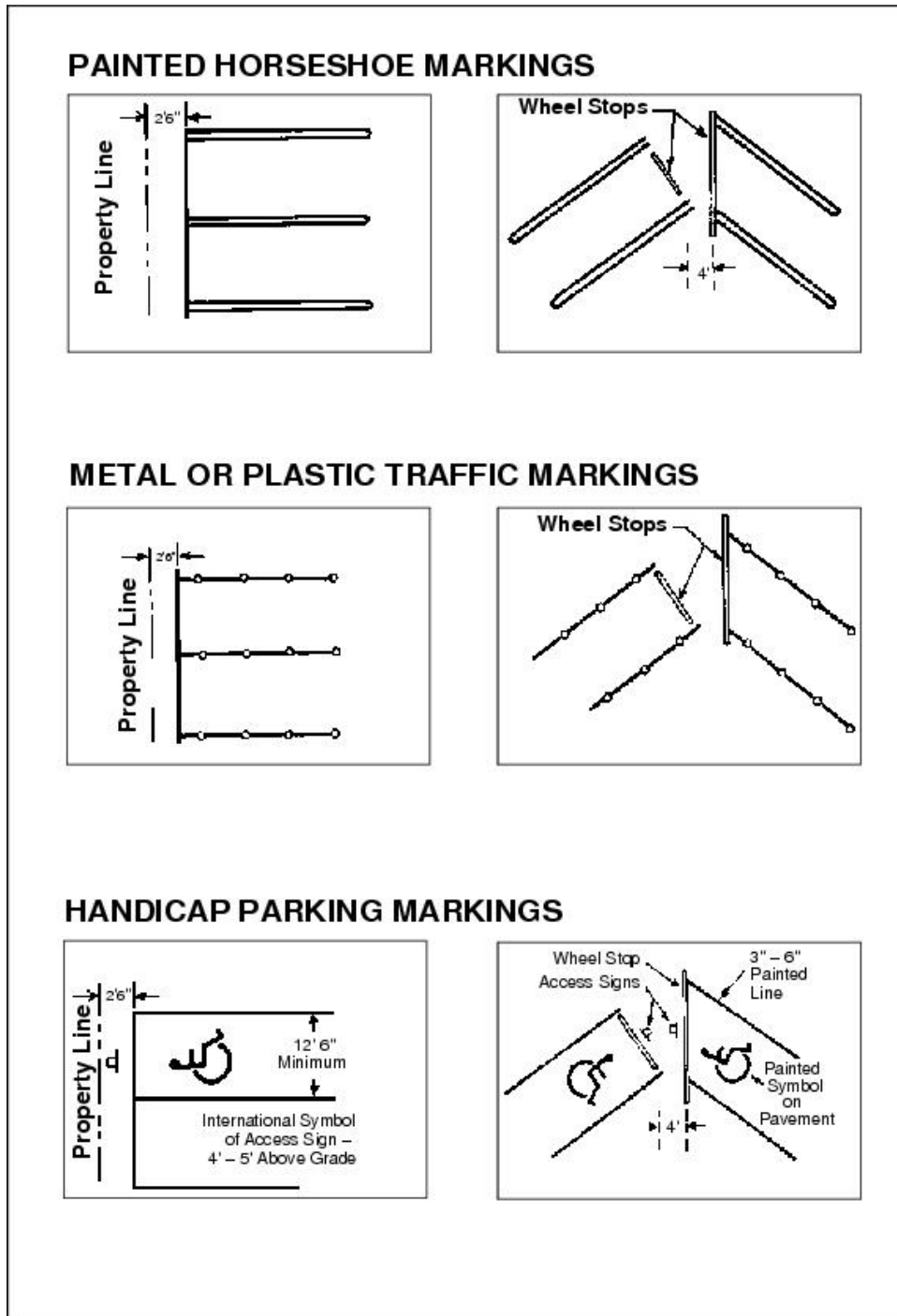


Figure 15.15.110b. STALL MARKINGS AND WHEEL STOP LOCATIONS

~~15.15.120 Compact Car Allowance Requirements~~

~~Repealed by Ord. 01-1017. (Ord. 92-1041 § 1)~~

15.1465.1340 Off-Site Parking Location

-
- A. The City Manager, or designee, 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:
1. 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.
 2. Adequate pedestrian, van or shuttle connection between the sites exists;
 3. The sites are within one (1) mile of each other; and
 4. The site used for off-site parking is zoned to allow public/private parking as a permitted use.
- B. Nonprofit uses adjacent to each other shall be allowed to share parking, regardless of zoning classification; provided, that:
1. 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.
 2. All requirements of this subsections (A)(1) through (A)(3) and (C) are met.
 3. Temporary shared parking arrangements between nonprofit uses not exceeding 360 days, shall met all the requirements of subsections (A)(1) through (A)(3) and subsections (C)(2) through (C)(4).
- C. Criteria to be used by the City Manager or designee 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.

- D. 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 of Planning and Community Development. Off-site parking may be removed only if alternative parking is provided in conformance with the code and such parking is approved by the City Manager or designee. (~~Ord. 08-1006 § 1; Ord. 02-1017 § 1; Ord. 95-1012 § 1; Ord. 92-1041 § 1~~)

15.4615.140-150 Pedestrian Circulation Through Surface Parking Lots

- A. 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. 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. The three (3) foot width shall not include any vehicle overhangs. Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.
1. For parking rows perpendicular to the principal building facade, pedestrian ways shall be located between two (2) rows of parking spaces at a minimum of one (1) pedestrian way every two hundred (200) feet. The pedestrian walkway(s) shall be located to provide access from the maximum number of spaces to the entrances of the building.
 2. For parking rows parallel to the principal building facade, pedestrian ways shall be incorporated adjacent to a series of aligned landscape islands at a minimum of one (1) walkway every twenty-one (21) parking spaces. The pedestrian walkway shall be located to provide access from the maximum number of spaces to the entrances of the building.
- 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, Figure 15.14.140a):
1. By a continuous raised crossing; or
 2. By using contrasting paving material.

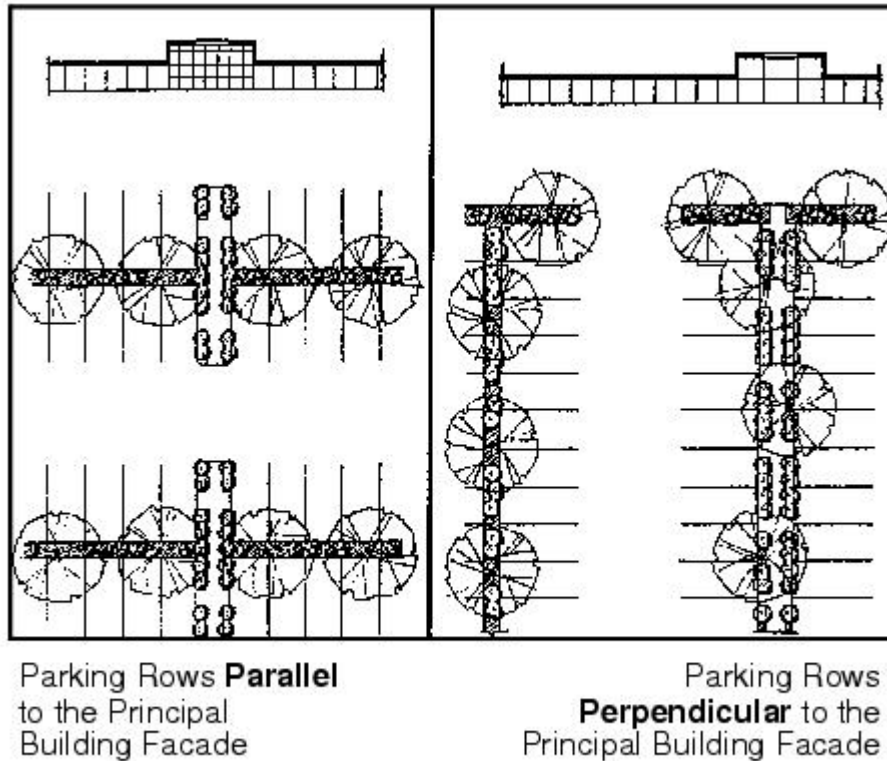


Figure 15.15.140a. PEDESTRIAN CIRCULATION

- D. Pedestrian circulation through parking lots within the City Center shall conform with SMC 15.35.850. Pedestrian circulation standards through parking lots for high capacity transit facilities shall conform with SMC 15.36.330.
- E. The area used for raised pedestrian circulation may be counted towards the ten percent (10%) interior parking lot landscaping as required under SMC 15.14.090.
- F. The preceding standards may be modified by the Director of Planning and Community Development if the proponent can demonstrate that some other form of pedestrian circulation would be suitable for the site and would provide equivalent pedestrian safety. (~~Ord. 01-1017 § 7~~)

15.4615.1560 Parking Structure Design Standards

- A. Parking Structure Design. The following parking structure design standards shall apply to all parking structures located outside of the designated City Center and not associated with a high capacity transit (HCT) station. Design standards for parking structures within the City Center shall conform with the requirements of SMC 15.35.900. Design standards for parking structures associated with an HCT station shall conform with the requirements of SMC 15.36.400.

1. 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 15.15.150a).
2. External elevator towers and stair wells shall be open to public view, or enclosed with transparent glazing.
3. Lighting shall meet the requirements of Chapter 17.28 SMC, Parking Structures.

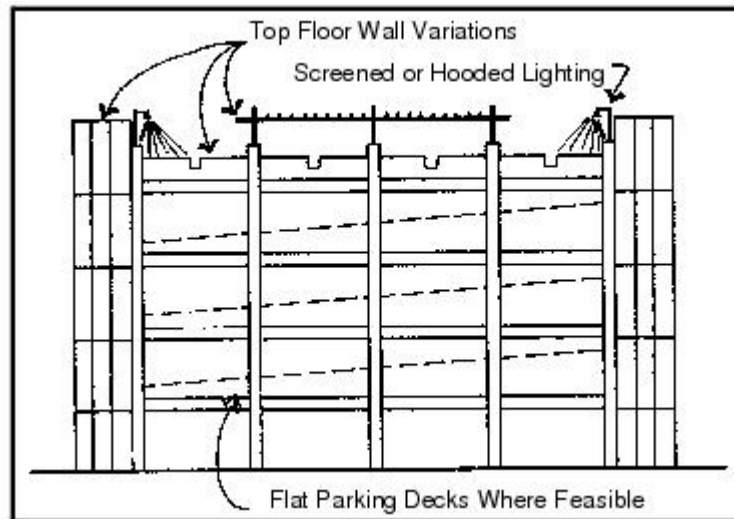


Figure 15.15.150a. PARKING DECKS

4. Parking structure top floor wall designs must conform to one or more of the following options:
 - a. Top Floor Wall with Architectural Focal Point. A top floor wall focal point refers to a prominent wall edge feature such as a glazed elevator and/or stair tower, or top floor line trellis structure.
 - b. Top Floor Wall Line Variation.
 - i. Projecting Cornice. Top floor wall line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
 - ii. Articulated Parapet. Top floor wall line parapets shall incorporate angled, curved or stepped detail elements.
5. 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:
 - a. The facade shall have the appearance of an office building or hotel use.

- b. Design features that would mask the building as a parking structure.

Proposed design features shall be approved by the Director of Planning and Community Development.

- B. Parking Structure Character and Massing. In addition to the standards contained in subsection (A) of this section, 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 Figure 15.15.150b), 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.

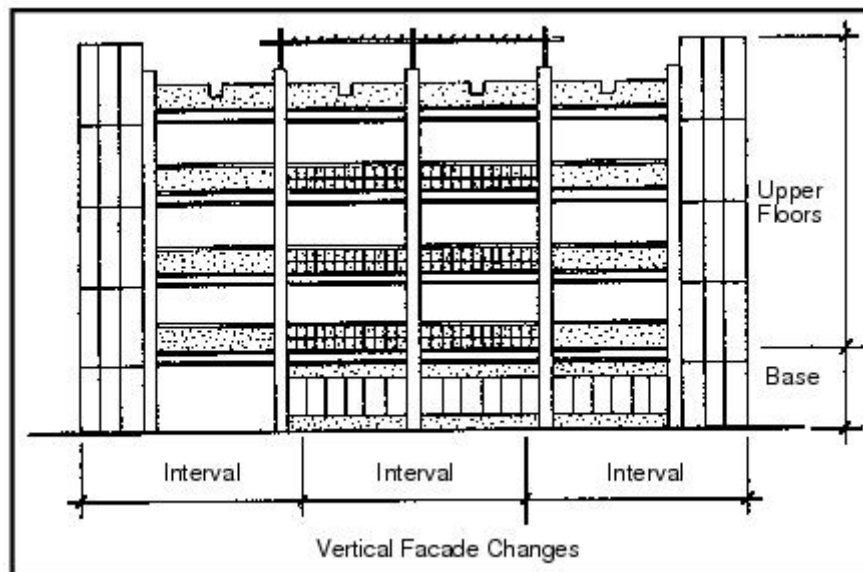


Figure 15.15.150b. VERTICAL FACADE CHANGES

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.
- C. 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, the following building facade landscaping is required:
 - a. Five (5) foot wide facade landscape strip consisting of:
 - i. A mix of evergreen shrub groupings spaced no more than four (4) feet apart that do not exceed a height of six (6) feet at maturity;
 - ii. Ground cover; and
 - iii. Seasonal displays of flowering annual bedding plants.
 - 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, [Figure 15.15.150c](#)); 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 of Planning and Community Development.

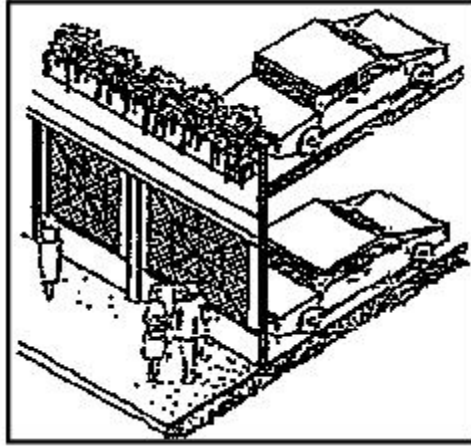


Figure 15.15.150c.

3. Upon conversion of portions of a parking structure to a pedestrian retail/commercial use, the Director of Planning and Community Development 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, [Figure 15.15.150d](#));
 - 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 (see [Figures 15.15.150c and 15.15.150d](#)).

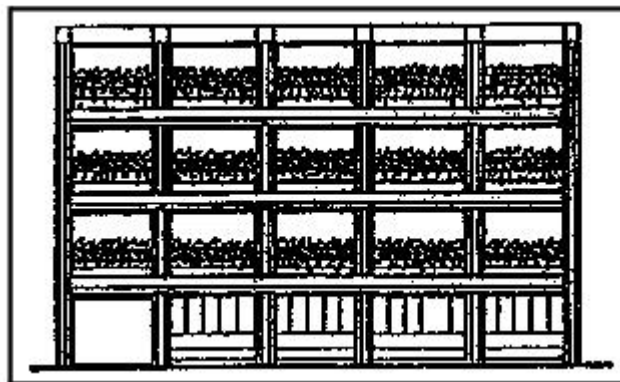
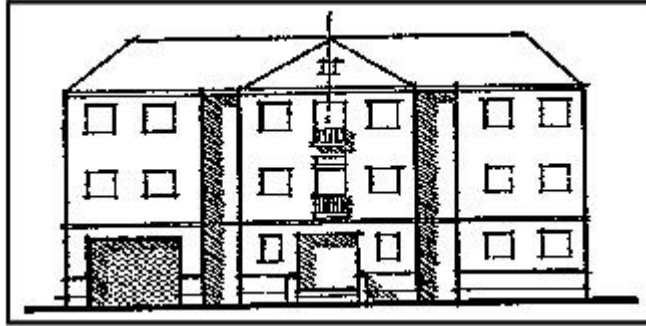


Figure 15.15.150d.

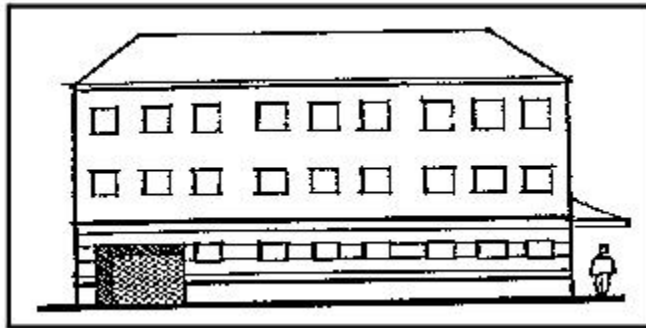
D. Parking Floors Located Under or Within Buildings.

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, [Figure 15.15.150e](#)).



[Figure 15.15.150e](#).

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, [Figure 15.15.150f](#)).



[Figure 15.15.150f](#).

(~~Ord. 04-1008 § 4; Ord. 03-1033 § 5; Ord. 01-1017 § 8~~)

15.4615.1670 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 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. The proposed location of the commercial area shall be approved by the Director of Planning and Community Development.
 1. The minimum clear interior ceiling height standard of the retail/commercial or service use portion of parking structures shall be ten (10) feet.

2. 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 of Planning and Community Development. 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 Figures 15.15.160a and 15.15.160b):
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.

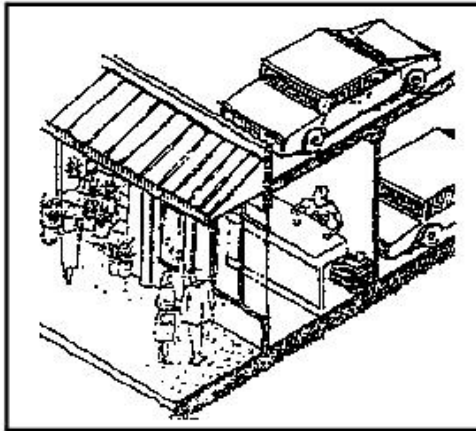


Figure 15.15.160a.

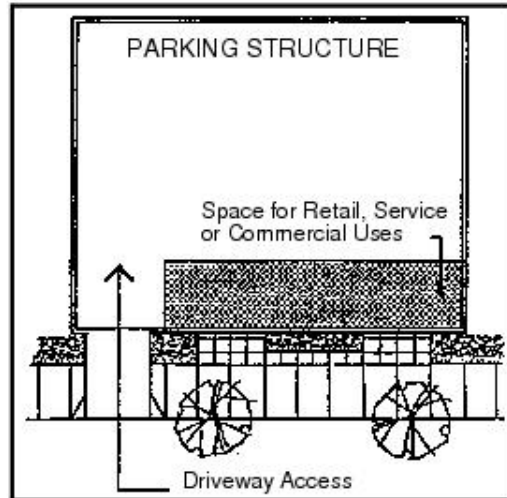


Figure 15.15.160b.

- 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. (~~Ord. 04-1008 § 4; Ord. 01-1017 § 9~~)

15.1465.1870 Joint Use of Driveways and Parking Areas

- A. 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. 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.
- B. 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. (Ord. 01-1017 § 10)

15.1465.1890 Single-Family Maximum Off-Street Vehicle Parking Requirements

Within the single-family zones (~~URL~~-5,000; ~~URL~~-7,200; ~~URL~~-9,600; and ~~URL~~-15,000), the following maximum off-street parking standards shall apply. These standards shall be applicable to new and existing parking areas and are in addition to the off-street parking standards for a single-family residence specified under SMC 15.15.030.

- A. All motor vehicles, trailers, boats and RVs must be parked on one (1) of the approved surfaces listed in subsection (B) of this section.
- B. All required off-street parking spaces shall be constructed in conformance with SMC 15.15.030, 15.15.100, and 15.15.110. Additional off-street parking surfaces shall be constructed of one (1), or a combination of, the following materials:
 - 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 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.
- D. 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 15.15.180, 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 Figure 15.15.180a).

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 Figure 15.15.180b).

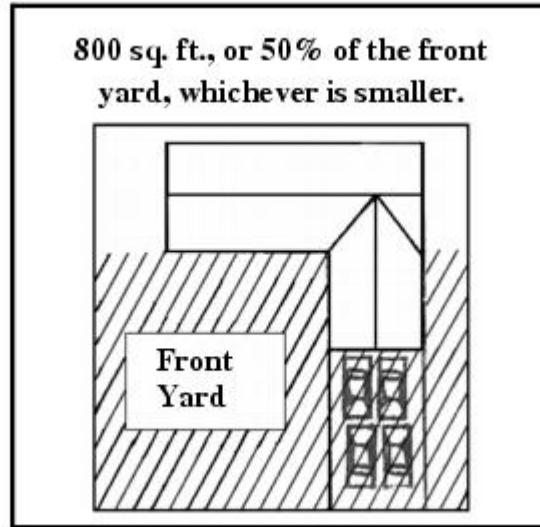


Figure 15.15.180a.

Other unique front yard configurations may be allowed subject to approval by the City Manager or his designee. 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.
- E. Any new circular driveway connection to the public right-of-way shall meet the requirements of Chapter 11.10 SMC, Right-of-Way Use, and adopted Road Standards pursuant to 11.05 SMC.

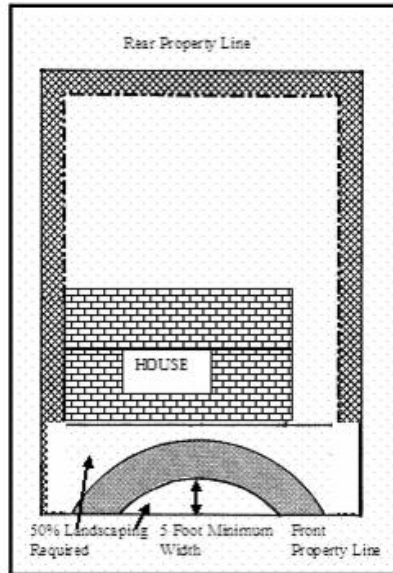


Figure 15.15.1480b

- F. 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 (D) of this section.
- G. 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 15.13.080(F).
- H. 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 15.15.180 (B)), 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.
- I. 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.
- J. 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 15.15.180 (D).”

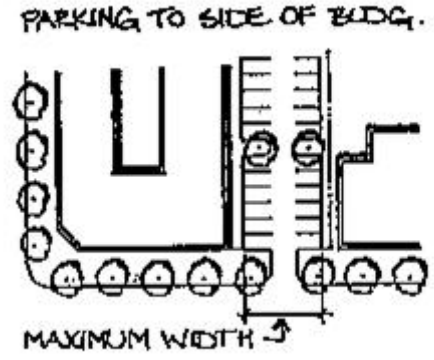
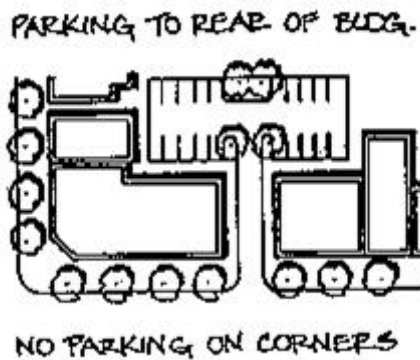
- K. For purposes of this Section 15.15.180, a Driveway is considered a parking surface or parking area if the Driveway is used for the parking of motor vehicles. (~~Ord. 07-1015 § 3; Ord. 02-1037 § 1; Ord. 02-1006 § 1~~)

Standards from the S. 154th Overlay

15.38310.820 Surface Parking

A. Location of Surface Parking Lots.

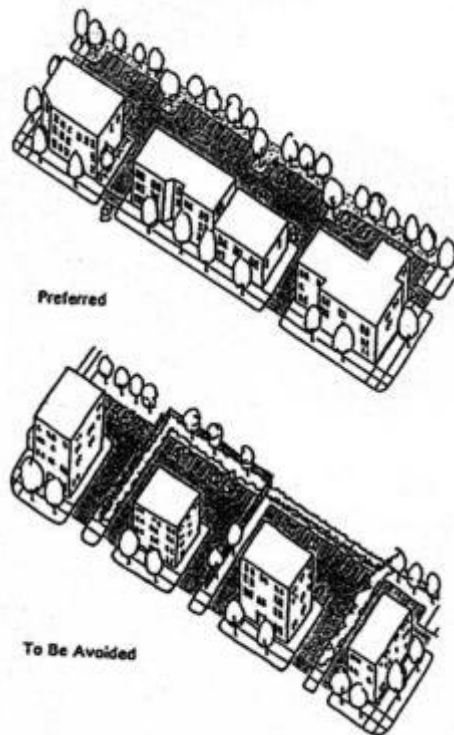
1. No parking shall be located between the building and the front property line. An exception may be made in the case of passenger loading and off-loading in the driveway of a porte cochere in conformance with SMC [15.38310.340](#) and approved by the Director of Planning and Community Development. Surface parking shall be located behind a building or to the side of a building.
2. Parking located next to a building and within forty (40) feet of the front property line shall not occupy more than the width of one (1) lengthwise parking stall and one (1) travel lane, or thirty (30) feet, whichever is less. However, in cases where the minimum frontage on a public or private street is less than one hundred (100) feet, no parking shall be allowed in the first twenty (20) feet of the front property line, the front facade of the new or redeveloped building shall occupy at least sixty percent (60%) of the total lot frontage and the vehicular access way may be no wider than twenty-four (24) feet.
3. On corner lots, no parking shall be located between the building and either of the two (2) front property lines. If a parcel abuts more than two (2) public or private streets, no parking shall be located between the building and the front property line abutting the two (2) public and/or private streets with the highest classification.



(Ord. 07-1025 § 1; Ord. 07-1011 § 1)

15.38310.830 Encouraging the Joint Use of Driveways and Parking Areas

- A. The joint use of driveways and parking areas shall be encouraged to reduce overall parking needs. A convenient pedestrian connection must exist or shall be created between the building facilities and/or properties to qualify as a joint use parking facility. 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 primarily nighttime 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.
- B. Automobile access shall be consolidated with no more than one (1) driveway per one hundred fifty (150) linear feet of street frontage.



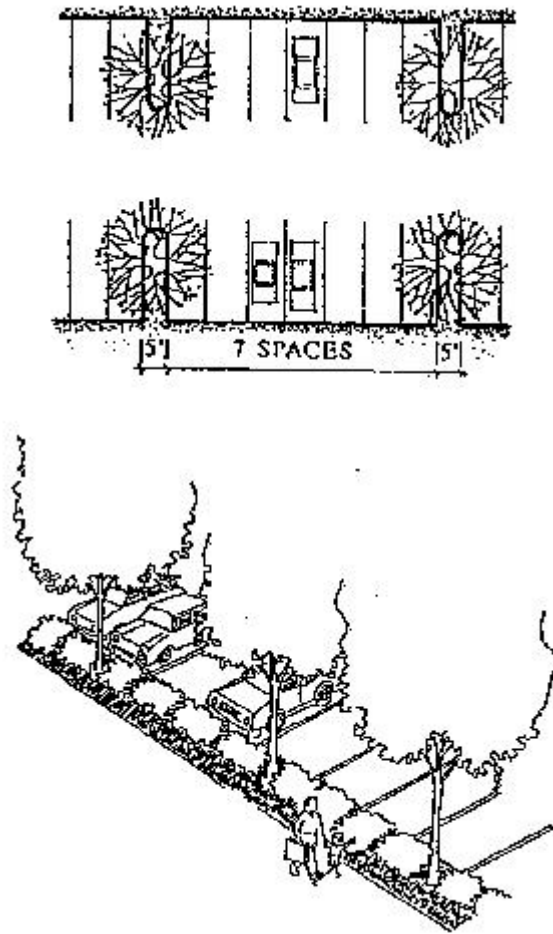
(Ord. 07-1025 § 1; Ord. 07-1011 § 1)

15.38310.840 Surface Parking Lot Landscaping and Treatment of Perimeter

- A. For parking lots with more than seven (7) parking stalls, a planting island with a minimum of one (1) tree shall be installed for every seven (7) parking stalls and shall be distributed between rows and/or stalls throughout the parking lot. This planting

island area shall count towards the required landscaping in subsection (B) of this section, if applicable.

- B. At least ten percent (10%) of the interior surface parking area shall have landscaping when the total number exceeds twenty (20) parking stalls, including a minimum of one (1) tree and a planting island shall be installed for every seven (7) parking stalls and shall be distributed between rows and/or stalls throughout the parking lot.
- C. Surface parking shall be visually screened from public and/or private streets by means of building placement and/or landscaping. The perimeter of a parking lot shall be planted with five (5) feet of Type III landscaping, or if site layout requires, a maximum four (4) foot high fence and sufficient landscaping to filter views. Any abutting landscaped areas can be credited toward meeting this standard, if on the subject property.
- D. The required width dimension for interior parking area planting islands shall be a measurement of the usable soil area between pavement curb edges. Except as noted in this subsection, trees and required landscaping shall be placed in planting islands at least five (5) feet wide between parking rows and/or stalls within the interior of the parking lot.

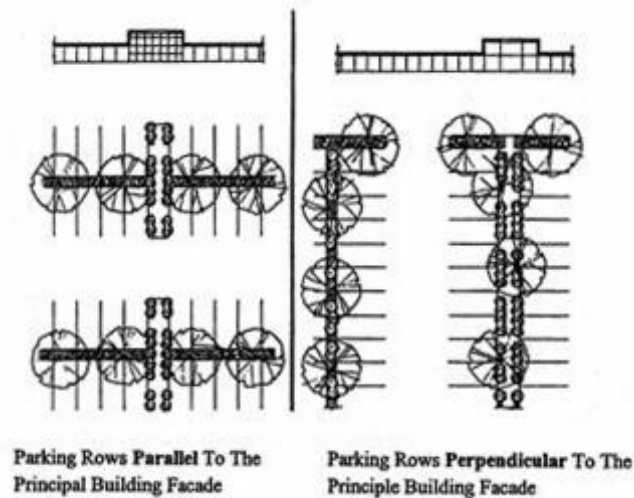


(Ord. 07-1025 § 1; Ord. 07-1011 § 1)

15.38310.850 Pedestrian Circulation Through Parking Lots

- A. Surface parking lots containing one hundred (100) parking spaces or more shall provide pedestrian walkways through the parking field. Pedestrian walkways shall be raised, and shall be a minimum of eight (8) feet wide, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to non-street front building entrances or existing pedestrian ways.
1. For parking rows perpendicular to the principal building facade, pedestrian ways shall be located between two (2) rows of parking spaces at a minimum of one (1) pedestrian way every two hundred (200) feet.
 2. For parking rows parallel to the principal building facade, pedestrian ways shall be incorporated adjacent to a series of aligned landscape islands at a minimum of one (1) walkway every twenty-one (21) parking spaces.

- B. Clearly distinguish the pedestrian way network from car or transit circulation. This is particularly important in areas where these various travel modes intersect, such as at driveway entrances and in parking lots.
1. Where sidewalks or walkways cross vehicular driveways, provide a continuous raised crossing, or distinguish the crossing from the driveway surface by marking with a contrasting paving material.



~~(Ord. 07-1025 § 1; Ord. 07-1011 § 1)~~

15.38310.855 Bicycle Parking

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

- A. Bicycle parking shall be provided based on at least one (1) space for each ten (10) automobile parking spaces required.
- B. The location of bicycle racks and/or lockers shall be in a secured area and be highly visible to building occupants and security personnel. Racks shall have provisions for using bicycle locks and shall be compatible with building and site design. ~~(Ord. 07-1025 § 1)~~

15.38310.900 Parking Structures

Purpose: Design parking structures to blend in with adjacent development. Emphasize design features that minimize the obtrusiveness of the parking use and encourage architectural compatibility with adjacent development. Parking structures shall be sited and designed to achieve the urban design vision set forth in SMC [15.38310.010](#). ~~(Ord. 07-1025 § 1; Ord. 07-1011 § 1)~~

15.38310.905 General

Parking structures shall comply with the following minimum requirements:

- A. Only one (1) freestanding parking structure shall be allowed per development site unless completely integrated into a commercial, residential or mixed use building. (Also see SMC [15.10.175.03](#), Development Site – Stand-Alone Parking Structures.)
- B. Parking structures providing off-street parking for retail, commercial, office, service, public, or residential use(s) shall clearly reserve and designate all required off-street parking spaces for those use(s).
- C. Design features for parking structures shall comply with the requirements of SMC [15.38310.100](#) and [15.38310.900](#) through [15.38310.947](#).
(~~Ord. 07-1025 § 1; Ord. 07-1011 § 1~~)

15.38310.910 Parking Structure Design

The following parking structure design standards shall be in addition to or, in some cases, supersede applicable design standards in other sections in this chapter.

- A. All freestanding or above ground parking structure facades shall have the appearance of an office building or hotel building.

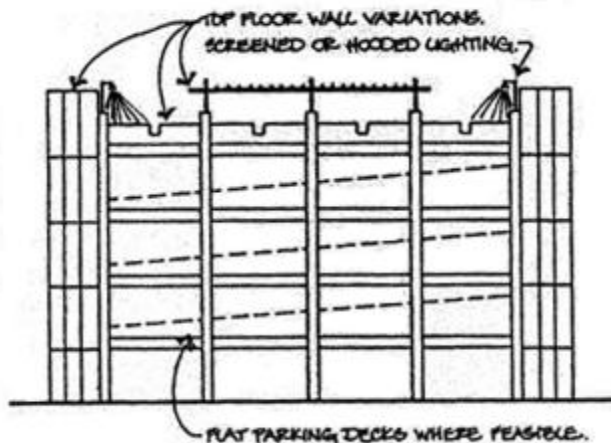


- B. Proposed design of any parking structure shall be approved by the Director of Planning and Community Development.
- C. Design of Parking Structures Integrated into a Building.
 1. Parking structures shall be architecturally integrated or designed with an architectural theme similar to the main building.

2. Parking decks shall 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.

D. Design of Freestanding Parking Structure.

1. Stair wells shall be open to public view, or enclosed with transparent glazing.
2. Lighting on and/or within multi-level parking structures shall be screened, hooded or otherwise limited in illumination area so as to minimize excessive “light throw” to off-site areas.
3. Parking decks shall 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.
4. Parking structure top floor wall designs must conform to one (1) or more of the following options:
 - a. Top Floor Wall with Architectural Focal Point. A top floor wall focal point refers to a prominent wall edge feature.
 - b. Top Floor Wall Line Variation.
 - i. Projecting Cornice. Top floor wall line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
 - ii. Articulated Parapet. Top floor wall line parapets shall incorporate angled, curved or stepped detail elements.



~~(Ord. 07-1025 § 1; Ord. 07-1011 § 1)~~

15.38310.915 Parking Structure Placement and/or Setbacks

Parking structures shall be located within the maximum front yard setback, as specified in SMC [15.38310.310](#), or built to the side or rear of the subject property when located behind or to the side of additional buildings on site. ~~(Ord. 07-1025 § 1; Ord. 07-1011 § 1)~~

15.38310.920 Parking Structure Character and Massing

Parking structure elevations over one hundred (100) feet in length shall incorporate vertical and horizontal variation in setback, material or fenestration design along the length of the applicable facade. In order to incorporate architectural variation within a project, a minimum of one (1) vertical facade change and a minimum of one (1) horizontal facade change shall be provided in the following ways:

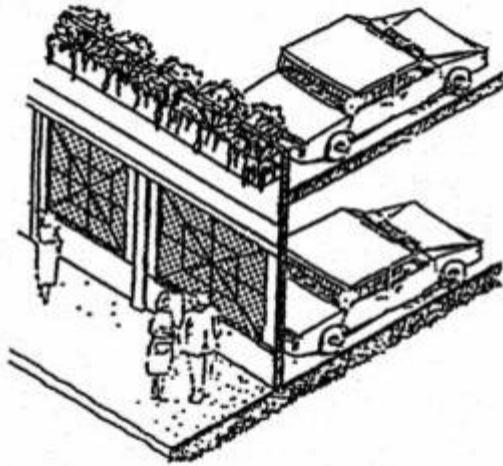
- A. Vertical Facade Changes. Incorporate intervals of architectural variation at least every forty (40) feet over the length of the applicable facade, such as:
 1. Varying the arrangement, proportioning and/or design of garage floor openings;
 2. Incorporating changes in architectural materials;
 3. Projecting forward or recessing back portions or elements of the parking structure facade.
- B. Horizontal Facade Changes. Designed to differentiate the ground floor from upper floors, such as:
 1. Stepping back the upper floors from the ground floor parking structure facade;
 2. Changing materials between the parking structure base and upper floors; and/or
 3. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors. ~~(Ord. 07-1025 § 1; Ord. 07-1011 § 1)~~

15.38310.930 Minimizing Views into the Parking Structure Interior

Facades of parking structures facing a public or private street or pedestrian way as defined by SMC [15.38310.220](#) shall be designed without continuous horizontal parking floor openings.

- A. For portions of parking structures without a ground floor retail, commercial, office, service or public use, the following building facade landscaping is required:
 1. Five (5) foot wide facade landscape strip consisting of:

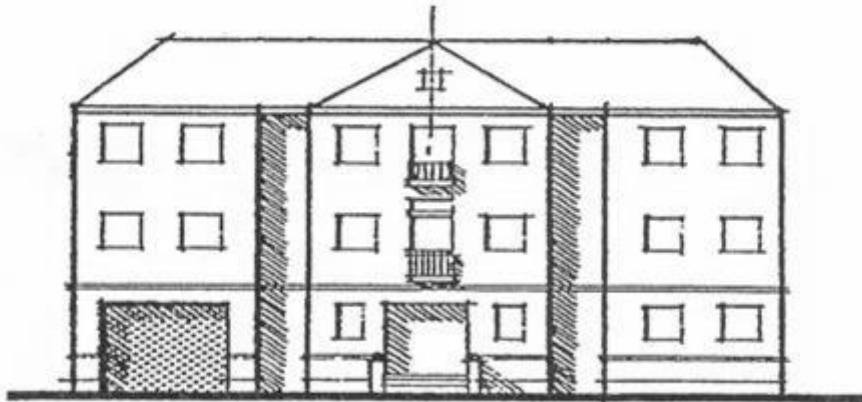
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- a. A mix of evergreen shrub groupings spaced no more than four (4) feet apart that do not exceed a height of six (6) feet at maturity;
 - b. Ground cover; and
 - c. Seasonal displays of flowering annual bedding plants.
- B. Any portion of a parking structure ground floor with exposed parking areas adjacent to a public or private street shall minimize views into the parking structure interior through one (1) or more of the following methods which are in addition to the above facade landscaping strip:
1. Decorative trellis work and/or screening as architectural elements on the parking structure facade, without compromising the open parking structure requirements of the Building Code; and/or
 2. Glass window display cases incorporated into ground floor walls built between two (2) structural pillars. Glass window display cases shall be at least two (2) feet deep, begin twelve (12) to thirty (30) inches above the finished grade of the sidewalk, and cover at least sixty percent (60%) of the area between two (2) pillars.
- C. In addition to the above, minimize views into the upper floors of parking structures through one (1) or more of the following methods:
1. The use of planters integrated into the upper floors of parking structure facade design;
 2. Decorative trellis work and/or screening as architectural elements on the parking structure upper floor facades; and/or
 3. Upper parking floors designed as a pattern of window-like openings on the parking structure facade.

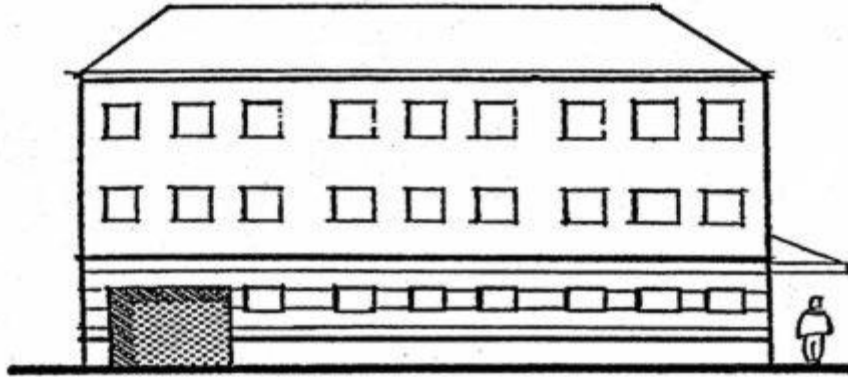


(Ord. 07-1025 § 1; Ord. 07-1011 § 1)

15.38310.940 Parking Floors Located Under or Within Buildings

- A. Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of prominence on the street, location and design emphasis.
- B. Parking at grade under a building shall be completely enclosed within the building or wholly screened through any combination of walls, decorative grilles, or trellis work with landscaping.





~~(Ord. 07-1025 § 1; Ord. 07-1011 § 1)~~

~~15.38.945 Ground Floor Uses in Parking Structures~~

~~Repealed by Ord. 07-1025. (Ord. 07-1011 § 1)~~

~~15.38310.947 Parking Structure Lighting~~

Lighting of parking structures shall be provided pursuant to Chapter [17.28](#) SMC, Parking Structures. ~~(Ord. 07-1025 § 1; Ord. 07-1011 § 1)~~

Chapter 15.18470 General Performance Standards

SECTIONS:

15.xx.xxx470.005 Purpose

15.18470.010 General ~~Applicability~~ Authority and Application

15.18470.020 Noise

15.18470.030 Glare

15.18470.040 Storage and Handling of Flammable Materials

15.18470.050 Electrical Interference

15.18470.060 Odorous Gases and Matter

15.18470.070 Smoke and Particulate Matter Emissions

15.18470.080 Dust, Dirt, Flyaway Ash, or Airborne Solids

15.18470.090 Commercial Storage

15.18470.100 Toxic Gases and Matter

15.18470.110 Vibration

15.xx.xxx470.005 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.](#)

15.18470.010 General ~~Applicability~~ Authority and Application

The following performance standards specifically govern industrial, manufacturing, processing, assembly and similar type uses typically found within ~~industrial~~Light 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. (~~Ord. 92-1041 § 1~~)

15.18470.020 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. (~~Ord. 92-1041 § 1~~)

15.18470.030 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. (~~Ord. 92-1041 § 1~~)

15.18470.040 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. (~~Ord. 92-1041 § 1~~)

15.18470.050 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. (~~Ord. 92-1041 § 1~~)

15.18470.060 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. (~~Ord. 92-1041 § 1~~)

15.18470.070 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. (~~Ord. 92-1041 § 1~~)

15.18470.080 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. ~~(Ord. 92-1041 § 1)~~

15.18470.090 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. ~~(Ord. 92-1041 § 1)~~

15.18470.100 Toxic Gases and Matter

No emissions of toxic gases or matter shall be permitted. ~~(Ord. 92-1041 § 1)~~

15.18470.110 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. ~~(Ord. 92-1041 § 1)~~

~~Chapter 15.XX Public Agency Yards~~

~~A public agency yard located on property within the park zone Park & Recreation Zone (PR) may be conditionally permitted when may be used as a combined maintenance facility for park and nonpark purposes; provided, that the facility shall be no more expansive than that which is reasonably expected to be needed for park maintenance when park facilities are fully developed.~~

~~Permitted use in Residential Low (RL) Zone applies only to City of SeaTac Public Works Maintenance Facility located at the Glacier High School site, on an interim basis. The City of SeaTac shall be allowed to expand the maintenance facility at that site to the extent authorized by the City Council; until such time as a replacement facility at another site is operational.~~

~~Chapter 15.XX 475~~
~~Religious Use Facility Facilities Accessories~~

SECTIONS:

RESERVED

Chapter 15.475

Security for Residential Developments

Sections

15.485.005 Purpose

15.485.010 Authority and Application

15.485.100 General Standards

15.485.200 Residential Mixed-Use and Multi-Family Development Security

15.485.005 Purpose

The purpose of this chapter is to provide for safety in the design of buildings, doors and windows, hallways, and common areas in residential developments.

15.485.010 Authority and Application

- A. The provisions of this chapter shall apply to all residential mixed-use, multi-family, townhouse and duplex, high-density single-family, and small lot single-family developments.
- B. The regulations of this ~~chaptersection~~ shall be inspected and approved by the City of SeaTac Crime Prevention Officer prior to issuance of a certificate of occupancy. The City of SeaTac Crime Prevention Officer may approve alternate designs that provide a similar or greater degree of security.

15.485.100 General Standards

All residential mixed-use, multi-family, townhouse and duplex, high-density single-family, and small lot single-family developments shall comply with the regulations of this section.

A. Doors

For all exterior doors and doors leading from individual units into common areas shall at minimum include the following:

1. Solid-core wood doors, metal doors, or fiberglass doors.;
2. Through-door viewers with a minimum one hundred eighty (180) degree viewing range.;
3. Single-cylinder deadbolts extending a minimum of one (1) inch into the frame.;

4. Security strikeplates a minimum of three and one-half (3-1/2) inches in height mounted with screws a minimum of three (3) inches in length.

5. Double locks on sliding doors.

B. Windows

1. Ground floor bedroom windows shall be separated from sidewalks and publiccommon areas in one (1) of the following manners:

a. The ground floor raised above ground level a minimum of four (4) feet;

b. Pedestrian paths at least five (5) feet away (horizontal separation) from ground floor bedroom windows, with landscaping in between (refer to SMC 17.56 for CPTED landscaping regulations).

c. Another method that the Planning Director determines accomplishes the intent.

2. Ground floor and sliding windows shall have double locks.

3. Windows shall be required on street-front facades to allow views of the street.

C. Facades

Buildings shall have windows, balconies, decks, and similar features on facades facing streets, alleys, auto courts, and open space to allow for natural surveillance.

D. Service and Utility Areas

Dumpsters, and recycling containers, mailboxes and other service and utility areas shall be conveniently located for residents, and be screened in a manner that allows sufficient visibility to prevent hiding places for unwanted persons.

15.485.200 Residential Mixed-Use and Multi-Family Development Security

In addition to the standards listed in SMC 15.485.100, General Standards, the following regulations shall apply to residential mixed-use and multi-family developments:

~~A secured site with controlled auto and pedestrian access via gates with a security system shall be required.~~
A. Entries

~~Buildings with common access points shall be secured to prevent unauthorized persons from entering. The number of dwellings using a common, unsecured building entrance shall be limited to not more than four (4). The number of units using the same access point shall be limited to not more than units in secured buildings, unless a prominent entryway and lobby are provided.~~

~~Provide a secured building with a prominent entryway and lobby in buildings of four (4) or more stories. A secured building is one where access is controlled by key or card key on all building entrances.~~

~~The above provisions shall be reviewed and approved by the Planning Director as satisfying the requirement of the territorial reinforcement objective. More than one (1) of the above methods may be required if necessary to achieve the objective.~~

B. Windows

~~Upper floor windows shall be separated from exterior access corridors by at least five (5) feet (horizontally). Exterior access corridors shall not be located directly adjacent to dwelling windows on upper floors.~~

C. Common Areas

~~1. Common areas shall be designed for visibility and security.;~~

~~2. Mail kiosks, stair wells, parking garages, laundry rooms, exercise rooms, and other common areas shall have Windows and lighting shall be sited to provide for natural surveillance. visibility of common areas, including mail kiosks, stair wells, parking garages, laundry rooms, exercise rooms, and other common areas of the site.~~

~~3. Doors between common areas shall have vision panels that meet the requirements of SMC 17.60.040, Vision Panels, through door viewers with a minimum one hundred eighty (180) degree viewing range, or windowpanes.~~

~~Common areas shall have more than one (1) exit.~~

~~B. Windows, balconies, decks, and similar features shall be provided on facades facing streets, alleys, auto courts, and open space to allow for natural surveillance.~~

Chapter 15.480

Service and Utility Areas

Sections

15.480.005 Purpose

15.480.010 Authority and Application

15.480.100 Location

15.480.200 Screening

15.480.005 Purpose

The purpose of this chapter is to site and screen service and utility areas to minimize their prominence.

15.480.010 Authority and Application

The provisions of this chapter shall apply to all developments within the City.

15.480.100 Location

- A. Service and utility equipment for developments, including but not limited to HVAC equipment, electrical equipment, storage tanks, satellite dishes, and garbage dumpsters, shall be located in areas that are not highly visible to the public.
- B. Service and utility equipment shall conform to the minimum setback requirements and must be determined accessible to sanitation and utility workers.

15.480.200 Screening

Service and utility equipment shall be screened from off-site and on-site common areas using one of the following methods:

- A. Integrated into the primary structure;
- B. Vegetation; and/or
- C. Fences or walls.

Chapter 15.29485 Sexually-Oriented Business

SECTIONS:

15.29485.01005 Purpose

15.~~xx.xxx~~480.010 Authority and Application

15.29485.020 Establishments Permitted

15.29485.030 Locational Standards

15.29485.040 Development Standards

15.29485.050 Nonconforming Uses – Abatement

15.29485.060 Variance From Locational Requirements

15.29485.010-005 Purpose

The purpose of the adult entertainment regulations is to establish a protection setback for adult entertainment 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. (Ord. 94-1048 § 1(A))

15.~~xx.xxx~~485.010 Authority and Application

The provisions in this chapter shall apply to all sexually-oriented and adult entertainment businesses within the City of SeaTac.

15.29485.020 Establishments Permitted

Adult entertainment 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 adult entertainment. (~~Ord. 97-1011 § 11; Ord. 94-1048 § 1(B))~~)

15.29485.030 Locational Standards

- A. Any adult entertainment 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:
1. Property used for public and private schools;
 2. Property used for public parks;

3. Property used for public libraries;
 4. Property used for state-certified day care facilities;
 5. Property used for community/teen centers;
 6. Property used for churches, cemeteries or other religious facilities or institutions;
 7. Property used for residential and lodging uses, and property zoned for residential uses;
 8. Property used for other adult entertainment uses; and
 9. 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.
- B. 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. (~~Ord. 94-1048 § 1(C)~~)

15.29485.040 Development Standards

The development standards for adult entertainment uses are the same as the applicable zoning regulations for the zoning district in which they are to be located, except as follows:

- A. No electronic readerboards shall be allowed;
- B. 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;
- C. The parking areas shall be fully illuminated using street light standards; and
- D. 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 City Manager, or designee.

The development standards in this section shall apply to all buildings, uses and property used for adult entertainment purposes. (~~Ord. 95-1012 § 1; Ord. 94-1048 § 1(D)~~)

15.29485.050 Nonconforming Uses – Abatement

- A. Any adult entertainment 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.
- B. 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 adult entertainment use, the adult entertainment 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 adult entertainment uses shall not be extended or amended in any way that delays the expiration of the term of the lease. (~~Ord. 94-1048 § 1(E)~~)

15.29485.060 Variance From Locational Requirements

- A. Whenever the proponents of an adult entertainment 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 adult entertainment and noted uses in SMC 15.29.030(A), the proponent(s) may apply to the Hearing Examiner for a variance from such requirements.
- B. 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 Chapter 15.22 SMC:
 - 1. Topographic and other features of the land which provide actual separation between the proposed business or other land use and surrounding land uses;
 - 2. Pedestrian and vehicular circulation patterns in the vicinity of the proposed activity; and
 - 3. Any other fact or circumstance which has a significant effect upon the need for the full separation distance required by this chapter.
- C. 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. (~~Ord. 94-1048 § 1(F)~~)

Chapter ~~15.12.100~~15.48590 Subsidiary ~~Permitted Uses in Schools, Religious~~

SECTIONS:

15.48590.005 Purpose

15.48590.010 Authority and Application

15.48590.100 General

15.48590.200 Use Facilities, and Park Facilities-Chart

A. 15.48590.005 Purpose

The ~~following purpose~~ of this chapter is to delineate regulations that apply to subsidiary uses located in school or City-owned facilities and religious use facilities.

15.48590.010 Authority and Application

A. Subsidiary uses shall be ~~deemed subsidiary uses and permitted outright in school or the~~ following locations:

1. School and City-owned facilities within the ~~residential zones and park zone~~ subject to the criteria listed under subsection ~~C~~ of this section: Residential Low (RL) and Parks and Recreation (PR) Zones.

~~1. Religious Use Facilities, with a congregation of 40 or less persons, and Religious Use Facilities Accessories in Park & Recreation zones.~~

~~2. Specialized Instruction School with 40 or less students. (Language from footnote 4, Table 15.12.040): Limited to three (3) students per day except as allowed within a school facility or religious youth facility subject to a conditional use permit~~

~~3. A pre-school, with an attendance of 60 or less children.~~

~~4. A Sports Club with a membership of 40 or less persons in an RL zone.~~

~~5. Nonprofit Organizations with a local membership of 40 or less members.~~

2. Religious use facilities in the RL Zone.

B. The following ~~Subsidiary~~ uses shall be ~~subsidiary and processed consistent with SMC 16A, Development Review Code.~~

~~C. Subsidiary uses which are permitted outright in religious use facilities within the residential zones subject to the criteria listed under subsection C of this section:as of right shall be processed as a Type I Site Plan Review Permit.~~

- ~~1. Specialized Instruction School with 30 or less students.~~
- ~~2. A pre school, with an attendance of 30 or less children.~~
- ~~3. Nonprofit Organizations with a local membership of 30 or less members.~~

~~C. Prior to approval of any uses allowed under subsections A and B of this Section, such~~ **15.48590.100 General**

Subsidiary uses shall comply with the following criteria:

- ~~1. The proposed use shall apply for a Type I Site Plan Review Permit.~~
- ~~2A.~~ The operations of the subsidiary use shall not conflict with the operations of the primary use on the property.
- ~~3B.~~ The subsidiary use shall not result in any additional off-street parking other than what is required for the primary use on the property.
- ~~4. A lease agreement between the subsidiary use and the primary use shall be submitted to and approved by the Director of Planning and Community Development. The lease agreement shall stipulate that, if~~ C. If the subsidiary use expands to exceed the allow number or persons for a permitted subsidiary use listed under subsections (A) and (B), SMC 15.xx.xxx Use Chart, the subsidiary use shall apply for athe Conditional Use Permit (CUP) as required under SMC 15.22.030 indicated in the chart.
- ~~5D.~~ If two (2) or more subsidiary uses are proposed on City or 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 forof the subsidiary uses shall not exceed exceeds eighty (80) persons, and shall meet the following criteria: within the same day, a Major Conditional Use Permit shall be required.~~

a:

- E. If two (2) or more subsidiary uses are proposed on property related to 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.
 - b2. 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. A lease agreement between the subsidiary use and the primary use shall be submitted to and approved by the Director of Planning and Community Development. ~~The At minimum, the lease agreement, at a minimum shall stipulate the following: include the regulations of this chapter.~~
- i. ~~If more than one subsidiary use is located on the property, its hours of operation shall conform to the requirement of subsection (C) (5) (a).~~
 - ii. ~~If two (2) or more subsidiary uses expand to exceed more than 80 persons, then all subsidiary uses shall conform to the requirements for a Conditional Use Permit (CUP) under SMC 15.22.030.~~
6. ~~If two (2) or more subsidiary uses are proposed in a religious use facility, the total membership/congregation for the subsidiary uses shall not exceed 60 persons and shall meet the following criteria:~~
- a. ~~The subsidiary uses operate during different hours of the day with at least one (1) hour separation in the hours of operation of each separate subsidiary use.~~
 - b. ~~A lease agreement between the subsidiary use and the primary use shall be submitted to and approved by the Director of Planning and Community Development. The lease agreement, at a minimum shall stipulate the following:~~
 - i. ~~If more than one subsidiary use is located on the property, its hours of operation shall conform to the requirement of subsection (C) (6) (a).~~
 - ii. ~~If two (2) or more subsidiary uses expand to exceed more than 60 persons, then all subsidiary uses shall conform to the requirements for a Conditional Use Permit (CUP) under SMC 15.22.030. (Ord. 08-1001 § 13)~~

- ~~4. To allow the following uses in school facilities or City facilities within the residential zones and park zone, subject to size criteria:
 - ~~a. Religious Use Facilities, with a congregation of 80 or less persons.~~
 - ~~b. Specialized Instruction School with 80 or less students.~~
 - ~~c. Day Care II.~~
 - ~~d. A pre school, with an attendance of 130 or less children.~~
 - ~~e. A Sports Club with a membership of 80 or less persons.~~
 - ~~f. Nonprofit Organizations with a local membership of 80 or less members.~~~~
- ~~5. To allow the following uses in existing Religious Use Facilities within the residential zones, subject to size criteria:
 - ~~a. Specialized Instruction School with 60 or less students.~~
 - ~~b. Day Care II.~~
 - ~~c. Nonprofit Organizations with a local membership of 60 or less members.~~~~

~~The minor conditional use must conform to the criteria as set forth in this section and all other requirements of this code. (Ord. 08 1001 §5; Ord. 04 1030 § 6; Ord. 03 1020 § 17; Ord. 98 1036 § 2; Ord. 97 1011 § 10; Ord. 92 1041 § 1)~~

15.490.200 Use Chart for Subsidiary Uses

LAND USE	NUMBER OF PERSONS ALLOWED	PERMITTED	MINOR CUP	MAJOR CUP	ADDITIONAL REGULATIONS
School or City Owned Property in RL or PR Zone					
Religious Use Facility	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Specialized Instruction School	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Recreation Facility, Indoor	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Recreation Facility, Outdoor	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Preschool	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Nonprofit Organizations, Meeting Facility	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Day Care II	13 to 40	X			
	41 to 80		X		
	81 or more			X	

15.485.200 Use Chart for Subsidiary Uses

LAND USE	NUMBER OF PERSONS ALLOWED	PERMITTED	MINOR CUP	MAJOR CUP	ADDITIONAL REGULATIONS
School or City Owned Property in RL or PR Zone					
Religious Use Facility	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Specialized Instruction School	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Recreation Facility, Indoor	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Recreation Facility, Outdoor	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Preschool	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Nonprofit Organizations, Meeting Facility	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Day Care II	13 to 40	X			
	41 to 80		X		
	81 or more			X	

15.485.200 Use Chart for Subsidiary Uses

LAND USE	NUMBER OF PERSONS ALLOWED	PERMITTED	MINOR CUP	MAJOR CUP	ADDITIONAL REGULATIONS
Religious Use Facility Property in RL Zone					
Specialized Instruction School	1 to 30	X			
	31 to 65		X		
	66 or more			X	
Preschool	1 to 30	X			
	31 to 65		X		
	66 or more			X	
Nonprofit Organizations, Meeting Facility	1 to 30	X			
	31 to 65		X		
	66 or more			X	
Day Care II	13 - 30	X			
	31 to 65		X		
	66 or more			X	

Chapter 15.31A495

Siting of Wireless Communications Facilities

SECTIONS:

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15.31A495.04080 General Development Standards for All WCFs

15.31A495.0590 Submittal Requirements for All WCFs

15.31A495.010-005 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. (~~Ord. 04-1030 § 2~~)

15.31A.495.020-010 Authority and Application

The provisions of this chapter shall apply to all WCFs and communication facilities as defined in SMC 15.31A.022, except as specifically exempted in SMC 15.31A.021, 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 15.31A.022. Location of such facilities shall be allowed only per SMC 15.12.040(41). Such facilities shall additionally comply with all requirements of this chapter. (~~Ord. 04-1030 § 2~~)

15.31A.021495.015 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 of Planning and Community Development. Said facility must comply with all Federal and State requirements.
- E. Minor communication facilities as defined in 15.31A.022(12). Such facilities shall be regulated in accordance with SMC 15.12.040. (~~Ord. 04-1030 § 2~~)

15.31A.022 Definitions

~~NOTE: Moved to Division I, Definitions~~

15.31A.031495.020 Review and Approval Process

- A. Permits Required.

Any application submitted pursuant to this chapter shall be evaluated by the Director of Planning and Community Development 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 15.22.020(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 15.22.020(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 15.31A.032 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 WCF1	Antenna Element Replacement or Combining2
Low Intensity Zones³						
URL	Building/ Electrical	Building/ Electrical	Minor CUP and Building/ Electrical	Building/ Electrical	Major CUP and Building/ Electrical	Building/ Electrical
UMRM	Building/ Electrical	Building/ Electrical	Minor CUP and Building/ Electrical	Building/ Electrical	1	Building/ Electrical
UHRH	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
PPR	Building/ Electrical	Building/ Electrical	Minor CUP and Building/ Electrical	Building/ Electrical	1	Building/ Electrical
O/C/MU CM2	Building/ Electrical	Building/ Electrical	Minor CUP and Building/ Electrical	Building/ Electrical	1	Building/ Electrical
NBNC	Building/ Electrical	Building/ Electrical	Minor CUP and Building/ Electrical	Building/ Electrical	Major CUP and Building/ Electrical	Building/ Electrical
High Intensity Zones						
HIM	Building/ Electrical	Building/ Electrical	Building/ Electrical	Building/ Electrical	Major CUP and Building/ Electrical	Building/ Electrical
BPIL	Building/ Electrical	Building/ Electrical	Building/ Electrical	Building/ Electrical	Major CUP and Building/ Electrical	Building/ Electrical
ABCCH 2	Building/ Electrical	Building/ Electrical	Building/ Electrical	Building/ Electrical	Major CUP and Building/ Electrical	Building/ Electrical
CBCH1	Building/ Electrical	Building/ Electrical	Building/ Electrical	Building/ Electrical	Major CUP and Building/ Electrical	Building/ Electrical
CB- ECH1	Building/ Electrical	Building/ Electrical	Building/ Electrical	Building/ Electrical	Major CUP and Building/ Electrical	Building/ Electrical
O/CMC M1	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 ~~URL~~ zone.

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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 15.31A.040(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.

~~(Ord. 04-1030 § 2)~~

15.31A.032495.030 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 15.31A.050(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 15.31A.050(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 15.31A.035. (~~Ord. 04-1030 § 2~~)

15.31A.033495.040 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 of Planning and Community Development 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. ~~(Ord. 04-1030 § 2)~~

15.31A.034495.050 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 15.31A.040.
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 15.31A.040(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 of Planning and Community Development determines that a lower number is needed to protect the character of the existing neighborhood. (~~Ord. 04-1030 § 2~~)

15.31A.035495.060 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 15.31A.040(B).
4. Equipment Enclosures. All existing equipment shelters shall be brought into compliance with standards described in SMC 15.31A.040(A) and (B).
5. Screening. Landscaping and fencing shall be brought into compliance with the standards of SMC 15.31A.040(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 15.31A.032. (~~Ord. 04-1030 § 2~~)

15.31A.036495.070 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 15.31A.022 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 of Planning and Community Development 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 of Planning and Community Development 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 Directors of Planning and 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. (~~Ord. 04-1030 § 2~~)

15.31A.040495.080 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 of Planning and Community Development.
 - 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 of Planning and Community Development 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 of Planning and Community Development.

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 of Planning and Community Development.

The Directors of Planning and 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 of Planning and Community Development, 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 of Planning and Community Development 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 15.14.200.

Landscaping standards may be modified at the discretion of the Director of Planning and Community Development, 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 of Planning and Community Development.

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 15.14.200.

Landscaping standards may be modified at the discretion of the Director of Planning and Community Development, 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 of Planning and Community Development.

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 15.18.020. 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 15.31A.050(A)(3)(h).
- L. Maintenance. All required landscaping shall be maintained as per SMC 15.14.210. 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 of Planning and Community Development 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. (~~Ord. 04-1030 § 2~~)

15.31A.050495.090 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 15.31A.050(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 Planning 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 15.31A.040 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 15.31A.040 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 15.31A.050(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 of Planning and Community Development, 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. ~~(Ord. 04 1030 § 2)~~

~~Chapter 15.XX~~ ~~Forest Products~~

~~(Language from footnotes 1 & 3, Table 15.12.060)~~

~~Forest product related businesses shall provide the following:~~

- ~~a. Minimum of ten (10) acres;~~
- ~~b. Access to major arterial; and~~
- ~~c. Minimum thirty (30) foot buffers around the perimeter of property (Type H landscaping).~~

~~Forest Product uses permitted in Neighborhood Commercial (NC) and Commercial High 1 (CH1) zones (3) shall be temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations~~