



CITY OF SEATAC

PLANNING COMMISSION MEETING

City Council Chambers, SeaTac City Hall, 4800 S. 188th Street
September 20, 2016, 5:30 p.m.

MEETING AGENDA

- 1) Call to Order/Roll Call – 5:30 p.m.
- 2) Public Comment: Public comment will be accepted on items not scheduled for a public hearing
- 3) Approval of minutes of September 6, 2016 regular meeting (Exhibit A)
- 4) Public Hearing: Urban Agriculture Code Amendments (Exhibit B)
- 5) Briefing: Potential Park'n'Fly code amendments (Exhibit C)
- 6) Final Work Session: Keeping of animals (Exhibits D-1 and D-2)
- 7) CED Director's Report
- 8) Planning Commission Comments (including suggestions for next meeting agenda)
- 9) Adjournment

A quorum of the City Council may be present.

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

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

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of September 6, 2016
Regular Meeting**

Members present: Joe Adamack, Roxie Chapin, Robert Scully, Jim Todd
Members absent: Tom Dantzler (excused)
Staff present: Acting Community Development Director Jeff Robinson; Will Appleton, Public Works Director; Steve Pilcher, Planning Manager; Don Robinett, Stormwater Manager; Kate Kaehny, Senior Planner

1. Call to Order

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

2. Public Comment

None.

3. Approval of Minutes

Moved and seconded to approve the minutes of the August 16, 2016 regular meeting. **Passed 4-0.**

4. Public Hearing: Low Impact Development (L.I.D.) Code Integration

Chair Adamack opened the public hearing at 5:32 p.m.

Planning Manager Steve Pilcher advised the Commission that staff is recommending that the Commission take public testimony and then continue the matter to October 18. Staff is scheduling a number of additional opportunities for public involvement in the interim.

Mr. Pilcher also noted that a letter had been received earlier in the day from Daryl Tapio. Copies have been provided to the Commission members.

Stormwater Manager Don Robinett reviewed that basis for this action, noting that the code changes are being proposed as required by the City's NPDES Phase II permit. He reviewed the L.I.D. mandate and reviewed the process that has occurred to date.

Mr. Pilcher then provided an overview of the highlights of the proposed amendments to SeaTac Municipal Code Titles 13, 14, 15 and 18.

The Commission inquired of how many other jurisdictions are going through the same process. Mr. Robinett indicated that over 80 western Washington cities and counties are doing so.

The Commission expressed concern regarding the cost of and functionality of permeable paving vs. traditional paving methods and materials. They also inquired if there are many contractors who specialize in this and other L.I.D. techniques.

The Chair asked if any member of the public wished to testify.

Earl Gipson, SeaTac, mentioned that there will be a stakeholders meeting held on September 16; he asked that notice of this meeting be provided in the SeaTac blog. He expressed concern that the added cost of these requirements will have negative impacts on affordable housing. Mr. Gipson advocated there be cost sharing between the public and private citizens in the form of reduced permit fees or credits. He also expressed concern regarding the efficacy of permeable pavement and that these requirements should not be allowed to impact small property owners. Mr. Gipson also expressed his desire that the current standard of a tree protection zone being measured at the drip line be maintained, instead of defining it as the critical root zone as defined in the proposed amendments.

Cathy Heiberg, SeaTac property owner, stated that she agreed with the letter from Mr. Tapio and she urged the Commission members to read it in full.

Commissioner Todd read the concluding recommendations of Mr. Tapio's letter into the record.

Chair Adamack closed the hearing to further testimony for the evening at 6:11 and noted the matter will be continued until October 18, 2016.

5. Worksession: Urban Agriculture Code Amendments

Senior Planner Kate Kaehny reviewed the schedule for this project in light of the requirements of the Partners in Community Health (PICH) grant that is providing the funding. She noted that the grant requires the Council to review the materials before the end of September.

Ms. Kaehny then reviewed some minor changes that staff has drafted since the last time the Commission considered these materials, including:

- not requiring any off-street parking for community gardens (Commission concurred);
- on-site sales for market gardens and urban farms: use the same language restriction as found in the home occupation standards and change the verbiage to "people who reside" (Commission concurred);
- the Commission concurred the same language should be used for wholesale sales;
- the Commission concurred with the recommended limitations regarding use of equipment;
- using the home occupation parking standard for market gardens and urban farms when located in residential zones (Commission concurred);

- using a 1 stall/250 sq. ft. of sales space standard for market gardens and urban farms located in buildings within non-residential zones (Commission concurred);
- proposed landscaping standards were considered to be acceptable;
- signs allowed up to 9 sq ft. in area (Commission concurred).

Ms. Kaehny then reviewed the proposed method for addressing produce stands; the Commission concurred with the proposal drafted by staff.

Regarding Farmers' Markets, the Commission agreed with the proposed development standards, including the requirement that at least 75% of vendors sell farm products or value-added farm products.

Ms. Kaehny asked whether greenhouses or similar structures could be used as stand-alone uses in residential zones. The Commission directed these types of structures only be allowed as accessory uses, which will limit their size to no more than 1,000 sq. ft.

These changes will be made and the item set for public hearing for the next Planning Commission meeting.

6. CED Director's Report

Mr. Pilcher reported Senior Planner Mike Scarey had retired as of 5:00 the day of this meeting. Brianna Burroughs has been hired as an Associate Planner to maintain the staffing level in the Planning Division.

He announced that light rail service at Angle Lake Station will commence on Saturday, September 24th and there will be festivities.

7. Commissioner Comments

None.

8. Adjournment

Moved and seconded to adjourn. Motion passed 4-0. The meeting adjourned at 6:55 p.m.

Proposed Urban Agriculture Code Amendments

PUBLIC HEARING

Planning Commission

September 20, 2016



Presentation Items

- 1) Code review process**
- 2) Alignment with City policies**
- 3) Community engagement summary**
- 4) Overview of proposed amendments:**
 - Community Gardens
 - Market Gardens
 - Urban Farms
 - Produce Stands (Temporary)
 - Urban Agriculture Accessory Structures
 - Farmers Markets
 - Produce Stands (Permanent)

Code Review Process

Planning Commission:

Reviews: 6/7, 7/5, 8/2, 8/16, 9/6

Public Hearing & Anticipated Recommendation: 9/20

City Council:

Reviews: 7/26

Upcoming: 9/22 Land Use & Parks (LUP) Committee,
9/27 Council Study Session

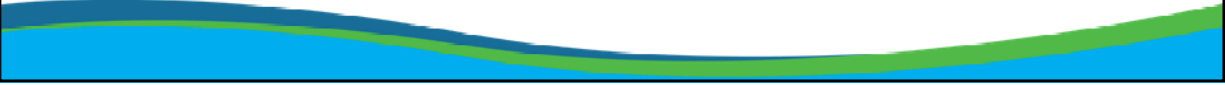
Alignment with City Policies

The proposed amendments help to implement:

- Comprehensive Plan Land Use policies which support increased access to healthy foods (Policies 2.2D, 2.2E), and
- Economic Vitality Policy 8.5, which promotes local food sector development including urban agriculture activities, and
- City Council Resolution 12-005 which promotes increasing access to healthy food through urban agriculture activities and other means.

Community Engagement Summary

Supported by Partners in Community Health (PICH) Grant funding, this code amendment process benefitted from the following public involvement activities:

- Project questionnaire (completed by 105 residents)
 - One-on-one outreach and surveying
 - Community meeting (with over 50 attendees)
- 

Overview of Proposed Amendments

Key Point: In general, this proposal revises and expands how existing urban agriculture uses in SeaTac are allowed, including:

- Community Gardens
 - Market Gardens/Urban Farms
 - Produce Stands (Temporary)
 - Urban Agriculture Accessory Structures
 - Farmers Markets
 - Produce Stands (Permanent)
- 

Community Gardens

Proposal-Where to Permit:

- Clarify code to specifically permit in all zones except Industrial.



Proposal-Development Standards:

- Add performance standards to ensure compatibility in residential zones to address use of mechanical equipment, screening and storage.

Market Gardens/Urban Farms

Proposal:

- Delete “Agricultural Crop Sales” use, which allows for the sale of products grown on-site (& from other locations) in single family and commercial zones.
- Replace with “Market Garden (10,000 sf or less)” and “Urban Farm (over 10,000 sf)” uses.
 - Only allow sale of products grown on-site & allow in buildings in commercial and industrial zones.



Market Gardens/Urban Farms (cont.)

Proposal-Where to Permit:

- *Market Gardens*: Permit in all residential zones (with limits), allow in commercial and industrial zones.
- *Urban Farms*: Continue to permit in single family zones (with limits), and allow in commercial and industrial zones.

Proposal-Development Standards:

- Add performance standards, to ensure compatibility in residential zones to address on-site sales, use of mechanical equipment, screening and storage.



Market Gardens/Urban Farms (cont.)

Proposal- Landscaping Requirements for Buildings:

- *Landscaping*:
 - Adding frontage, side/rear landscaping consistent with similar structures.
 - *New Proposal since 9/6 PC Mtg: Staff proposing to increase frontage landscaping requirements from 5' to 10' (more consistent with requirements for similar structures).



Market Gardens/Urban Farms (cont.)

Proposal- Parking Requirements:

- *Parking:*
 - *Residential Zones* – Limit parking consistent with requirements in Home Occupation code.
 - *Non-Residential Zones* - *New Proposal since 9/6 PC Mtg: Staff proposing to add requirement for 1 parking space per employee for buildings which house market gardens/urban farms, consistent with requirements for similar structures.



Produce Stands (Temporary)

Proposal-Where to Permit:

- Continue to allow as part of market gardens/urban farms.



Proposal-Development Standards:

- Limit one stand per site in residential zones
- Limit dimensional standards, and require to be temporary/portable
- Allow in front yard setbacks



Urban Agriculture
Accessory Structures

Proposal-Where to Permit:

- Continue to allow per existing code.

Proposal-Development Standards:

- Clarify requirements for hoophouses and cold frames.

Greenhouse



Hoophouse



Cold frame



Farmers Markets

Proposal-Where to Permit:

- Continue to allow as temporary use
- Expand where allowed to include residential areas, when on school or City-owned property or on the property of a religious use facility like a church.



Proposal-Development Standards:

- Establish rules to ensure markets are well managed, and sites are properly restored.

Produce Stand (Permanent)

Proposal-Where to Permit:

- Continue to allow per existing code.
- Rename to clarify difference between “Produce Stand (Permanent)” and “Produce Stand (Temporary).”



Questions?



CAM16-0006 Urban Agriculture Code - List of Proposed Amendments

CHAPTER/SECTION	NOTES
DEFINITIONS Ch. 15.105 Definitions	
USE CHARTS 15.205.040 Use Chart	*Proposed changes the same in all use charts
15.300.055 City Center Use Chart	
15.305.055 S 154 th St Station Area Use Chart	
15.310.055 Angle Lake Station Area Use Chart	
DEVELOPMENT STANDARDS 15.445.210 Landscaping Chart	
15.455.120 Parking Chart	
15.464.500 Home Occupations	
15.475.020 Temporary Uses	
<i>*New Chapter*:</i> Ch. 15.477 Urban Agriculture	
SIGN CODE 15.600.050 Single-Family Residential Zone Classification Signs	
15.600.070 Secondary Signage	

Chapter 15.105 DEFINITIONS

15.105.010 “A” Definitions.

Agricultural Crops

~~The products of agriculture which include fruits, vegetables, grains, seed, feed, flowers, ornamental and food-bearing plants and trees, as well as animal products.~~

Agricultural Crop Sales

~~The sale of agricultural products, produced on or off the site, which include fruits, vegetables, grains, seed, feed, flowers, ornamental and food-bearing plants and trees, as well as animal products.~~

15.105.030 “C” Definitions.

Cold Frame

An unheated outdoor structure consisting of a wooden or concrete frame and a top of glass or clear plastic, used for protecting seedlings and plants from the cold.

Community Garden

Privately or publicly owned land used for the cultivation of plants or trees by multiple users. Community gardens may be divided into separate plots for cultivation by one or more individuals, or may be farmed collectively by members of a group and may include common areas maintained or used by group members. Food grown is typically for community garden members or for donation.

15.105.060 “F” Definitions.

Farmers Market

An outdoor market, open to the public, where primarily agricultural products such as whole produce, and value-added agriculture products such as jams, jellies, and prepared food, are sold. Additionally some vendors may sell non-food related products and services.

15.105.070 “G” Definitions.

Greenhouse:

A temporary or permanent structure typically made of, but not limited to, glass, plastic, or fiberglass in which plants or trees are cultivated.

15.105.080 “H” Definitions.

Hoophouse:

A temporary or permanent structure typically made of, but not limited to, piping or other material covered with translucent plastic, constructed in a “half-round” or “hoop” shape, for the purposes of growing plants.

15.105.130 “M” Definitions.**Market Garden**

An area ten thousand (10,000) square feet or less, located on land, on a rooftop or inside a building, where plants or trees are cultivated for commercial sale.

15.105.210 “U” Definitions.**Urban Farm**

An area greater than ten thousand (10,000) square feet, located on land, on a rooftop or inside a building, where plants or trees are cultivated for commercial sale.

15.105.160 “P” Definitions.**Produce Stand (Permanent)**

A permanent structure ~~up to five hundred (500) square feet in area~~ used for the retail sale of fresh fruits and vegetables and may include, as an incidental or accessory use, the sale of sealed or prepackaged food products or nonfood items.

Produce Stand (Temporary)

A temporary structure used for the display and sale of plants or trees grown on the site on which the stand is located.

15.205.040 Use Chart

ZONES:

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

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

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
RETAIL AND COMMERCIAL																
Agricultural Crop Sales (Farm Only)	P(1)	-	-	-	-	-	P	-	-	P	P	P	-	P	-	(1) No permanent retail sales structures permitted. Retail sales allowed on a seasonal basis for no more than 90 days in a calendar year. Wholesale sales permitted year round only for products produced/grown on site.
Antique/Secondhand Store							P	P(1)	P(1)	P	P					(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Apparel/Accessory Store								P(1)	P	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Arcade (Games/Food)			P(1)	P(1)			P	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Beauty Salon/Personal Grooming Service			C(1)	C(1)			P	P(2)	C(2)	P	P	P				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
Coffee Shop/Retail Food Shop			P(1)	P(1)			P	P(2)	P	P	P	P	P(3)			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Department/Variety Store							P	P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Drug Store							P	P(1)	P(1)	P	P	P	P(2)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Dry Cleaner			P(1,2)	P(1,2)			P	P(1)	P(1)	P	P	P(2)	P(1)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Espresso Stand			P(1)	P(1)			P	P(2)	P	P	P	P	P	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Fabric Store								P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Financial Institution							P	P	P	P	P	P	C(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
Florist Shop			P(1)	P(1)			P	P(2)	P(2)	P	P	P(3)				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Food Store			P(1)	P(1)			P	P(2)	P(2)	P	P	P(3)				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Forest Products							P(1)		P(2)	(P1)	P(1)			C(3)		(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations. (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Forest product related businesses shall provide the following: minimum of 10 acres; access to major arterial; and minimum 30 foot buffers around the perimeter of property (Type II landscaping).
Furniture Store								P(1)	P	P	P					(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Hardware/Garden Material							P	P(1)	P(1)	P	P					(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Hobby/Toy Store							P	P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
Jewelry Store							P	P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Laundromat		P(1)	P	P			P			P	P		P(2)	P		(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Liquor Store								C	P	P	P					
Media Material			P(1)	P(1)			P	P(2)	P	P	P	P(3)				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Other Retail Uses							C	C	P	P	P	C				
Pet Store								P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Photographic and Electronic Store							P	P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Produce Stand	-	-	-	-	-	-	P	-	C	P	P	P	C	P	-	No more than 25% of the gross floor area of the produce stand shall be used for the sale of incidental or accessory uses.

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
Restaurant			C(1,2)	C(1,2)			P(2)	P(2,3)	P(3)	P	P	P	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) No drive-through facilities allowed. (3) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Restaurant, Fast Food									P(1)	P	P	P	P(2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Sexually Oriented Business										C	C	C		C		See SMC 15.415.200, Sexually Oriented Business.
Sporting Goods and Related Stores								P(1)	P(1)	P	P					(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Tavern							P(1)	C	P	P	P					(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s).
Theater							P		P	P	P	P(1)	C	P	P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Wholesale/Bulk Store								P(1)	C(1)	C	C	C		P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.

LAND USE	UL	UM	UH	UH-UCR	T	MHP	N B	O/C/MU	O/CM	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
URBAN AGRICULTURE																
<u>Community Garden</u>	P	P	P	P	P	P	P	P	P	P	P	P			P (1)	<u>See SMC 15.477.100, Community Gardens, for development standards.</u>
<u>Farmers Market</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>See SMC 15.477.600, Farmers Markets, for development standards. (1) Permitted only as accessory to religious use facility, or school or City-owned property.</u>
<u>Market Garden Agricultural Crop Sales (Farm Only)</u>	<u>P (1)</u> (1)	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	<u>P</u>	<u>P</u>	P	P	P	<u>P</u>	P		<u>See SMC 15.477.200, Market Gardens, for development standards. (1) Market garden structures may only be allowed as accessory structures per SMC 15.477.500, Urban Agriculture Accessory Structures. (1) No permanent retail sales structures permitted. Retail sales allowed on a seasonal basis for no more than 90 days in a calendar year. Wholesale sales permitted year round only for products produced/grown on site.</u>
<u>Produce Stand (Permanent)</u>							P		C	P	P	P	C	P		<u>See SMC 15.477.700, Produce Stands (Permanent), for development standards. No more than 25% of the gross floor area of the produce stand shall be used for the sale of incidental or accessory uses.</u>
<u>Urban Farm Agricultural Crop Sales (Farm Only)</u>	<u>P(1)</u> (1)						P	<u>P</u>	<u>P</u>	P	P	P	<u>P</u>	P		<u>See SMC 15.477.300, Urban Farms, for development standards (1) Urban farm structures may only be allowed as accessory structures per SMC 15.477.500, Urban Agriculture Accessory Structures. (1) No permanent retail sales structures permitted. Retail sales allowed on a seasonal basis for no more than 90 days in a calendar year. Wholesale sales permitted year round only for products produced/grown on site.</u>

15.300.055 City Center Overlay District Use Chart

ZONES:

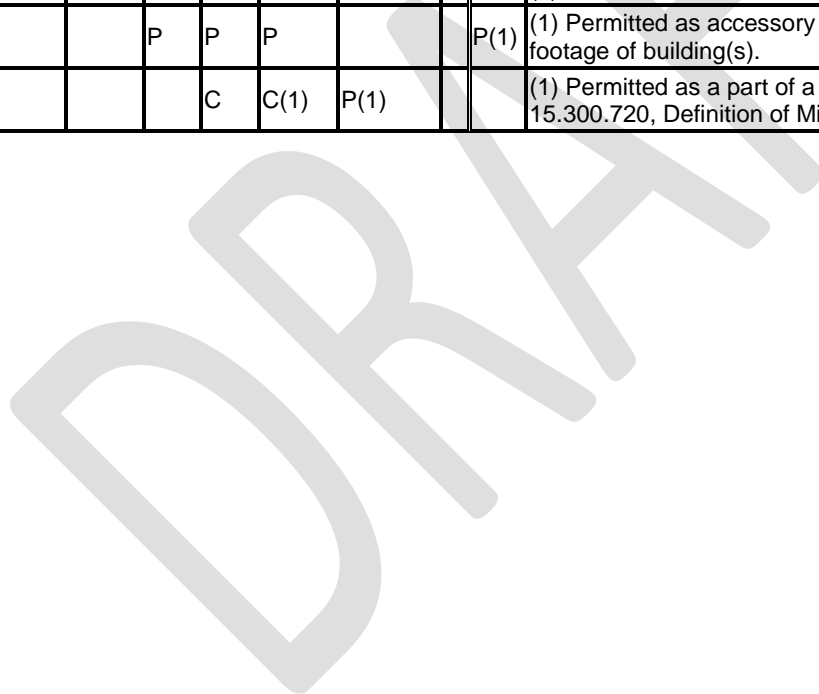
- UM – Urban Medium
- UH – Urban High
- UH-UCR – Urban High-Urban Center Residential
- NB – Neighborhood Business
- CB-C – Community Business in the Urban Center
- P – Permitted Use; C – Conditional Use Permit required

- O/CM – Office/Commercial Medium
- O/C/MU – Office/Commercial/Mixed Use
- T – Townhouse
- P – Park

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
RETAIL AND COMMERCIAL										
Agricultural Crop Sales (Farm Only)	-	-	-	P	P	-	-	-	-	-
Antique/Secondhand Store			P(1)	P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Apparel/Accessory Store		P(1)	P(2)		P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Arcade (Games/Food)		P(1)	P(1)	P	P	P(1)	P(1)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Beauty Salon/Personal Grooming Service		P(1)	P(2)	P	P	C(2)	P(2)			(1) Small, resident-oriented uses only. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Coffee Shop/Retail Food Shop		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Department/Variety Store				P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Drug Store		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Dry Cleaner		P(1,2)	P(2)	P	P	P(2)	P(2)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Espresso Stand		P(1)	P	P	P	P	P(2)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Fabric Store		P(1)	P(2)		P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
										project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Financial Institution			P(1)	P	P	P	P			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Florist Shop		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Food Store		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Forest Products				P(1)	P(1)	P(1)				(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations.
Furniture Store			P(1)		P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Hardware/Garden Material				P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Hobby/Toy Store		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Jewelry Store		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Laundromat		P(1)	P	P	P	P	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Liquor Store					P	P	C			
Media Material		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Other Retail Uses		P(1)	P(2)	C	P	P	C			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Pet Store			P(1)		P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Photographic and Electronic Store			P(1)	P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Restaurant		C(1,2)	P(2,3)		P	P(2,3)	P(2,3)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) No drive-through facilities allowed. (3) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Restaurant, Fast Food					P					(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Sexually Oriented Business					C					See SMC 15.415.200, Sexually Oriented Business.
Sporting Goods and Related Stores			P(1)	P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Tavern			P(1)	P(2)	P	P(2)	C			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use. (2) Small, resident-oriented uses only.
Theater				P	P	P			P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Wholesale/Bulk Store					C	C(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.



LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
URBAN AGRICULTURE										
<u>Community Garden</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	See SMC 15.477.100, Community Gardens, for development standards.
<u>Farmers Market</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	See SMC 15.477.600, Farmers Markets, for development standards. (1) Permitted only as accessory to religious use facility, or school or City-owned property.
<u>Market Garden</u> Agricultural Crop Sales (Farm Only)	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		See SMC 15.477.200, Market Gardens, for development standards. (1) Market garden structures may only be allowed as accessory structures per SMC 15.477.600, Urban Agriculture Accessory Structures.
<u>Produce Stand (Permanent)</u>				<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>			See SMC 15.477.700, Produce Stands (Permanent), for development standards.
<u>Urban Farm</u> Agricultural Crop Sales (Farm Only)				<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			See SMC 15.477.300 Urban Farms for development standards.



15.305.055 S. 154th Street Station Area Overlay District Use Chart

ZONES:

UL – Urban Low

UM – Urban Medium

UH – Urban High

UH-UCR – Urban High-Urban Center Residential

P – Permitted Use; C – Conditional Use Permit required

CB-C – Community Business in the Urban Center

T – Townhouse

P – Park

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
RETAIL AND COMMERCIAL								
Agricultural Crop Sales (Farm Only)	-	-	-	-	P	-	-	-
Antique/Secondhand Store				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Apparel/Accessory Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Arcade (Games/Food)			P(1)	P(1,2)	P(2)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057, Pedestrian-Oriented Use Requirements.
Beauty Salon/Personal Grooming Service			P(1)	P(2)	P			(1) Small, resident-oriented uses only. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Coffee Shop/Retail Food Shop			P(1)	P(2)	P			(1) Small, resident-oriented uses only. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Department/Variety Store					P			
Drug Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Dry Cleaner			P(1,2)	P(2)	P			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Espresso Stand			P	P	P			Walk-up only.
Fabric Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
								15.305.720, Definition of Mixed Use.
Financial Institution				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Florist Shop			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Food Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Forest Products					P(1)			(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations.
Furniture Store				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Hardware/Garden					P			
Hobby/Toy Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Jewelry Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Laundromat		P(1)	P(2)	P	P			(1) Small, resident-oriented uses only. (2) Small, resident-oriented uses only, as part of a residential mixed use project.
Liquor Store					P			
Media Material			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Other Retail Uses			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Pet Store				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Photographic and Electronic Store				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Restaurant			C(1)	P(2)	P			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Sexually Oriented Business					C			See SMC 15.415.200, Sexually Oriented Business.
Sporting Goods and Related Stores				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.
Tavern				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720, Definition of Mixed Use.

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Theater				P	P		P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Wholesale/Bulk Store					C			
LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
URBAN AGRICULTURE								
<u>Community Garden</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See SMC 15.477.100, Community Gardens, for development standards.</u>
<u>Farmers Market</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See SMC 15.477.600, Farmers Markets, for development standards.</u> <u>(1) Permitted only as accessory to religious use facility, or school or City-owned property.</u>
<u>Market Garden</u> Agricultural Crop Sales (Farm Only)	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>		<u>See SMC 15.477.200, Market Gardens, for development standards.</u> <u>(1) Market garden structures may only be allowed as accessory structures per SMC 15.477.500, Urban Agriculture Accessory Structures.</u>
<u>Produce Stand (Permanent)</u>					<u>P</u>			<u>See SMC 15.477.700, Produce Stands (Permanent) for development standards.</u>
<u>Urban Farm</u> Agricultural Crop Sales (Farm Only)	<u>P(1)</u>				<u>P</u>			<u>See SMC 15.477.300, Urban Farms, for development standards.</u> <u>(1) Urban farm structures may only be allowed as accessory structures per SMC 15.477.600, Urban Agriculture Accessory Structures.</u>

15.310.055 Angle Lake Station Area Overlay District Use Chart

ZONES:

UM – Urban Medium
 UH – Urban High
 UH-UCR – Urban High-Urban Center Residential

ABC – Aviation Business Center
 CB-C – Community Business in the Urban Center
 I - Industrial

P – Permitted Use; C – Conditional Use Permit required

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	Additional Regulations
RETAIL AND COMMERCIAL							
Agricultural Crop Sales (Farm Only)	-	-	-	-	-	-	-
Arcade (Games/Food)		P(1)	P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Beauty Salon/Personal Grooming Service		P(1)	P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Mobile Vending				P(1)	P(1)		Permitted outside the public right-of-way within the District Center. See map in SMC 15.310.010.
Dry Cleaner		P(1)	P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Financial Institution		P(1)	P(1)	P(2)	P(2)	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Laundromat		P(1)	P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Restaurant		P(1,2)	P(1,2)	P(3)	P(3)	P	(1) No drive-through facilities allowed. (2) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (3) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Restaurant, Fast Food				P(1)	P(1)	P	(1) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	Additional Regulations
Retail, Big Box				P(1)			(1) Not permitted within the District Center.
Retail, General		P(1)	P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Sexually Oriented Business					C(1)	C	See SMC 15.415.200, Sexually Oriented Business. (1) Not permitted within the District Center. See map in SMC 15.310.010.
Tavern				P	P	P	
Entertainment Club				P	P	P	
Theater				P	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Wholesale/Bulk Store					C(1)	C	(1) Not permitted within the District Center. See map in SMC 15.310.010.
LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	Additional Regulations
URBAN AGRICULTURE							
Community Garden	P	P	P	P	P		See SMC 15.477.100, Community Gardens, for development standards.
Farmers Market	P(1)	P(1)	P(1)	P	P		See SMC 15.477.600, Farmers Markets, for development standards. (1) Permitted only as accessory to religious use facility, or school or City-owned property.
Market Garden Agricultural Crop Sales (Farm Only)	P(1)	P(1)	P(1)	P	P	P	See SMC 15.477.200, Market Gardens, for development standards. (1) Market garden structures may only be allowed as accessory structures per SMC 15.477.500, Urban Agriculture Accessory Structures.
Produce Stand (Permanent)				P	P	P	See SMC 15.477.700, Produce Stands (Permanent), for development standards.
Urban Farm Agricultural Crop Sales (Farm Only)				P	P	P	See SMC 15.477.300, Urban Farms, for development standards.

PROPOSED LANDSCAPING STANDARDS:
15.445.210 Landscaping Standards Chart

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
RETAIL and COMMERCIAL						
Agricultural Crop Sales (Farm Only)	III/5 ft.	N/A	II/5 ft. (1)	II/10 ft. (1)(2)	Yes (1)	(1) Does not apply in the residential zone. (2) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Antique/Secondhand Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Apparel/Accessory Store	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Arcade (Games/Food)	IV/10 ft.	N/A	IV/5 ft.	II/10 ft.	Yes	
Beauty Salon/Personal Grooming Service	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Coffee Shop/Retail Food Shop	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Department/Variety Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Drug Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Dry Cleaner	IV/10 ft.	V/5 ft.	III/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Entertainment Club	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Fabric Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Financial Institution	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Florist Shop	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Food Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Forest Products	II/10 ft.	V/5 ft.	I/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes
Furniture Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Hardware/Garden	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes
Hobby/Toy Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Jewelry Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Laundromat	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Liquor Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Media Material	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Mobile Vending	N/A	N/A	N/A	N/A	N/A	
Other Retail Uses	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Pet Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Photographic and Electronic Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Produce Stand	IV/5 ft.	N/A	IV/5 ft.	N/A	N/A	-
Restaurant	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Restaurant, Fast Food	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Retail, Big Box	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes.
Retail, General	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes.
Sexually Oriented Business	IV/10 ft.	V/5 ft.	II/6 ft.	N/A	Yes	
Sporting Goods and Related Stores	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Tavern	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Theater	II/20 ft.	N/A	I/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Wholesale/Bulk Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	Adjacent to single-family (UL or UM) zones for buffering purposes.

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
URBAN AGRICULTURE						
<u>Community Garden</u>	N/A	N/A	N/A	N/A	N/A	
<u>Farmers Market</u>	N/A	N/A	N/A	N/A	N/A	
<u>Market Garden</u>	III/10 ft.(1)	V/5 ft.(1)	II/5 ft.(1)	I/20 ft.(1)(2)	Yes(1)	(1) Applies only to buildings which include market garden use. Does not apply to accessory structures. (2) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
<u>Produce Stand (Permanent)</u>	IV/5 ft.	N/A	IV/5 ft.	N/A	N/A	
<u>Urban Farm</u>	III/10 ft.(1)	V/5 ft. (1)	II/5 ft. (1)	I/20 ft.(1) (2)	Yes(1)	(1) Applies only to buildings which include urban farm use. Does not apply to accessory structures. (2) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

PROPOSED PARKING STANDARDS:**15.455.120 Parking Chart for Required Off-Street Spaces**

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
RETAIL AND COMMERCIAL		
Agricultural Crop Sales (Farm Only)	1 per 250 sf of leasable space	-
Antique/Secondhand Store	1 per 250 sf of leasable space	
Apparel/Accessory Store	1 per 250 sf of leasable space	
Arcade (Games/Food)	1 per 250 sf of building	
Beauty Salon/Personal Grooming Service	1 per 200 sf of gross floor area	
Coffee Shop/Retail Food Shop	1 per 250 sf of leasable space	
Department/Variety Store	1 per 250 sf of leasable space	
Drug Store	1 per 250 sf of leasable space	
Dry Cleaner	1 per 250 sf of building	
Entertainment Club	1 per 250 sf of leasable space	
Espresso Stand	1 per 150 sf of gross floor area plus 3 stacking spaces with drive-through	
Fabric Store	1 per 250 sf of leasable space	
Fast Food/Restaurant	1 per 150 sf of leasable space (plus 5 stacking spaces with drive-through)	
Financial Institution	1 per 250 sf, plus 5 stacking spaces	
Florist Shop	1 per 250 sf of leasable space	
Food Store	At least 15,000 sf: 1 per 250 sf of leasable space Less than 15,000 sf: 3, plus 1 per 300 sf	
Forest Products	1 per employee	
Furniture Store	1 per 300 sf of building	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Hardware/Garden Material	1 per 250 sf of leasable space	
Hobby/Toy Store	1 per 250 sf of leasable space	
Jewelry Store	1 per 250 sf of leasable space	
Laundromat	1 per 250 sf of leasable space	
Liquor Store	1 per 250 sf of leasable space	
Media Material	1 per 250 sf of leasable space	
Mobile Vending	To be assessed at time of application and subject to evaluation of onsite circulation	
Other Retail Uses	1 per 250 sf of gross floor area	
Pet Store	1 per 250 sf of leasable space	
Photographic and Electronic Store	1 per 250 sf of leasable space	
Produce Stand	1 per 250 sf of gross floor area, plus 1 per employee	-
Restaurant	1 per 150 sf of leasable space	
Retail, Big Box	1 per 250 sf of leasable space	
Retail, General	1 per 250 sf of leasable space	
Sexually Oriented Business	---	
Sporting Goods and Related Stores	1 per 250 sf of leasable space	
Tavern	1 per 250 sf of leasable space	
Theater	1 per 3 fixed seats, plus 1 per employee	
Wholesale/Bulk Store	1 per 250 sf of leasable space	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
URBAN AGRICULTURE		
<u>Community Garden</u>	N/A	
<u>Farmers Market</u>	N/A	<u>Minimum parking spaces required determined through Temporary Use Permit process. See Chapter 15.475 Temporary Uses, SMC.</u>
<u>Market Garden</u>	<u>When activity conducted within a structure, 1 per 250 sf of sales space, plus 1 per employee</u>	
<u>Produce Stand (Permanent)</u>	1 per 250 sf of gross floor area, plus 1 per employee	
<u>Urban Farm</u>	<u>When activity conducted within a structure, 1 per 250 sf of sales space, plus 1 per employee</u>	

15.465.500 Home Occupations

A. Home Occupations as Permitted Uses.

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

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

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

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

1. Is carried on exclusively by a member(s) of a family residing in the dwelling unit and no more than two (2) nonresident employees with approved on-site parking;
2. Is clearly incidental and secondary to the use of the property for dwelling purposes with the floor area devoted to the home occupation not exceeding twenty-five percent (25%) of the living area of the dwelling unit (not to include the grounds, out-buildings, garage, unfinished basement, or other areas not prepared for normal dwelling purposes);

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

D. Uses and Activities Exempt from Regulation.

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

3. Urban agriculture uses are exempt from the provisions of this chapter.

E. Special Home Occupation Permits (SHOP).

1. Special home occupation permits may be granted by the Director for any uses providing that not less than seven (7) of the nine (9) criteria set forth in subsection (C) of this section shall be met, except that compliance with subsection (C)(8) of this section shall be required.
2. In considering applications for special home occupations permits, the Director shall consider the nature and conditions of all adjacent uses and structures, and no such special home

occupation permit (SHOP) shall be authorized by the Director unless it is found that the authorization of the SHOP will:

- a. Not be materially detrimental to the public welfare;
 - b. Not have adverse impact on adjacent properties in the zone or vicinity in which the subject property is located; and
 - c. Be consistent with the spirit and purpose of this chapter and code.
3. In authorizing a SHOP, the Director may impose such requirements and conditions with respect to location, installation, construction, maintenance, operation and extent of open spaces in addition to those expressly set forth in this chapter and the code, as may be deemed necessary for the protection of other properties in the zone or vicinity and the public interest.
 4. In addition, the Director may allow the applicant for a special home occupation permit a reasonable period of time, not to exceed one (1) year, in which to bring the home occupation into compliance with existing zoning regulations and the conditions imposed by the Director.
 5. A SHOP shall be processed as a Type II permit per Chapter 16A.23 SMC.

F. Home Occupations Subject to Code Enforcement Action. In addition to any and all rights of inspection, access and enforcement contained in Chapter 15.125 SMC, Code Enforcement, the City is authorized to enforce any and all provisions of this chapter. Any home occupation in existence at the time of adoption of the ordinance codified in this chapter which has not been issued a City business license shall not be issued a license unless in conformance with the provisions herein. (Ord. 15-1018 § 1)

Chapter 15.475

TEMPORARY USES

15.475.020 Temporary Uses

Temporary uses that shall be regulated are as follows:

- A. Carnivals, street fairs, and outdoor holiday celebrations;
- B. Seasonal sales of Christmas trees, fireworks, flowers, fruits and vegetables;
- C. Temporary construction sheds or trailers only for the duration of the construction activity; provided, that no residential or other use shall be made of such temporary construction sheds or trailers that is unrelated to the construction activity;
- D. Temporary outdoor food events related to, and on the same site as, a restaurant;
- E. Homeless encampments allowed in all zone classifications subject to the criteria and requirements listed under SMC 15.475.050;
- F. Emergency animal shelters subject to the criteria located under SMC 15.475.060;
- G. Animal control offices subject to the criteria located under SMC 15.475.060;
- H. Temporary emergency evacuation sites in the commercial, business park, and industrial zones, subject to the criteria under SMC 15.475.080;
- I. Public/private parking for off-site construction worker parking on a site containing a religious use facility or school facility with adequate parking spaces, subject to the criteria located under SMC 15.475.070.

J. Farmers markets in the zones indicated in the following use charts: SMC 15.205.040 citywide use chart, SMC 15.300.055 City Center Overlay District Use Chart, SMC 15.305.055 S. 154th St. Station Area Overlay District Use Chart, SMC 15.310.055 Angle Lake Station Area Overlay District Use Chart; and subject to the criteria in SMC 15.477.600, Farmers Markets.

Chapter 15.477

URBAN AGRICULTURE

Sections:

- 15.477.005 Purpose**
- 15.477.010 Authority and Application**
- 15.477.100 Community Gardens**
- 15.477.200 Market Gardens**
- 15.477.300 Urban Farms**
- 15.477.400 Produce Stands (Temporary)**
- 15.477.500 Urban Agriculture Accessory Structures**
- 15.477.600 Farmers Markets**
- 15.477.700 Produce Stands (Permanent)**

15.477.005 Purpose

The purpose of this chapter is to delineate regulations and development standards that apply to urban agriculture uses.

15.477.010 Authority and Application

The provisions in this chapter shall apply to the following urban agriculture uses; community gardens, market gardens, urban farms, farmers markets and permanent produce stands.

15.477.100 Community Gardens

A. Garden Operations.

- 1. Prohibited Equipment in Residential Zones.** The following types of mechanized equipment are prohibited: 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.

a. Exemption. During the initial preparation of the land, heavy equipment may be used.

- 2. Screening and Storage of Equipment.**

a. Any equipment or supplies needed for garden operations shall be enclosed or otherwise screened from view.

15.477.200 Market Gardens

A. Retail and Wholesale Activities.

- 1. On-Site Sales.** Accessory retail sales of urban agriculture products produced/grown on-site are allowed.

a. Residential Zones.

- i. On-Site Sales Operators.** On-site sales shall be carried on exclusively by individuals residing in the dwelling unit, and no more than two (2) nonresident employees with approved on-site parking.

ii. **Hours of Operations.** Hours of operation are limited to 8:00 am to 7:00 pm.

2. Use of Temporary Produce Stands.

a. The use of temporary produce stands is allowed for the purpose of on-site sales of urban agriculture products. See SMC 15.477.400, Produce Stand (Temporary).

b. **Residential Zones.** Temporary produce stands used for on-site sales are limited to the calendar period between May 1st and October 31st.

3. Wholesale Sales. Wholesale sales are allowed year round for products produced/grown on-site.

a. **Wholesale Sales Operators in Residential Zones.** Wholesale sales shall be carried on exclusively by individuals residing in the dwelling unit and no more than two (2) nonresident employees with approved on-site parking.

B. Dimensional Standards. Market garden sites shall be ten-thousand (10,000) square feet or less. (Market garden sites include all land, buildings, structures and features proposed as part of the market garden use).

C. Garden Operations.

1. Residential Zones.

a. **Prohibited Equipment.** The following types of mechanized equipment are prohibited: 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.

i. **Exemption.** During the initial preparation of the land, heavy equipment may be used.

b. **Shipments and Deliveries.** Shipment and delivery of products or supplies shall not require truck delivery or pick-up not common to a residential area; delivery hours are restricted to the hours of 8:00 a.m. to 8:00 p.m.

2. Screening and Storage of Equipment. Any equipment or supplies needed for garden operations shall be enclosed or otherwise screened from view.

D. Landscaping. Landscaping is only required for buildings which contain, or include market gardens. See market garden requirements in SMC 15.445.210, Landscaping Standards Chart.

E. Parking.

1. Residential Zones. Market gardens shall not create a level of parking demand beyond a maximum of two (2) visitors at any given time and no more than eight (8) total two-way trips per day;

2. Non-Residential Zones. See market garden requirements in SMC 15.455.120, Parking Chart for Required Off-Street Spaces.

F. **Signs.** See market garden requirements as categorized by zone in Chapter 15.600, Sign Code SMC.

15.477.300 Urban Farms

A. **Retail and Wholesale Activities.**

1. **On-Site Sales.** Accessory retail sales of urban agriculture products produced/grown on-site are allowed.

a. **Residential Zones.**

i. **On-Site Sales Operators.** On-site sales shall be carried on exclusively by individuals residing in the dwelling unit, and no more than two (2) nonresident employees with approved on-site parking.

ii. **Hours of Operations.** Hours of operation are limited to 8:00 am to 7:00 pm.

2. **Use of Temporary Produce Stands.**

a. The use of temporary produce stands is allowed for the purpose of on-site sales of urban agriculture products. See SMC 15.477.400, Produce Stand (Temporary).

b. **Residential Zones.** Temporary produce stands used for on-site sales are limited to the calendar period between May 1st and October 31st.

3. **Wholesale Sales.** Wholesale sales are allowed year round for products produced/grown on-site.

a. **Wholesale Sales Operators in Residential Zones.** Wholesale sales shall be carried on exclusively by individuals residing in the dwelling unit and no more than two (2) nonresident employees with approved on-site parking.

B. **Dimensional Standards.** Urban farm sites shall be over ten-thousand (10,000) square feet. (Urban farm sites include all land, buildings, structures and features proposed as part of the urban farm use.)

C. **Garden Operations.**

1. **Residential Zones.**

a. **Prohibited Equipment.** The following types of mechanized equipment are prohibited: 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.

i. **Exemption.** During the initial preparation of the land, heavy equipment may be used.

b. **Shipments and Deliveries.** Shipment and delivery of products or supplies shall not require truck delivery or pick-up not common to a residential area; delivery hours are restricted to the hours of 8:00 a.m. to 8:00 p.m.

- 2. Screening and Storage of Equipment.** Any equipment or supplies needed for garden operations shall be enclosed or otherwise screened from view.
- D. Landscaping.** Landscaping is only required for buildings which contain, or include market gardens. See urban farm requirements in SMC 15.445.210, Landscaping Standards Chart.
- E. Parking.**
- 1. Residential Zones.** Urban farms shall not create a level of parking demand beyond a maximum of two (2) visitors at any given time and no more than eight (8) total two-way trips per day;
 - 2. Non-Residential Zones.** See urban farm requirements in SMC 15.455.120, Parking Chart for Required Off-Street Spaces.
- F. Signs.** See urban farm requirements as categorized by zone in Chapter 15.600, Sign Code SMC.

15.477.400 Produce Stands (Temporary)

- A. Temporary produce stands are permitted as an accessory to market garden or urban farm uses for the purpose of on-site sales of urban agriculture products which are produced/grown on the site.**
- B. Number of Produce Stands Per Site.**
- 1. Residential Zones.** Limited to one (1) produce stand per site.
- C. Design Standards.**
- 1. Limited to two hundred (200) square feet in area and no more than fifteen (15) feet in height**
 - 2. Designed to be temporary and portable structures and shall not be permanently affixed to the ground.**
- D. Locational Standards.**
- 1. Setbacks.** Temporary produce stands may be located within the front yard setback.

15.477.500 Urban Agriculture Accessory Structures

- A. Accessory structures supportive of urban agriculture uses are allowed as an accessory to any permitted community garden, market garden or urban farm use. Urban agriculture accessory structures include, but are not limited to sheds, greenhouses, hoopouses and cold frames.**
- B. Development Standards.**
- 1. Accessory Structures.** Accessory structures such as sheds and greenhouses shall be subject to development standards in SMC Chapter 15.405, Accessory and Tent Structures.

- a. Structures like hoophouses and cold frames that are less than six (6) feet tall and are portable, not affixed to a foundation, and have no floor, are not subject to these standards.



Example: Hoophouse



Example: Cold Frame

- b. Temporary Produce Stands. See SMC 15.477.400, Produce Stands (Temporary), for requirements specific to produce stands.

15.477.600 Farmers Markets

A. Market Operations.

1. Vendors. At least seventy-five percent (75%) of the vendors sell farm products or value-added farm products
2. Market Management. Farmers markets have a market manager authorized to direct the operations of all vendors participating in the market on the site of the market during all hours of operation
3. Waste. All farmers markets provide for composting, recycling, and waste removal in accordance with all applicable codes. The Farmers Market Manager is responsible for ensuring that the site is restored to a neat condition by no later than the end of the farmers market day.

15.477.700 Produce Stand (Permanent)

- A. Dimensional Standards. Permanent produce stand structures may be up to five hundred (500) square feet in area. ~~15.205.040 Use Chart~~

- B. Incidental Sales. No more than twenty-five percent (25%) of the gross floor area of the produce stand shall be used for the sale of incidental or accessory uses to the sale of fresh fruit and vegetables, such as sealed or prepackaged food products or nonfood items.

~~15.205.040 No more than 25% of the gross floor area of the produce stand shall be used for the sale of incidental or accessory uses.~~

15.600.050 Single-Family Residential Zone Classification Signs

- A. In individual dwelling units within the residential UL and T zones, a sign with the occupant's name two (2) square feet is permitted.
- B. Each residential dwelling shall display and maintain on-premises street address number identification.
- C. Each subdivision, development of five (5) or more units in a townhouse zone, or senior citizen multi-family complex is permitted a monument/freestanding sign at its major entrances, not to exceed thirty-five (35) square feet per face and a total of seventy (70) square feet.
- D. Churches, schools, and community uses, and agricultural crop sales located within the UL and T zones shall be allowed the signage described and regulated under SMC 15.600.040, Multi-Family Residential Zone Classification Signs, and 15.600.070, Secondary Signage.
- E. Any home occupation shall be allowed the signage described and regulated in SMC 15.465.500(C), Home Occupations.
- F. Any daycare, bed and breakfast, ~~or~~ specialized instruction school (other than a specialized instruction school located at a former school district facility), market garden or urban farm within the UL or T zones shall be allowed a nine (9) square foot sign.
- G. Electronic signs are not allowed, except as permitted by SMC 15.600.130, Electronic Signs.
- H. Internally illuminated signs are not allowed except as permitted and regulated by SMC 15.600.040, Multi-Family Residential Zone Classification Signs, for churches, schools, and community uses and agricultural crop sales.
- I. One (1) temporary freestanding sign is allowed while a property is for sale, for rent, or under construction, per SMC 15.600.070(D)(3)(b).
- J. Portable off-premises signs on private property no more than four (4) square feet in surface area and two (2) feet in height are allowed with the permission of the owner, if such signs are authorized under SMC 15.600.070(E)(4), grand opening/special events, SMC 15.600.080, Political Signs, SMC 15.600.090, Real Estate Signs, and SMC 15.600.100, Garage and Yard Sale Signs.

15.600.070 Secondary Signage

A. General.

1. In addition to the primary signage allowed, the following secondary signage shall be allowed within the parameters specified for each site in the commercial/office/industrial zones, multi-family residential zones, and for churches, schools, and community uses, and agricultural crop sales in the single-family residential zones.

2. Permits. Signs and displays that meet the standards of this subsection do not require a permit, if they are not illuminated, except that the placement of pole-mounted banners and decorative flags shall be approved through a sign permit to ensure code compliance.

3. Illumination of Secondary Signage.

a. Secondary signage shall not be illuminated, except as set forth in the following section.

b. The following secondary signage may be illuminated; provided, that such illumination is approved through issuance of an electrical permit and meets the standards of SMC 15.600.030(A) for commercial/office/industrial zones and SMC 15.600.040(A) for multi-family zones.

i. Illumination of permanent directional and informational signs.

ii. External illumination of decorative flags.

c. Secondary signage shall not be electronic.

4. Readerboard signs shall not be allowed as secondary signs.

5. Quality and Condition.

a. All signs under this section must appear to be professionally produced and must be maintained in an appearance of newness, free of tears, holes, mold, dirt, decay, chipped paint, fading, sagging, and other signs of wear.

b. The City may, at its discretion, and without notice, remove any temporary or portable sign not in compliance with this section.

B. Informational Signs. Informational signs are not included in the number of primary signs so long as the following conditions are met:

1. Interior Informational Sign. The sign shall not exceed nine (9) square feet in surface area.

2. Perimeter Informational Sign. The sign shall not exceed three (3) square feet in surface area, and the number of perimeter informational signs shall not exceed one (1) per street frontage.

Additional signs oriented to the street may be allowed only if shown to be necessary for safety purposes and granted by the Director.

3. The sign shall be located on the subject site, and meet all other standards of the code. If an informational sign is portable, or constructed of nonrigid materials, it is subject to the limitations on number and placement of portable and banner signs per this section, except that an interior informational sign only may be portable in excess of the limits on portable signs if necessary for orderly site operations.

C. **Directional Signs.** Directional signs are not included in the number of primary signs so long as the following conditions are met:

1. Interior Directional Sign. The sign shall not exceed nine (9) square feet in surface area.
2. Perimeter Directional Sign.
 - a. The sign shall not exceed six (6) square feet in surface area;
 - b. Business identification shall comprise no more than twenty-five percent (25%) of the sign;
 - c. The number of perimeter directional signs shall not exceed one (1) per entrance to a site, except that two (2) such directional signs shall be allowed if necessary for safety and oriented to traffic approaching the entrance from two (2) different directions.

Additional signs oriented to the street may be allowed only if shown to be necessary for safety purposes and granted by the Director.

3. The sign is located on the premises to which the sign is intended to guide or direct pedestrian or vehicular traffic, and meets all other standards of the code. If a directional sign is portable, or constructed of nonrigid materials, it is subject to the limitations on number and placement of portable and banner signs per this section, except that an interior directional sign only may be portable in excess of the limits on portable signs if necessary for orderly site operations.

4. Where a property lacks direct street frontage, an off-premises directional sign may be approved through a variance process described in SMC 15.600.200, Variance from Sign Code.

D. **Temporary Signs, Displays and Other Secondary Signage.** The signage or displays described in this section are allowed within the limits described in each category; provided, that no more than three (3) categories shall be concurrently displayed.

1. Portable Signs on Private Property. One (1) portable sign per street frontage displayed on the site it advertises, provided it meets the requirements of this section.
 - a. Size. The sign may not exceed nine (9) square feet in surface area or three and one-half (3-1/2) feet in height. Only one (1) side of a double-faced temporary portable sign will be counted.
 - b. Placement. The sign shall be placed within three (3) feet of a vehicular or pedestrian entrance, and shall not obstruct traffic, pedestrian circulation, or access for the disabled.
 - c. Hours Displayed. Portable signs shall be displayed only during the hours of business operation. If displayed after dusk, portable signs shall be displayed only in well-lighted areas.

2. **Building and Fence-Mounted Banners.** One (1) banner per site per street frontage within the following limitations:
 - a. Banners must be constructed of nonrigid materials suitable for an exterior environment, such as fabric, vinyl, or plastic;
 - b. **Size.** Banners may not be greater than thirty-two (32) square feet;
 - c. No banner sign shall be allowed on a street frontage where there is a temporary freestanding sign displayed on that frontage; and
 - d. **Placement.** Banners may only be placed in the following manner:
 - i. On buildings, securely mounted at four (4) corners, and not blocking any window;
 - ii. On fences, stretched tightly and fastened at four (4) corners;
 - iii. For a new business only, over an existing monument or fixed sign for a maximum of sixty (60) days.
3. **Temporary Freestanding Sign.** One (1) temporary freestanding on-premises sign per site, per street frontage, under the following circumstances:
 - a. A temporary freestanding sign is allowed for a maximum of sixty (60) days for a new business awaiting permanent signage; or
 - b. A temporary freestanding sign is allowed during the time a property is under construction, remodel, or for sale or rent; and
 - c. No temporary freestanding sign shall be allowed on a street frontage where there is a banner sign displayed on that frontage; and
 - d. Such signs shall be constructed of durable, rigid materials and mounted securely into the ground; and
 - e. In commercial, industrial and multi-family zones, no temporary freestanding sign shall exceed thirty-two (32) square feet in surface area or ten (10) feet in height, nor be located closer than five (5) feet from the property line, or closer than ten (10) feet from the property line of the abutting owner; and
 - f. In single-family residential and townhouse zones, no temporary freestanding sign shall exceed eight (8) square feet of surface area, six (6) feet in height, or be located closer than ten (10) feet from the property line of the abutting owner, except that a new subdivision may be allowed one (1) sign thirty-two (32) square feet in surface area, located no closer than ten (10) feet from the property line of the abutting owner. All signs shall comply with SMC 15.400.350, Sight Distance Requirements.
4. **Pennants.** Pennants without text or logos; provided, that they are made of nonreflective material. The maximum length of all such strings of pennants shall be no greater than the linear footage associated with the perimeter of the site. Each pennant may not exceed twelve (12) inches in height or width. Pennants shall be mounted a minimum of thirteen and one-half (13-1/2) feet above any vehicular way, as measured from the ground level of the vehicular way to the string or rope from which the pennant is suspended.

5. **Strings of Flags.** Strings of flags of a governmental or noncommercial institution; provided, that they are made of nonreflective material. The maximum length of all such strings of flags shall be limited to the linear footage associated with the perimeter of the site. Each flag may not exceed twelve (12) inches in height or width. Strings of flags shall be mounted a minimum of thirteen and one-half (13-1/2) feet above any vehicular way, as measured from the ground level of the vehicular way to the string or rope from which the flag is suspended.

6. **Decorative Flags or Decorative Pole-Mounted Banners.** Decorative flags or decorative pole-mounted banners, but not both, shall be allowed to be displayed on a site.

a. **Decorative Flags.** Decorative flags, without text or corporate logos, limited to one (1) flag per fifty (50) feet of street frontage. The allowable number of flags shall be grouped together within fifty (50) feet of an entrance. The flag shall not exceed twenty (20) square feet, nor be smaller than five (5) square feet in surface area, shall be pole-mounted on one (1) side only, shall be no greater in its vertical dimension than in its horizontal dimension, and shall be left loose to fly in the breeze. The flag shall be mounted at a minimum distance of twelve (12) feet, as measured from the street elevation to the lowest point of mounting. The pole shall be a maximum of twenty (20) feet in height.

b. **Decorative Pole-Mounted Banners.** Decorative banners, without text or corporate logos, mounted on poles and secured at the top and bottom, limited to one (1) per fifty (50) feet of street frontage, placed along the street frontage at a minimum distance fifty (50) feet apart. Decorative banners may not be illuminated. Decorative banners may be a maximum dimension of two and one-half (2-1/2) feet wide by six (6) feet high and mounted at a minimum distance of twelve (12) feet, as measured from the street elevation to the lowest point of the banner. The pole shall be a maximum of twenty (20) feet in height.

7. **Special Directional Sign.** One (1) permanent on-site directional sign per street frontage, no greater than nine (9) square feet, which may include business identification up to fifty percent (50%) of the sign.

E. Grand Opening and Special Event Signs.

1. Otherwise prohibited posters, banners, strings of lights, clusters of flags, balloons, as limited by subsection (E)(3) of this section, and up to three (3) off-premises portable directional signs as limited by subsection (E)(5) of this section are permitted for four (4) weeks only (twenty-eight (28) consecutive days) to announce the opening of a completely new enterprise or the opening of an enterprise under new management, and for two (2) weeks (fourteen (14) consecutive days) twice per year for any business to advertise a special event or sale; provided, that no site shall have more than four (4) weeks (twenty-eight (28) days) total of grand opening or special event display in any one (1) calendar year.

2. A limit of one (1) inflatable object, such as a blimp or large air balloon, shall be allowed as part of a grand opening or special event, provided such object is attached to the ground and approved by the City for safety purposes as to placement and design. The maximum height of an inflatable object, when installed, shall be thirty (30) feet. A party must submit an application for an inflatable object sign permit at least two (2) weeks prior to the grand opening or scheduled event.

3. Balloons may be displayed only as part of a grand opening or special event, provided they are no greater than eighteen (18) inches in diameter with a tether no longer than thirty-six (36) inches and must be securely attached to a structure. No more than two (2) displays with a maximum of five (5) balloons per display (or ten (10) individual balloons) are permitted per site. Displays are only allowed from dawn to dusk.

4. Any grand opening or special event shall register with the City by filing a registration form. All such material shall be removed immediately upon the expiration of the allowed period. Use of the above-described devices within the limits specified shall be an exception to the general prohibition on these devices as set forth in SMC 15.600.120(E). However, such displays are subject to all other code requirements.

5. Three (3) off-premises portable signs advertising the grand opening or special event are allowed; provided, that such signs shall not exceed four (4) square feet in area nor two (2) feet in height, and shall be displayed only from dawn to dusk.

Off-premises grand opening/special event signs may be located on private property with the permission of the owner of the property on which the sign is placed and within the public right-of-way; provided, that the signs do not encroach into a driveway, parking area, sidewalk, pedestrian pathway, vehicular travel lane, median or traffic island, and are at least four (4) feet from the outer pavement edge of a roadway when curb and gutter are not present. No signs shall be posted, tacked, nailed, or in any manner affixed upon any utility pole, tree or public or private sign.

F. Economic Stimulus Sign.

1. Perforated Window Film Sign. In order to improve local economic conditions, one (1) perforated window film sign may be installed per building during the time a property is for sale, lease, or rent and shall relate to the sale, lease, or rental of the property. The size of the sign shall meet the requirements of SMC 15.600.030(B)(2), Commercial/Office/Industrial Zone Classification Signs. Because of the special circumstances of these signs, the graphics of such signage must be artistically pleasing and shall be approved by the Director of Community and Economic Development.

2. For purposes of this subsection, a perforated window film sign is defined as a see-through window graphic, is a vinyl window film made with small holes throughout so you can see through the material, which is affixed to the window(s).

3. This subsection shall expire on December 31, 2015, at which time signs pursuant to this subsection shall be removed. (Ord. 15-1018 § 1)

REPORT: Community Garden / Urban Agriculture Questionnaire Findings

Prepared for: The City of SeaTac

Prepared by: Forterra

September 15, 2016

Table of Contents:

- About the Project
- Questionnaire Distribution
- Questionnaire Findings: Summary
- Questionnaire Findings: Detail

About the Project:

As part of the PICH Grant funded Community Garden/Urban Agriculture Project, the City of SeaTac conducted a questionnaire to better understand community interest in urban agriculture. The questionnaire was divided into two main sections:

- 1) **Questions About the First City-Sponsored Community Garden:** The purpose of these questions was to gauge people's interest in participating in the City of SeaTac's community garden, which will open in Spring 2017, and to inquire about preferred garden design elements.
- 2) **Questions About Urban Agriculture Uses the City Should Encourage.** The purpose of these questions was to better understand community interest in certain types of urban agriculture including market gardens (where people sell what they grow), produce stands, farmers markets and food trucks, and where these uses should be allowed through the zoning code.

The questionnaire was utilized as one of a number of public engagement tools.

How Questionnaire Was Distributed

Significant efforts were made to advertise and distribute the questionnaire as widely as possible.

It was made available both electronically and in hard copy for a two-month period from May through July 22, 2016. Both English and Spanish versions were created.

The following methods were used to advertise and distribute the questionnaire:

ELECTRONIC ADVERTISING/DISTRIBUTION

Project Website

- Questionnaire was available on-line from May through July 2016

City Manager’s Weekly Update (weekly e-newsletter)

- Two articles published that advertised the questionnaire on two different weeks

HARD COPY ADVERTISING/DISTRIBUTION

- **Hard Copies & Drop Boxes at:**
 - City Hall (1st floor & 3rd floor)
 - SeaTac Community Center
 - Valley View Library
 - Matt Griffin YMCA
- **One-on-One Surveying**
 - Five community liaisons of diverse backgrounds surveyed community members
- **6/1 Community Meeting**
 - Hard copies of questionnaire available
- **Summer Edition of SeaTac Report (sent to all SeaTac households)**
 - Article about project advertised questionnaire and provided web link

Questionnaire Findings: Summary

The following tables summarize responses from SeaTac residents who completed the Community Garden/Urban Agriculture Questionnaire. Detailed responses to all questions on the questionnaire can be found in the next section called, “Questionnaire Findings: Detail.”

Please note that some respondents chose not to fill in some sections of the questionnaire. **For the purpose of questionnaire analysis, all responses from non-SeaTac residents were removed.** Both the overview of responses below and the detailed findings that follow reflect opinions of SeaTac residents only.

Total Number of Questionnaires Received

- Numbers in table are actual numbers of respondents

Filled in On-line	Filled in Hard Copy	Total
45 (37%)	78 (63%)	123 (100%)

SeaTac Residency

- Numbers in table are actual numbers of respondents

SeaTac Residents	Non-SeaTac residents	Total
105 (85%)	18 (15%)	123 (100%)

Overview of Responses

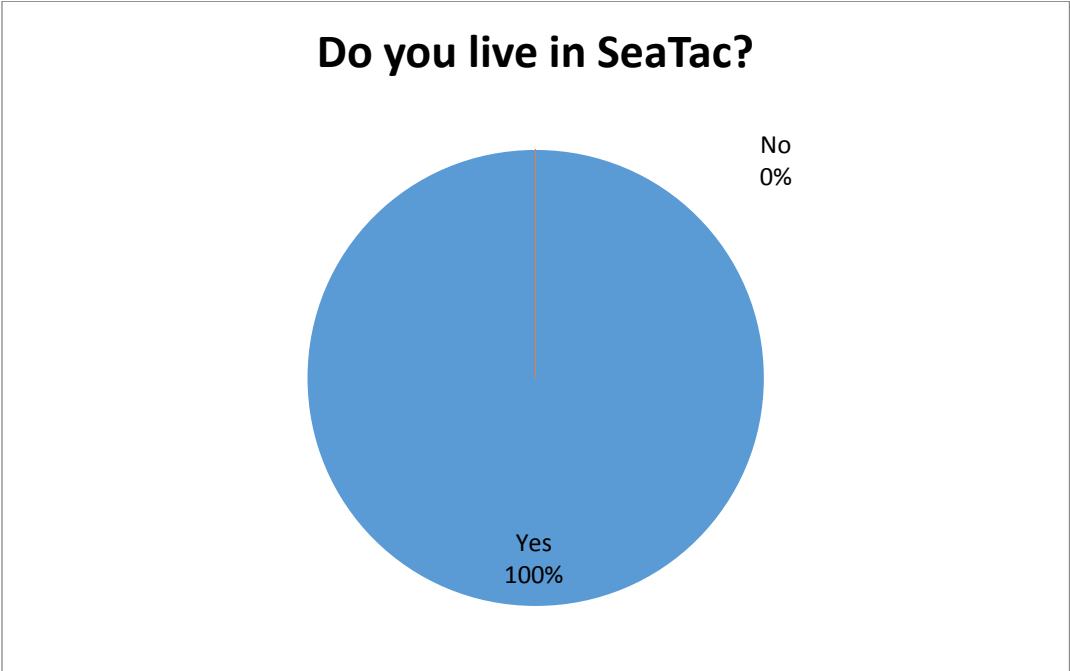
- Numbers in table are actual numbers of respondents. Many respondents chose not to answer all questions.

RESPONSES TO QUESTIONS ABOUT CITY-SPONSORED COMMUNITY GARDEN			
	Yes	No	I don't know
<i>Are you Interested:</i> Are you Interested in having a plot at the new SeaTac community garden?	54	22	16
<i>Plots for people with limited Mobility:</i> Are you interested in having a raised plot at the new garden that is designed for people with limited mobility?	51	24	14
<i>Shared Garden Plots:</i> Are you interested in sharing a larger plot where you can garden together?	43	30	15
<i>Other Locations:</i> Should the City build community gardens in other locations in addition to North SeaTac Park?	54	15	20

RESPONSES TO QUESTIONS ABOUT URBAN AGRICULTURE USES TO ALLOW			
	Yes	No	I don't know
<i>Market Gardens:</i> Should you be able to sell the food you grow?	54	31	5
<i>Produce Stands:</i> Should you be able to sell food you grow in produce stand?	58	18	12
<i>Farmers Markets:</i> Are you interested in shopping at a farmers market in SeaTac?	71	10	4
<i>Food Trucks:</i> Do you think food trucks that only sell produce should be allowed in SeaTac?	55	23	5
<i>Food Trucks:</i> Do you think food trucks that cook and sell produce should be allowed in SeaTac?	57	15	7

Questionnaire Findings: Detail

TOPIC #1: DO YOU LIVE IN SEATAC?



TOPIC #2: NEW CITY OF SEATAC COMMUNITY GARDEN TO OPEN SPRING 2017

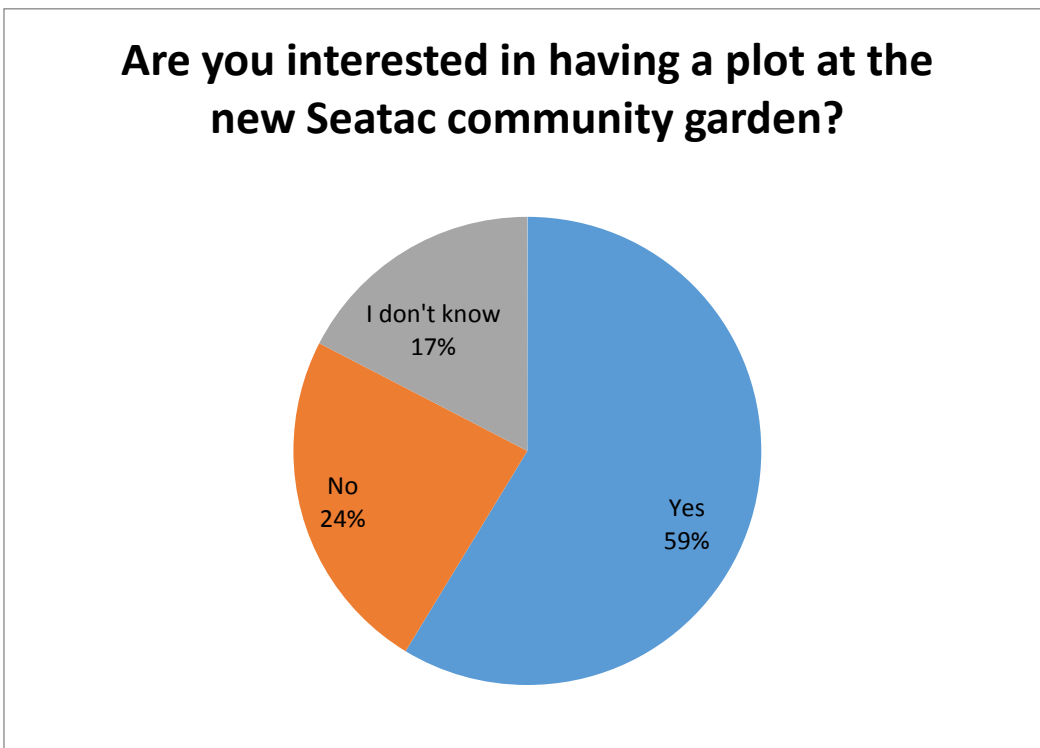
The City of SeaTac is building a community garden at North SeaTac Park which will have about 20 individual plots for gardening for personal use. The garden will include some plots that are raised up for those with limited mobility. There may also be some larger, shared plots for groups of people interested in gardening together.



A. Are You Interested? Are you interested in having a plot at the new SeaTac Community Garden?

(If so, please leave your contact information at the end of this questionnaire.)

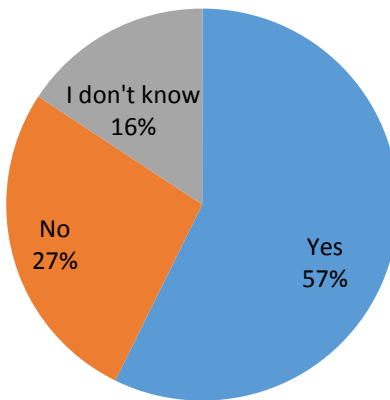
Yes 54/92 No 22/92 I Don't Know 16/92



B. Plots for People with Limited Mobility. Are you interested in having a raised plot at the new garden that is designed for people with limited mobility?

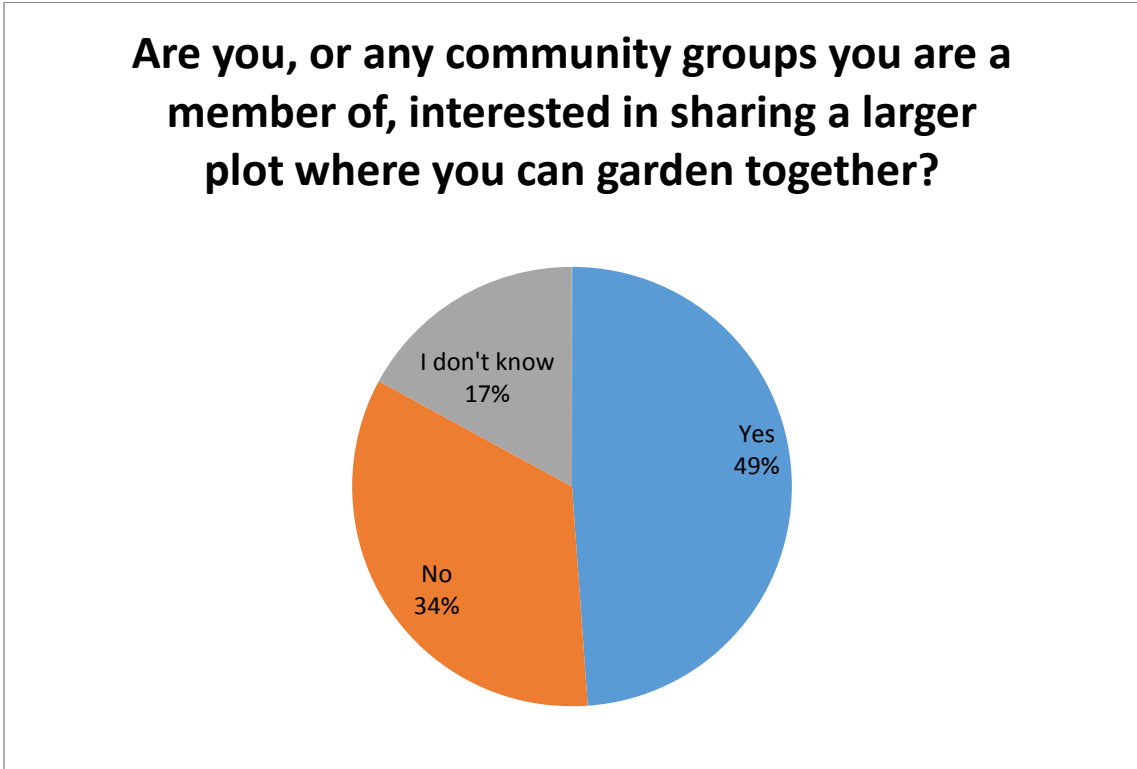
Yes 51/89 No 24/89 I Don't Know 14/89

Are you interested in having a raised plot at the new garden that is designed for people with limited mobility?



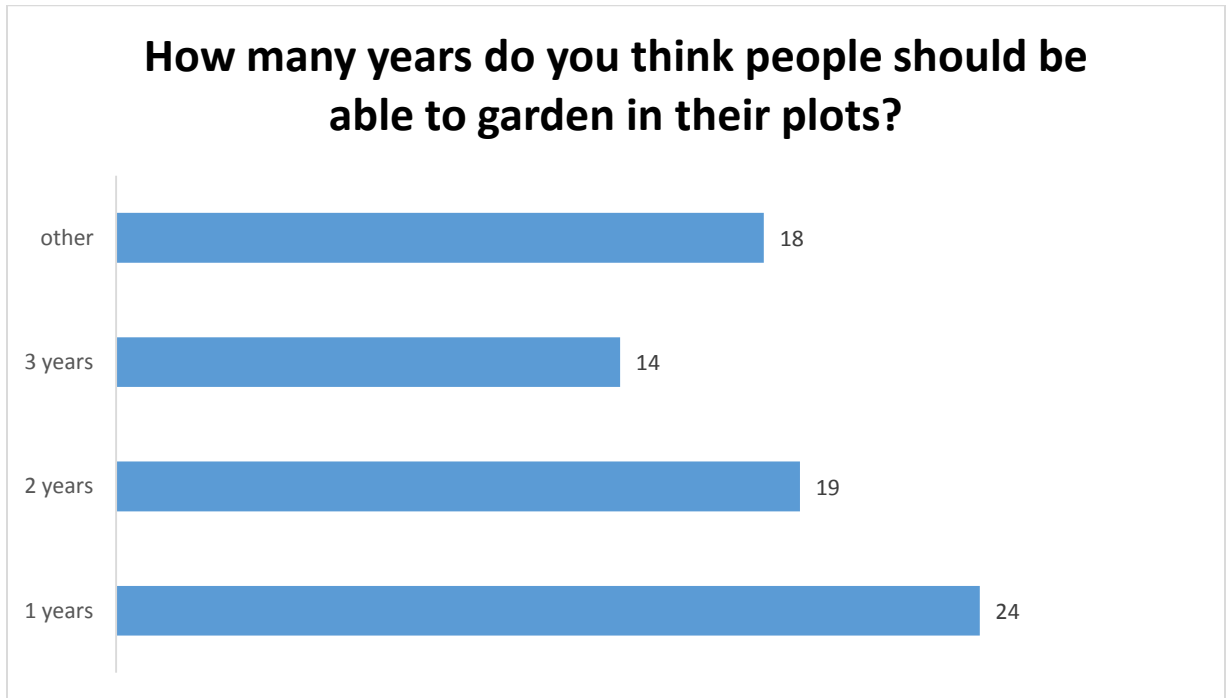
C. Shared Garden Plots. Are you, or any community groups you are a member of, interested in sharing a larger plot where you can garden together?
(If so, please leave your contact information at the end of this questionnaire.)

Yes 43/88 No 30/88 I Don't Know 15/88



D. Years of Use. How many years do you think people should be able to garden in their plots?

1 year 24/75 2 years 19/75 3 years 14/75 Other 18/75



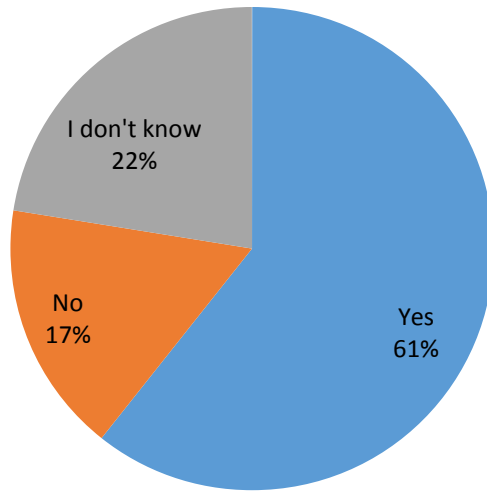
“Other” responses. Not every person who responded “other” included a specific response. Responses may be repeated and each response is shown:

- 6 months
- 6 months
- 6 months
- 5 years
- 5 years
- 10 years
- 30 years
- Every year
- It should depend on how productive you are
- As long as they want
- As long as they have an interest and need
- Like to see it available any time, any length of time
- Forever

E. Should the City build community gardens in other locations in addition to North SeaTac Park?

Yes 54/89 No 15/89 I Don't Know 20/89

Should the City build community gardens in other locations in addition to North SeaTac Park?



F. If Yes: Where should the City build other community gardens?

Responses may be repeated and each response is shown:

- 200 Street area
- 208 Street area
- Near Military Road and 148th, also at 204th and IB near apartments
- Abandoned/available soil locations
- Airport area
- All Washington state
- All Washington, including SeaTac
- Angle Lake area or in natural gas area
- Near Angle Lake
- Any places
- Anywhere available
- Anywhere
- Around neighbors so people do not steal the food
- Burien because it has better access
- Easy access in Des Moines and Burien
- Better access in Des Moines
- Better access in bus
- Closer to bus routes
- Convenience matters to me. If the location is close to bus stops, better for me
- In every city
- In each city
- In every city
- Not sure
- Nowhere
- McMicken Park
- North SeaTac Park
- South SeaTac area
- Parks
- Parks
- Renton
- Schools
- Schools
- Schools
- Schools
- Schools
- Schools
- SeaTac Community Center
- South
- The south end
- South SeaTac, in order for it to be more accessible for other users, and in other parts of this City.
- Somewhere on the south end of SeaTac. Maybe Valley Ridge

- In low income neighborhood to help families and children to have this kind of activities and share time together as a family
- Valley View
- Where is available
- Where is not community gardens
- Where is not another ones
- Where is not community gardens
- Places where do not have community gardens
- Cover north to south and west to east boundary.... SeaTac ends south on what street? and where is our current farthest south plot? gardeners are all over and need options
- Some of the vacant lots along International Blvd.

THE FOLLOWING QUESTIONS ARE ABOUT THE TYPES OF FOOD-RELATED ACTIVITIES YOU WOULD LIKE THE CITY TO ENCOURAGE IN THE FUTURE.

TOPIC #3: MARKET GARDENS

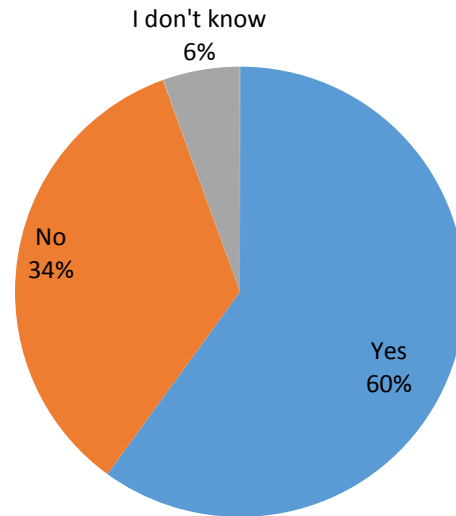
Market gardens are different than community gardens. Market gardens are where food or flowers are grown to be sold.



A. In your opinion, should you be able to sell the food you grow?

Yes 54/90 No 31/90 I Don't Know 5/90

In your opinion, should you be able to sell the food you grow?



B. If Yes: Where/how do you plan on selling your products?

Responses may be repeated and each response is shown:

- Any
- Any fitful place
- Anywhere
- Anywhere
- Anywhere
- Anywhere
- Anywhere
- Any safe area
- Everywhere
- Farmers market
- Farmers market
- In farmers markets
- In farmers markets
- In farmers markets
- In farmers markets
- It would nice to have a farmer's market again.
- Well where is our farmers market in SeaTac? Des Moines has one, Burien has one, Renton has one, Kent has one...etc.
- Maybe a monthly "garden sale"
- In the market/big market, can come by from me and sell to the people.
- Friends
- Friends and family member living here
- Family and friends
- Family and friends
- I will share with family and friends
- To family and friends
- To my family and friend. Accessible prices
- Friends, neighborhood
- I won't sell it. I will share with my friends
- I will sell it to people I know
- In my community area for the community people
- In the apartment where I live
- By displaying on open places
- In front of house
- Around my building and market places
- In front of my house or complex. Near intersections
- Taking to store
- To whole sellers
- Good makers for business

- Everyone's choice place of business
- Mobile homes
- In SeaTac
- By leasing place on placed in SeaTac neighborhood
- Des Moines or Burien if possible
- In produce stands in the parks will be great
- Any park etc., that would allow such sales to occur, church parking lots, Angle Lake would be nice, fresher produce by the airport might be good, but not big corp. that holds people down. The garden and its users, concept based on public market idea.
- But to grow food is need a big space
- It depends on the site and location of the land
- I don't plan to but others should be allowed if they want.
- I don't know

C. Where to Allow? Place a check on the types of areas where you think market gardens should be allowed.

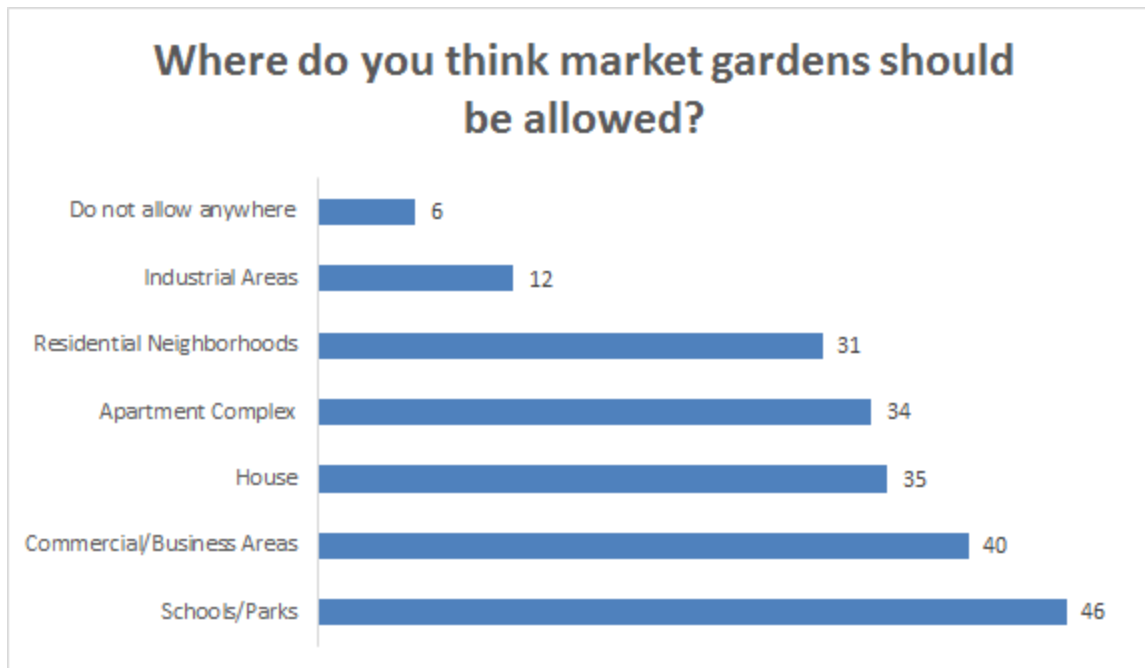
In the yard at your house? ___32___

In the yard at your apartment complex? ___28___

Schools/Parks ___39___ Residential Neighborhoods ___27___

Commercial/Business Areas ___31___ Industrial Areas ___9___

Do not allow anywhere _____12_____



D. Comments/Concerns. Please add any comments or concerns you have about allowing market gardens in SeaTac.

Responses may be repeated and each response is shown:

- 0 restrictions
- They make life easy
- Do we have open places?
- Make sure they keep healthy
- Access to organic produce locally
- We would like to have more market gardens in SeaTac, to lower the price of fresh foods
- The people that sell, sell the product cheap
- It will help supply to the neighborhood and save time
- We need to have farmers market in SeaTac
- People can get more fresh food from the community and the seller can money
- Create opportunities for those interested in garden profits
- from the citizens.
- I am not very well aware of all the location that can be used as market garden
- Never seen it
- It's important to have more market gardens in SeaTac
- I won't sell it. I will share with my family
- Is not good idea to sell it, I will share with friends and neighbors
- I won't sell it. I will share with my family
- No interest in selling the food

- Only for personal use
- It good idea, will be nice a family programs to families and children to share the activity and expand time together
- It is a good activity, healthy food and organic food that we can do ourselves
- It is good idea because helps with the environment
- Good idea. Hope goals can be made
- It a nice project for the community
- It would be great to have market gardens at schools. Kids can learn how to grow fresh produce while learning the benefits of healthy eating. The schools could hold market days to sell their produce and make money to keep the program going.
- At community center in SeaTac
- I make compost that has a need to help these gardens grow (vermicast) and would consider helping some plots out
- I will not be growing
- Unless there is a business license and county health inspection, this is not a good idea
- It is difficult to have one in here because of insects
- Some places, if not keep clean, may littered
- It is important to have clean the area where produce will be on sale
- The entire cost of commercial gardening and harvesting and marketing should be borne by the farmer. This is asinine for taxpayers to pay for any of the cost for someone to sell a product. Ever heard of capitalism????
- Public property should not be used for private profit. If people want to garden on their own property they should be able to. Or if apartment owners want to allow it for their occupants, that should be up to them. The city should not get in between that agreement.
- Why is this survey focusing on selling food?
- Concerned about people stealing from the gardens
- No door to door
- Probably not a good idea unless its organized at a park or at the garden. The traffic is already a big problem in residential areas.
- Tax dollars were used to put this program together so for profit should not be allowed. Give back to the community/food banks.
- Industrial areas are polluted, too much toxic dust. Anything else yes.

TOPIC #4: PRODUCE STANDS

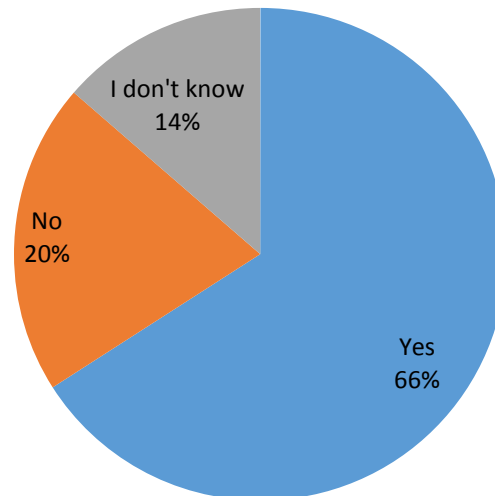
Produce stands are usually small, temporary structures used for the sale of fresh fruits and vegetables.

A. In your opinion, should you be able to sell the food you grow in a produce stand?

Yes 58/88 No 18/88 I Don't Know 12/88



In your opinion, should you be able to sell the food you grow in a produce stand?

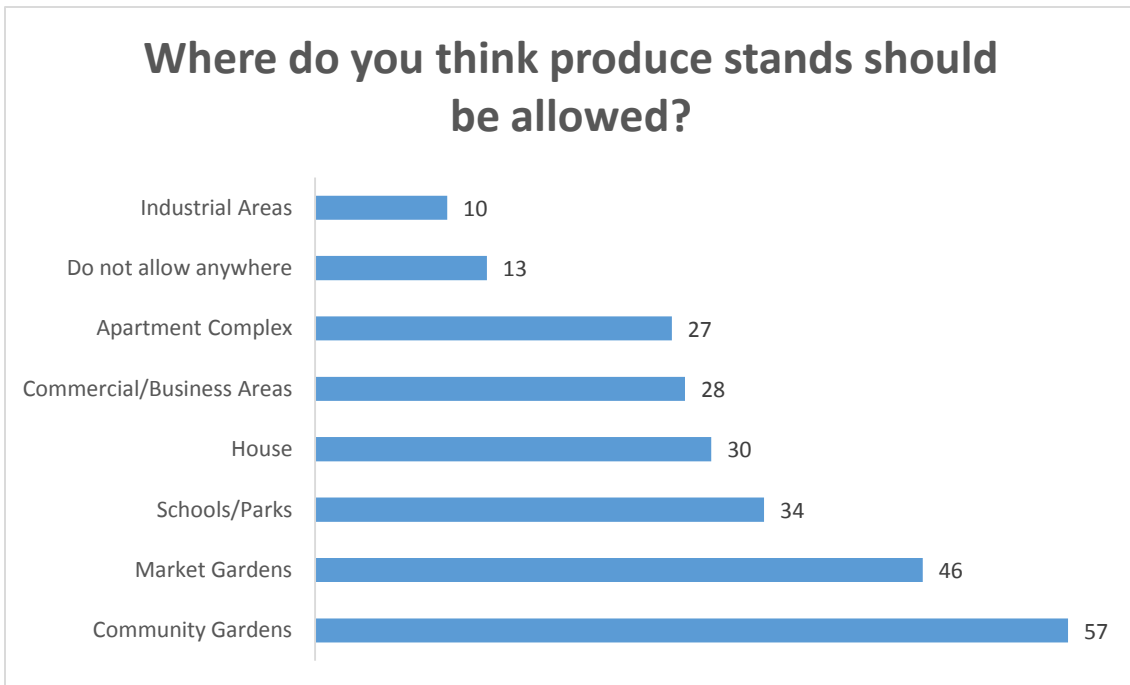


B. Where to Allow? Place a check on the types of areas where you think produce stands should be allowed.

In front of your house? ___30___
In front of your apartment complex? _27_____

Next to community gardens? ___57___
Next to market gardens? _____46_____

Schools/Parks ___34___
Residential Neighborhoods ___30___
Commercial/Business Areas ___28___
Industrial Areas ___10___
Do not allow anywhere _____13_____



C. Comments/Concerns. Please add any comments or concerns you have about produce stands in SeaTac.

Responses may be repeated and each response is shown:

- At community center in SeaTac
- Start very slowly and carefully.
- Any place where one could set up, free from hassle, and where traffic would not be problematic. So kids and seniors would be safe to do their daily things.
- Save your time and price
- That the products have accessible prices for the community
- I find that the few stands that I know, product is expensive
- In some places the product is a litter and expensive
- They are new, it is good
- It is a very good idea because we do not have like this kind of market
- Only organic produces
- It a good option and you can find fresh products
- We should see all options in being able to get grown goods out to the public of SeaTac.
- Maybe litter neighborhood
- The cleanliness of our neighborhoods
- I am worry about the hygiene
- Hygiene
- Must be regulated for food safety
- Only available upon request/permit with structure
- They should have a business license and purchase a permit and meet all health dept. requirements, have adequate parking for customers, etc. If the owner of the stand has the room to meet all safety requirements (traffic, FDA, etc.), has a business license and a permit and pays taxes on the proceeds like any other business I have no problem with a produce stand. However, to just let anyone erect a stand on PUBLIC property like a parking strip is wrong.
- I don't know how to utilize

TOPIC #5: FARMERS MARKETS

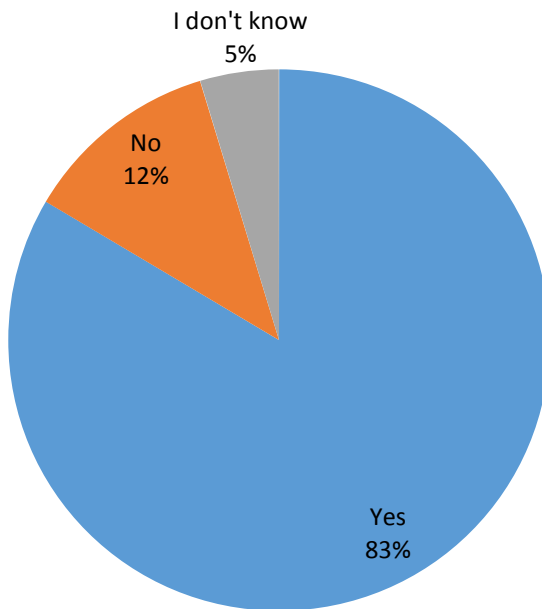
Farmers markets are generally temporary outdoor markets where farmers and other vendors sell whole produce and other food related products.



A. Are you interested in shopping at a farmers market in SeaTac?

Yes 71/85 No 10/85 I Don't Know 4/85

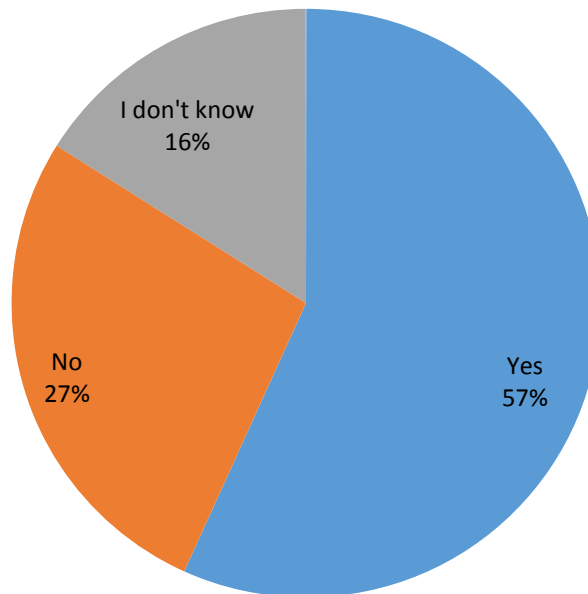
Are you interested in shopping at a farmers market in SeaTac?



B. Are you interested in selling at a farmers market in SeaTac?

Yes 46/81 No 22/81 I Don't Know 13/81

**Are you interested in selling at a farmers market
in SeaTac?**

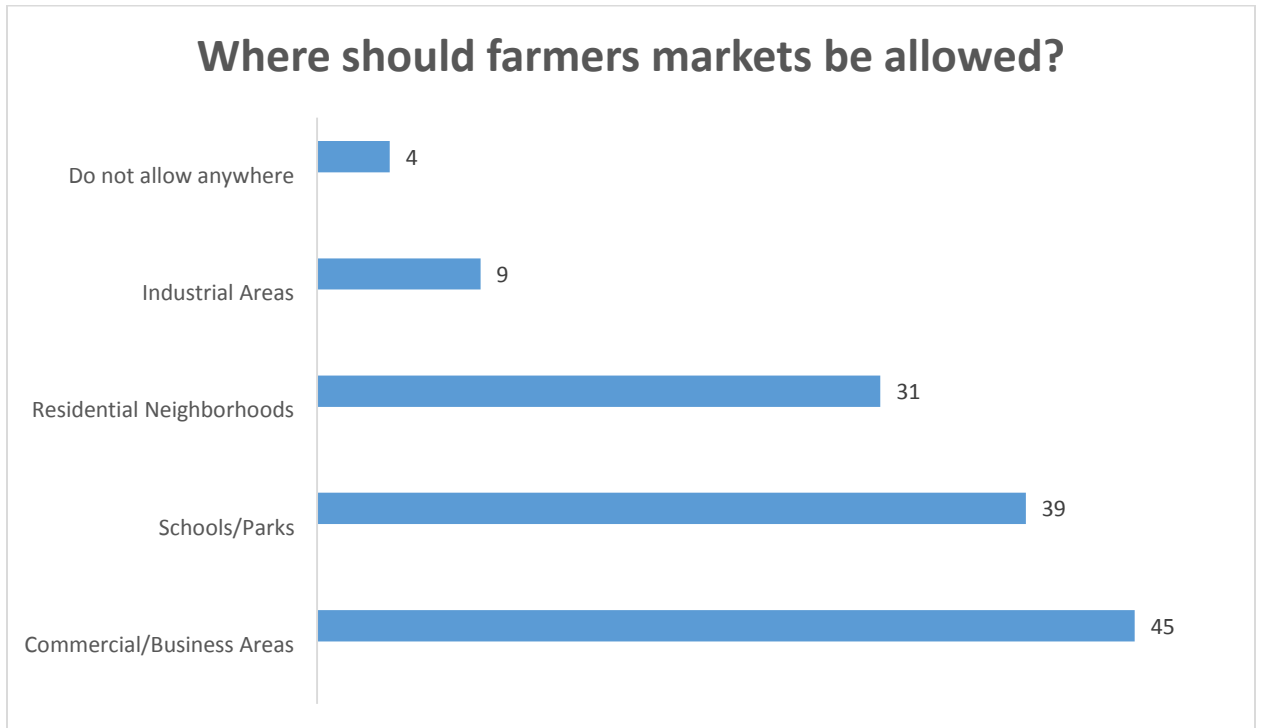


C. Where to Allow? Place a check on the types of areas where you think farmers markets should be allowed.

Schools/Parks ____39____ Residential Neighborhoods __31____

Commercial/Business Areas ____45____ Industrial Areas __9____

Do not allow anywhere ____4____



D. Comments/Concerns. Please add any comments or concerns you have about farmers markets in SeaTac.

Responses may be repeated and each response is shown:

- Need day to day evaluation
- It is good idea. It makes us work hard
- Price wise they are affordable/varieties
- They should sell only organic foods
- Require more advertisement. May be special event but population of the area one not used to it
- I have never seen it. I have never been to a farmers market before.
- We need to learn how it works
- When will the farmers market be open?
- Farmers market is good to have in SeaTac areas, so easy we could get fresh foods and farmer could get customers and it may encourage them to produce more
- I like the variety of products that I find in farmers markets
- I will live that a farmers market in SeaTac
- Anywhere
- It is nice because are fresh fruits and with not pesticides
- I have a question, why vegetables are cheaper in regular stores?
- Should be other farmers market in other cities not just Seattle
- I think we just need to look at when the neighboring cities have theirs and coordinate.
- Since it is crowded and busy there was not enough place for the market
- Do we have any that are like Des Moines' and Burien's? If so we need to get out info in the SeaTac report!
- If at school just at entrance. Good learning experience for kids
- Absolutely no taxpayer money should support this ... this is called 'private enterprise'.
- If people want to grow their own food, or sell it to others, that should be their choice. But SeaTac is dominated by the airport and most uses other than that are not going to pencil economically. Don't try to make it into something it can't be.
- Why did the one that we had fail? Not enough publicity, I think. It takes real dedication by a good organizer.
- In the past they have not been successful here. Not much support from community. Grow for personal use or give to the food banks only.
- Industrial has too much toxic dust. Too much road dirt.
- Day and times that allow people to stop after/before work

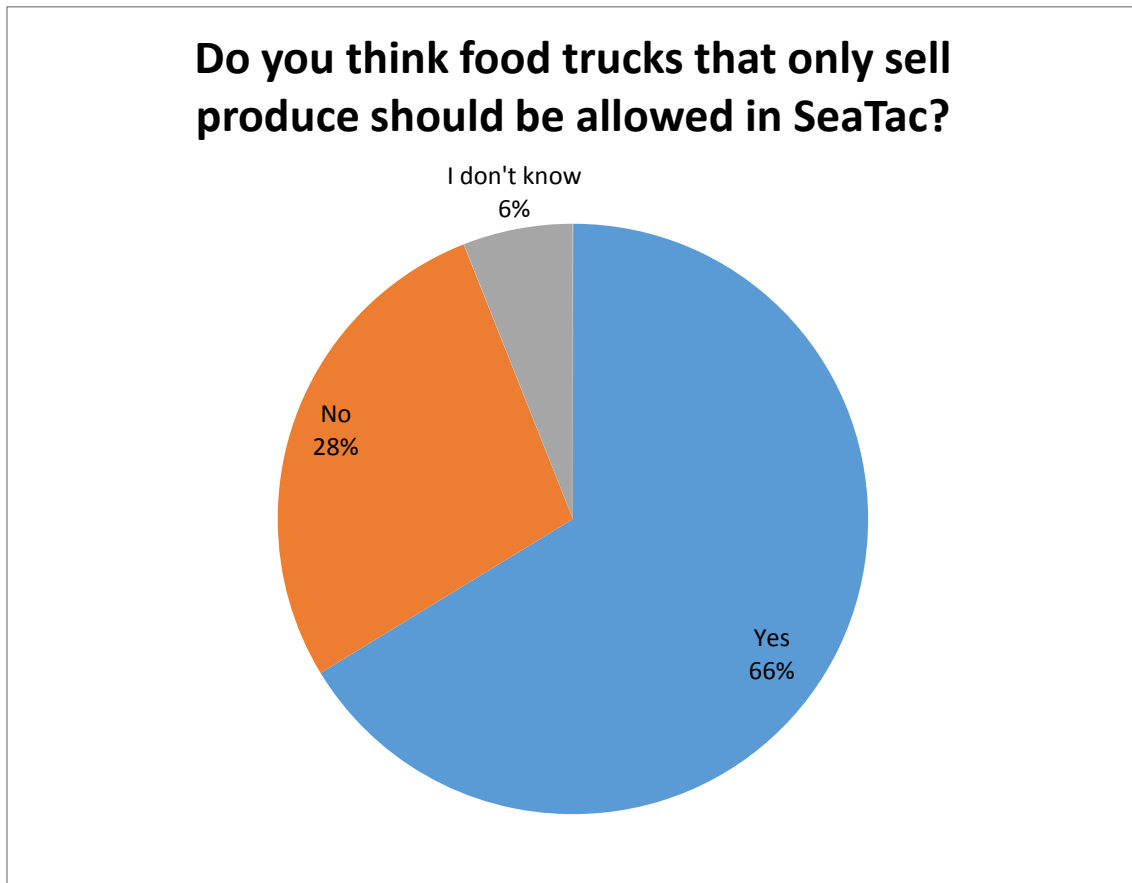
TOPIC #6: FOOD TRUCKS

Food trucks are vehicles where food is often cooked and sold. Some food trucks only sell produce. Currently, food trucks are not allowed in SeaTac.



A. Do you think food trucks that only sell produce should be allowed in SeaTac?

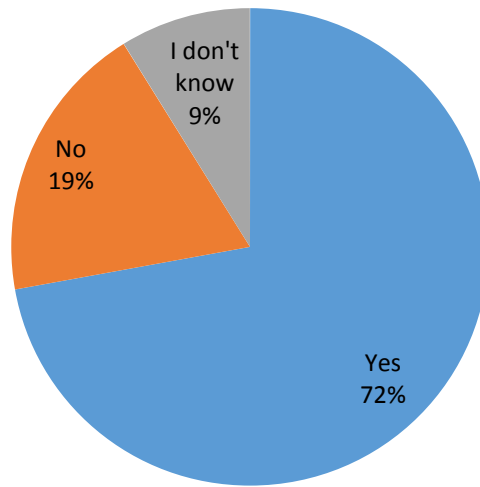
Yes 55/83 No 23/83 I Don't Know 5/83



B. Do you think food trucks that cook and sell food should be allowed in SeaTac?

Yes 57/79 No 15/79 I Don't Know 7/79

Do you think food trucks that cook and sell food should be allowed in SeaTac?

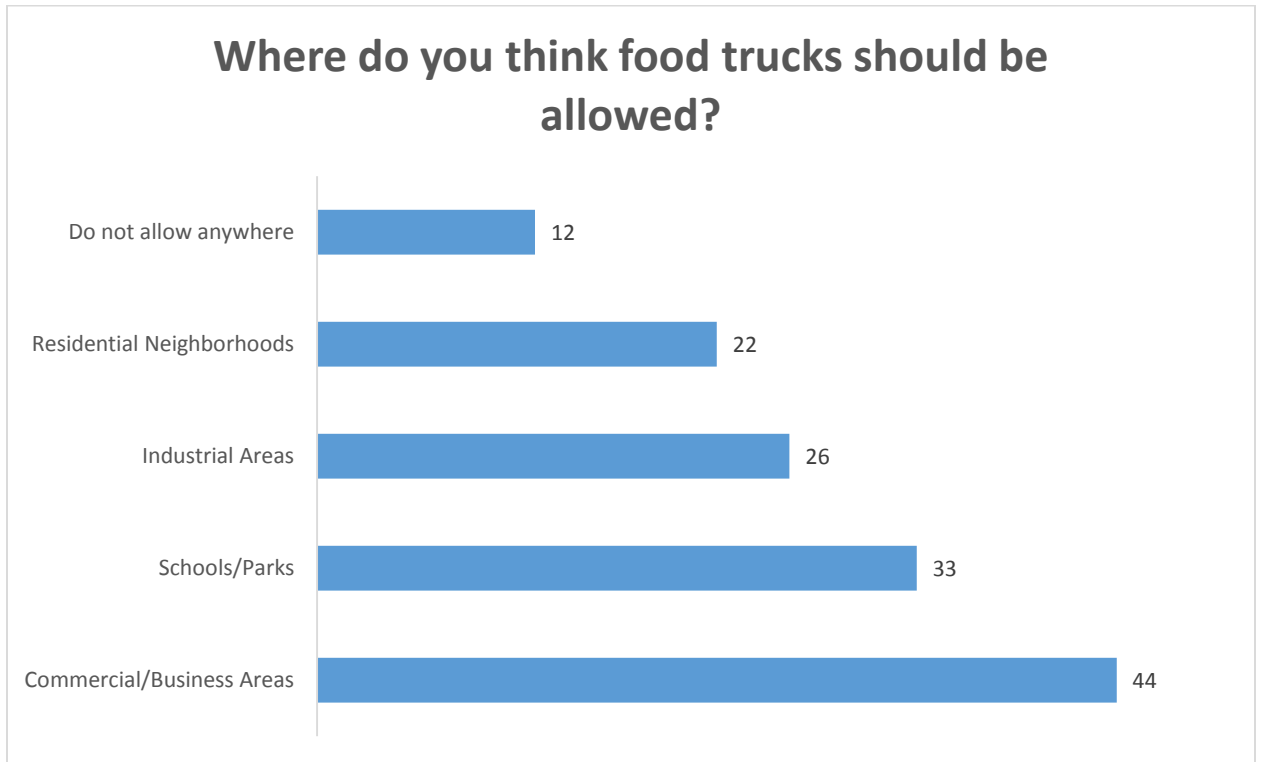


C. Where to Allow? Place a check on the types of areas where you think food trucks should be allowed.

Schools/Parks 33 Residential Neighborhoods 22

Commercial/Business Areas 44 Industrial Areas 26

Do not allow anywhere 12



D. Comments/Concerns. Please add any comments or concerns you have about food trucks in SeaTac.

Responses may be repeated and each response is shown:

- Anywhere
- I don't see concerns, let's do this
- Good idea
- Good for older seniors and the carless. Try it and see.
- I need to know more
- This city has less access to food and restaurants
- They can provide foods and fruits easily and can save time
- Only HEALTHY food trucks
- Stands will save time and money
- Trucks that sell produce and cooked goods
- No good for restaurants
- Are you afraid that business would suffer from competition? I like options other than brick and mortar
- Trade should be free
- Will be ok because food is a little cheaper
- Worried about them blocking driveways and mailboxes in residential
- I do not eat in food trucks
- That have a good hygiene
- The products do not sell expensive and I am worry about how clean could be the place
- I am worry because probably they do not have enough water to clean the products
- I'm not sure if food trucks would be good since it is hard to know the health impacts they can have.
- Be sure that food trucks follow healthy procedures
- I do not eat in food trucks because I am not sure about hygiene procedures
- We really do not know if those places are clean
- It is fine that they sale food but I will like that somebody check about hygiene
- Hygiene and litter
- Concerned about foodborne illnesses due to improper food handling/cooking, unsanitary conditions, inappropriate set-up areas with inadequate safe parking and entry/exit, etc. These mobile restaurants/stores might be necessary in isolated remote villages, but SeaTac is neither remote nor isolated. We do not need any of these loosey goosey businesses.
- Licensed
- Cleanliness
- Health, licensing, regulation, bigger government

- I think they should have the business permission prior and just not driving around and stopping randomly. Could stop at the commercial sites at their lunchtime or be in the parks during the summer.
- Trucks can travel to these places, plus the added protection of the food having a cover keeping it clean. Roach carts feed construction workers same concept.

TOPIC #7: OTHER COMMENTS & INFORMATION

Please feel free to make any additional comments about this questionnaire or this project here.

Responses may be repeated and each response is shown:

- Good
- Good idea
- It is a good idea for hard worker people
- It is a good project. We all have to participate to make this happen.
- It is a good idea, fresh foods, make cash
- I think it is great idea the community gardens. Include recreation, health, sowing and reaping and consuming the products.
- This this is a great idea
- This is a good idea, but we low income. We are too busy. Not enough time for my family and work
- It is a good project but I have never done it before. I would like to learn more
- Looking forward to start. Let it be a pilot project and give grant to first users. For the first year to encourage these types of community initiatives in SeaTac
- I am new in the area. I like to see this happen and supported in doing it. I also do not have enough income, it can help my family food basket
- The idea of community means we come together for a common goal = in this case, fresh air, fresh food, and familiarity with our neighbors!
- Thanks
- Thank you for this project. I hope you make it happen. "Healthy SeaTac"
- I like to have space for greenhouse garden. I am also ready to volunteer for greenhouse garden
- Too many questions
- Never plant anything in my life, but would like to learn to grow vegetables. Hope there will be classes
- Fresh from the field foods are healthy and easy to prepare. So it is refreshing to see such food sellers around
- We need more of this type of thing, along with affordable rent. Raised gardens as well protect the food from tainted earth. "A.S.A.R.C.O"
- We need more organic foods in all business food places
- Still need guidelines for safety
- I only care at this point on the foundation of community gardens...compost to allow success...foundation being what we grow in and what are the benefits of a good start to have on end items
- Quit trying to shove this crap up our butt
- This is an inappropriate use of tax money. Period!
- You put schools/parks on same line. Food trucks ok for parks but not schools.

Where did you hear about this project?

Responses may be repeated and each response is shown:

- Through this questionnaire
- By a friend
- by this questionnaire
- from one of the community Ismail Mohamed
- Ismail
- Last year questionnaire
- Ismail Mohamed
- Ismael Mohamed
- By a friend
- Ismael Mohamed
- Ismael Mohamed
- Cristina Or
- Ismael Mohamed
- Ismael Mohamed
- Ismael Mohamed
- Ismael Mohamed
- Ismael Mohamed
- Floribert
- neighbor floribert
- From last year survey
- floribert
- floribert
- Floribert
- floribert
- Floribert Mudelame
- floribert
- floribert
- floribert
- Just Now
- Fidela
- Fidela
- fidela
- fidela
- in the community meeting
- Fidela
- Fidela
- in the community meeting

- fidela
- From last year survey
- fidela
- Fidela
- Fidela
- Fidela
- Cristina Orozco
- Cristina Orozco
- Just heard now
- Cristina Orozco
- Cristina Orozco
- Cristina Orozco
- Cristina Orozco
- by this questionnaire
- my neighbor
- SeaTac City Council and SeaTac survey
- at Valley View
- valley view library
- Village view library
- YMCA in SeaTac
- YMCA
- SeaTac report....summer 2016
- Info on City of SeaTac website
- Learned about the vision from City Hall, learned about the survey from SeaTac Blog
- City of SeaTac Blog
- CBC committee where we believe food and growing food is something many citizens would like. Brings people together. We all like fresh food.
- city of SeaTac
- Parks and Recreation department 2016 fall activities guide (mailer)
- I put the word in your ears ten years ago, thank you for listening to me. South 208thst. would be great just off of pac highway.
- Email from Peter Kwon
- community center

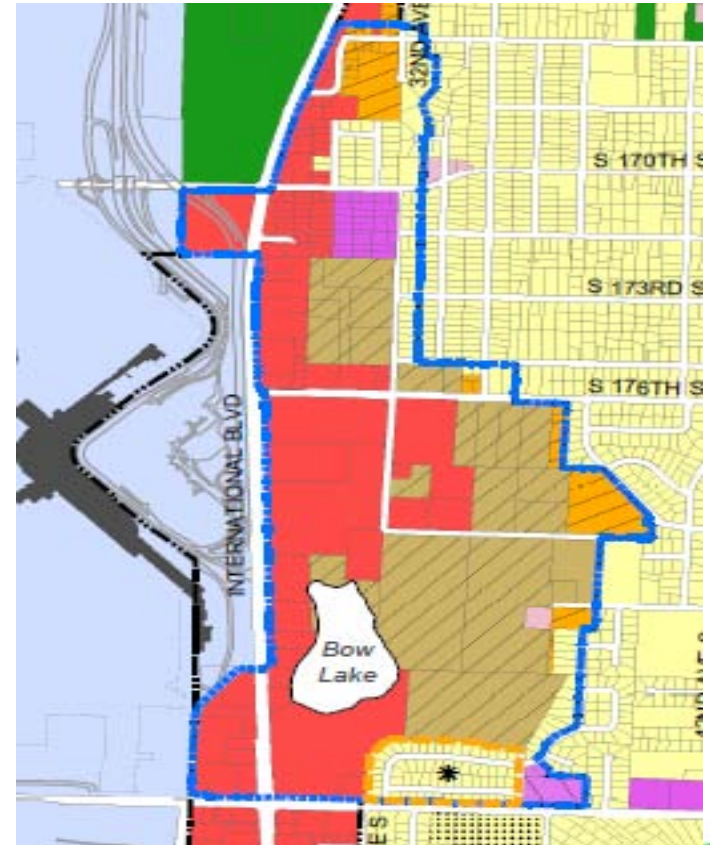
Would you like to receive updates on this project? Please provide your email address or other contact information so we can put you on the project mailing list:

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- ldlockwood@msn.com
- prairiedream@comcast.net
- virginiaols@comcast.net
- Ppphgy@gmail.com Eric Phillips 206-306-5955 I would love to have a garden plot and plan to register on January 2nd, 2017
- Retzkb@comcast.net

Potential **City Center Park & Fly Code Amendments**

Planning Commission
September 20, 2016




Purpose of Today's Work Session

- 1) Introduce Project: Why amend this code?
 - 2) Understand City Center Plan
 - 3) Understand Current Park & Fly Requirements in the City Center
 - 4) Review Park & Fly Garages in City Center
 - 5) Discuss Proposed Next Steps
- 

Why Amend this Code?

In May, City Council requested that potential amendments to the City Center Park & Fly code be explored.

Some reasons:

- Airport growth may lead to more demand
 - Only two park & fly garages constructed in City Center – both under development agreements necessitated by current code
 - If not economically feasible to build in City Center, businesses may go to other cities
- 

Understand City Center Plan

<http://www.ci.seatac.wa.us/index.aspx?page=584>

City Center Plan (Adopted 1999, Amended 2010):

- “Describes an urban design and development approach for creating a City Center in the City of SeaTac over the next twenty years.” (p.1-1)
- “The primary objectives...are to focus growth in the City Center and promote integrated development, pedestrian-oriented design, diversity of uses within close proximity, link open spaces to the residential areas, and create a centerpiece; a Civic Center focal point for community identity.” (p.1-1)


Understand City Center Plan

Goals of City Center Plan for Park & Fly

Identifies seven key development issues including:


#4. “The encouragement of structured parking to accommodate the demand for park-&-fly.”

(p. 1-1)



Park & Fly in City Center Plan

“Unappealing parking garages are to be discouraged as a dominant land use in the City Center. Development standards could require parking structures to be set back from International Boulevard or require that an active building be placed in front of the structure. This may limit the parking capacity of parcels fronting International Boulevard. In addition, parking could be increased in exchange for public benefits such as open space, public access routes, and improved aesthetics.” (p. 5-27)



Park & Fly in City Center Plan


Land Use Policy LU-1A: “Promote a pedestrian-friendly and transit supportive land use pattern for future development projects.”

Implementation Strategies:

-“Prohibit surface commercial parking (park-and-fly) uses.”

-“Preclude parking uses immediately adjacent to International Boulevard.”

(p. 5-31)



Park & Fly in City Center Plan

Economic Vitality Policy EV-1C: “Encourage multiple use facilities for visitors and residents through parking restrictions and incentive-based programs.”

Implementation Strategies:

- “Adopt development standards that limit parking uses.”
- “Restrict parking uses immediately adjacent to International Boulevard.”

(p. 5-53)



Park & Fly in City Center Plan

Strategic Action Plan:

“Structured parking should be encouraged to accommodate the demand for park-&-fly while preserving land for other uses.” (p. 6-3)




Existing Park & Fly Requirements

Chapter 15.300 SMC City Center Overlay District

- **Only permitted within a structure** (except – surface lots allowed as interim use with development agreement)
- **Up to 300 spaces allowed** (Additional spaces may be added via bonus incentive program)

Existing Park & Fly Requirements

- **50% of street level built out as, or convertible to, retail/commercial or service uses** (Minimum of 400 SF of leasable retail/commercial or service space provided at construction)
 - **Parking structures setback 100' from Int'l Blvd** (unless behind or adjacent to additional nonparking buildings facing Int'l Blvd – or “wrapped” with nonparking use in same building)
 - **Building design and open space requirements also apply**
- 

Existing Park & Fly Requirements

Parking Bonus Incentive Program	
Base Stall Maximum	<u>300</u> stalls
BONUS PROGRAM	
Right of Way (per City Center Roads Plan)	1 stall per <u>150 sf</u>
Open Space	1 stall per <u>150 sf</u>
Hotel/Motel Unit	<u>0.5 stall</u> per hotel/motel room
Water Feature/Public Art	<u>60 stalls</u> per water feature/art
Commercial/Service/Retail Space	1 stall per <u>250 sf</u>

Park & Fly Structures in City Center

Both constructed with development agreements



Parking Stalls/Development	Wally Park	Master Park
Base Stalls	900 stalls	600 stalls
Plus (+) Bonus Stalls <i>Water Feature</i> <i>Bonus Open Space</i> <i>Bonus Commercial/Retail Space</i>	+ 793 Bonus Stalls <i>1 Water Feature</i> <i>Permanent Open Space</i> yes	+ 439 Bonus Stalls <i>1 Water Feature</i> <i>Open Space for Future Development</i> yes
TOTAL <u>Park & Fly</u> Stalls	1,554 Park & Fly stalls (396 stalls/acre) (1,595 including retail parking spaces)	1,031 Park & Fly stalls (405 stalls/acre) (1,061 including retail parking spaces)

Past City Center Park & Fly Code Amendments

1999: City Center special standards adopted

2005: Amendments limit garages to 1 per development site instead of 1 garage per parcel

2008 (*Existing Code): Changes Bonus Program from 1 stall per 25 sf of commercial/hotel space to:

- 1 stall per 250 sf of commercial/retail space
- 0.5 stall per hotel/motel unit

2012 Ad Hoc Committee Proposal

*City Council did not act on proposal

	Existing Code	Proposed Code
Base Stall Maximum	<u>300</u>	<u>1000</u>
Bonus Program		
Right Of Way (ROW)	1 stall per <u>150 sf</u>	1 stall per <u>100 sf</u>
Open Space	1 stall per <u>150 sf</u>	1 stall per <u>100 sf</u>
Hotel/Motel Unit	<u>0.5 stall</u> per hotel/motel room	<u>1 stall</u> per hotel/motel room
Water Feature/ Public Art	<u>60 stalls</u> per water feature/art	<u>60 stalls</u> per water feature/art
Commercial/ Service/ Residential Space	1 stall per <u>250 sf</u>	1 stall per <u>25 sf</u>

Proposed Next Steps

Planning Commission

9/20: Project kick-off

10/4, 10/18, 11/8: Work sessions

City Council:

9/27: Council Study Session review of proposed
Park & Fly code amendment schedule



MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT

Date: September 15, 2016
To: Planning Commission
From: Steve Pilcher, Planning Manager
Subject: Animal regulations

This topic was introduced at your July 5, 2016 meeting and discussed again on August 2nd. The Commission has expressed a desire to approach the issue more from a management perspective, rather than establishing either more restrictive standards and/or prohibition of certain types of animals (i.e., roosters).

At your August 2nd, meeting, the Commission from a SeaTac resident who lives next door to an individual who keeps a rooster; this individual expressed significant dissatisfaction with this situation and questioned why the City would allow roosters to be kept in an urban setting.

The Mayor has requested this matter be brought before the City Council, with a recommendation from the Planning Commission, regardless of what that recommendation may be. Accordingly, staff has prepared potential amendments to the Zoning Code which would eliminate the allowance for keeping roosters within the City and also eliminate the never-used Equestrian Overlay Zone. In addition, staff has scheduled the Commission to conduct a public hearing on these issues at its October 4th meeting.

At your August 2nd meeting, the Commission asked staff to explore the noise control issue with the Police Department. In doing so, we have determined there is existing authority for responding to animal noise complaints. This is through the City's arrangement with King County Animal Control and the adoption (by reference) of applicable King County Code provisions. Those codes lists excessive noise from animals as a nuisance:

KCC 11.04.230

J. Any animal that howls, yelps, whines, barks or makes other oral noises to an unreasonable degree, in such a manner as to disturb a person or neighborhood.

King County Animal Control officers (not SeaTac Police Officers) are responsible for enforcing this provision. The following steps would typically be followed:

1. Talk to the complainant and try to hear the noise themselves.
2. Talk to the owner of the animal in an attempt to educate them about the effects of the noise on neighbors.

3. Advise the complainant to begin documenting the noise (the burden of proving the noise is upon the complainant – a documentation log, video or otherwise helps).

If education didn't work and there's a second and repeated complaints:

Same basic process but depending on growing documentation provided by the complainant, Animal Control can decide to cite (civil penalty \$50 first offense, up to \$1,000).

Ultimately, Animal Control can go through a process to ask a judge to "require the animal leave the state". This and every step in front of this is subject to appeal – appeals are heard by a hearing examiner in Seattle.

At this point, Animal Control does not have a mediation process.

Proposed code amendments

In order to have a basis for the Commission to make a recommendation, staff has drafted potential amendments to Chapter 15.440, Keeping of Animals (see attached Exhibit C-1). These draft amendments eliminate out-of-date definitions ("dairy"); delete goats and roosters as allowable "outside animals" that can be kept on lots as small as 7,200 sq. ft.; and abolishes the Equestrian Overlay Zone (SMC 15.315.300). The latter has never been used and, most likely, would be cost prohibitive for anyone to attempt to implement (SEPA review and rezone process = approx. \$10,000 in fees).

Next steps

Conduct a public hearing and render a recommendation to City Council at the October 4, 2016 meeting.

15.105.040 “D” Definitions.

Dairy

~~Any premises where three (3) or more cows, three (3) or more goats, or any combination thereof are kept, milked or maintained. (does not appear in use charts)~~

Domestic Animals

Dogs, cats, birds, snakes, small rodents, rabbits, ~~goats~~, pygmy goats, pot-bellied pigs, chickens (including ~~roosters~~), miniature horses not exceeding forty (40) pounds, and ducks and other fowl, which can be and are continually kept or raised in a home or on a lot. Animals not considered to be domestic animals include, but are not limited to, the following: horses, cows, donkeys, and any endangered or exotic species of animals. The number of inside or outside domestic animals shall be limited as shown in SMC [15.440.100](#).

15.105.110 “K” Definitions.

Kennel/Cattery

A commercial establishment which houses, cares for, breeds, raises or sells dogs or cats. Four (4) or more adult dogs or cats or any combination thereof constitute a kennel. Small animal hospitals and clinics and up to two (2) dwelling units, to be used as manager/caretaker residences, either attached or detached from the kennel, are included. An adult dog or cat is one of either sex, altered or unaltered, that has reached the age of six (6) months. (Ord. 15-1018 § 1)

15.105.120 “L” Definitions.

Livestock

Domesticated animals, such as horses, cows, goats, sheep, swine and fowl.

Chapter 15.440 KEEPING OF ANIMALS

Sections:

- [15.440.005](#) Purpose
- [15.440.010](#) Authority and Application
- [15.440.100](#) Domestic Animals – Limitations
- [15.440.200](#) Horse/Equine Animal Regulations
- [15.440.300](#) Livestock Standards

15.440.005 Purpose

The purpose of this chapter is to designate regulations that apply to domestic animals, horses, equine animals, and livestock. (Ord. 15-1018 § 1)

15.440.010 Authority and Application

The provisions in this chapter shall apply to all domestic animals, horses, equine animals, and livestock. (Ord. 15-1018 § 1)

15.440.100 Domestic Animals – Limitations

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

A. Inside Animals.

1. The number of cats kept inside and birds, snakes, and small rodents kept in aquariums, terrariums, cages, or other similar containers shall not be limited unless the property meets the definition of a “kennel” under Chapter [15.105](#) SMC, Definitions, or is limited by health codes.
2. All other domestic animals kept inside shall be limited to not more than five (5) total domestic animals, in an allowed combination of the animals listed in the Outside Animals table in subsection (B) of this section. Miniature horses shall not be allowed as an inside animal.

Except for the domestic animals listed in subsection (A)(1) of this section, the total number and type of inside animals allowed shall not exceed the number of animals that are allowed outdoors (for example, a property owner could not have five (5) pot-bellied pigs indoors. Only one (1) or two (2) would be allowed indoors based on lot size. No pot-bellied pigs would be allowed indoors on lots of less than fifteen thousand one (15,001) square feet).

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

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

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

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

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

C. Animals that are kept indoors, but are allowed outside for more than one (1) hour per day, shall be defined as outdoor animals.

D. A hobby kennel license is required for four (4) or more dogs. A hobby cattery license is required for five (5) or more cats, per SMC [6.05.020](#), General provisions and licensing. (Ord. 15-1018 § 1)

15.440.200 Horse/Equine Animal Regulations

A. Applicability.

1. Any horse or equine animals in existence at the date of the adoption of this code (or areas annexed into the City) shall be permitted to remain under the authority of a legal nonconforming use as specified under SMC [15.120.060](#), Nonconformance – Uses of Land, Horses/Equine Animals. ~~Any new horses shall be permitted with the approval of a special district overlay as noted in SMC [15.315.300](#), Equestrian Overlay Zone.~~

2. All existing horses and equine animal locations and facilities ~~(existing/proposed)~~ shall be reviewed and approved by the Director or Code Enforcement Officer or designee to ensure compliance with the herein adopted health standards, pursuant to the standards established in SMC [15.315.300](#), Equestrian Overlay Zone. (Ord. 15-1018 § 1)

15.440.300 Livestock Standards

Within the UL (urban low) land use classification, livestock which are kept as part of a school project or program by a public or private school located within the City shall be allowed on the school property so long as

such animals are not kept in such a number or in such a manner as to pose a threat to public health, safety or welfare. (Ord. 15-1018 § 1)

~~15.315.300 Equestrian Overlay Zone~~

A. **Purpose.** The limitations on keeping horse/equine animals in the City herein have the following purposes:

- ~~1. To maintain the general health and sanitation of the City;~~
- ~~2. To minimize adverse impacts to established neighborhoods which could result from the keeping of animals; and~~
- ~~3. To ensure that horses/equine animals are maintained in a safe and humane environment.~~

B. **Minimum Requirements for New Horse/Equine Animals.**

- ~~1. An overlay zone must be proposed and approved through the rezone process, encompassing no less than two (2) property owners with contiguous parcels or a single property owner with a minimum lot size of 30,000 square feet;~~
- ~~2. A maximum of two (2) horse/equine animals per ten thousand (10,000) square feet of lot area within approved overlay zones; and~~
- ~~3. Any horse/equine animals above two (2) shall require an additional ten thousand (10,000) square feet per animal.~~

C. **Minimum Review Requirements for Existing and New Horses/Equine Animals.**

- ~~1. A site plan indicating the approximate location of the on-site dwelling units and accessory structures used to house horse/equine animals shall be submitted to the Department. The plan must note any potential or existing grazing/exercise areas and the distance of adjacent dwellings to the subject site's property boundaries and stables;~~

2. ~~Notice shall be given to citizens owning horse(s) after the date of this code being adopted, and an approved health/boarding checklist shall be completed by the applicant and reviewed by the Code Enforcement Official by inspection; and~~

3. ~~A license fee as established by current license fee schedule.~~

~~D. **Minimum Setbacks.** Any structure or enclosure used to provide board for horse/equine animals must be at least fifteen (15) feet from any property line and at least thirty (30) feet from any dwelling unit located on an adjacent lot. Roaming or grazing areas must be at least five (5) feet from all side property lines and five (5) feet from any rear property line, and at least ten (10) feet from any dwelling unit located on an adjacent lot, and shall be constructed according to these setback requirements.~~

~~E. **Special Regulations and Requirements.**~~

1. ~~If an abutting property owner files a signed and notarized statement in support of the request, the City may permit roaming or grazing areas to extend to the property line in common with the abutting property. Such release shall be effective until revoked in writing by the abutting property owner and the City.~~

2. ~~The City may limit the number of animals allowed to less than the maximum considering:~~

a. ~~Proximity to dwelling units both on and off the subject property;~~

b. ~~Negative impact on surrounding uses; or~~

c. ~~Effect and impact on identified sensitive areas.~~

3. ~~The applicant must provide and maintain the following items as reviewed and approved on the health/board checklist by the City:~~

a. ~~Fences, minimum of five (5) feet in height;~~

b. ~~Method of manure disposal (recycled/composted on site) and rodent/insect control; hay/grain storage containers with controlled access; and odor control.~~

~~F. **Annual Registration of Horse/Equine Animals.** All horse/equine animals shall be registered annually under the City animal license process. (Ord. 15-1018 § 1)~~