

2017 Proposed Amendments to:

Title 15 Zoning Code, including the Official Zoning Map

Note: This document includes the Planning Commission's recommended amendments which will be presented in the Ordinance for City Council consideration on 11/28/17.

Proposed Amendments to Official Zoning Map per 2017 Comprehensive Plan Amendment Process

Note: This document includes the Planning Commission's recommended amendments which will be presented in the Ordinance for City Council consideration on 11/28/17.

LIST OF PROPOSALS
M-1: Segale Properties Map Amendment & Rezone
M-2: Hillside Park Map Amendment & Rezone
M-2A: Tombs Parcel Map Amendment & Rezone
M-3: Address Zoning & Comprehensive Plan Map Consistency
M-4: Eliminate "Business Park" Zone & Land Use Designation
M-5: Correct/Update Land Use Designations of City-Owned & Adjacent Properties
M-6: Update Comprehensive Plan's Informational Maps

Map Amendment M-1

Proposal: Segale Properties Rezone

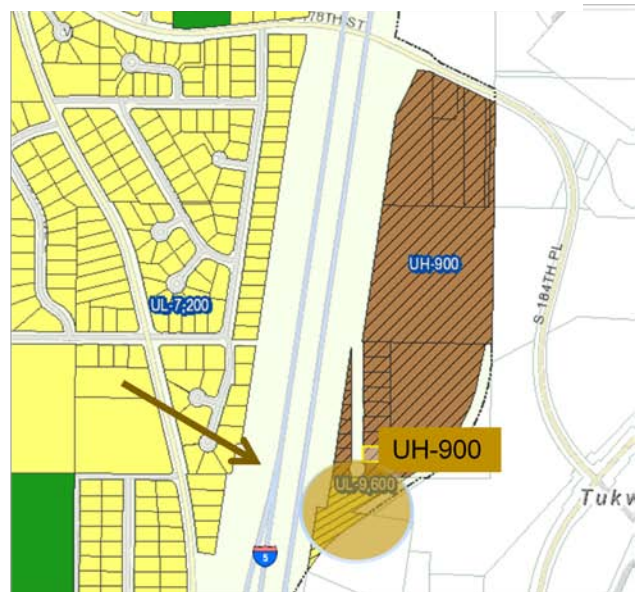
Description	Current Zoning	Proposed Zoning
Vacant*	UL-9,600	UH-900

**Includes area of vacated ROW (Ordinance #17-1012)*

Existing Zoning



Proposed Zoning



Map Amendment M-2

Proposal: Hillside Park Rezone

Description	Current Zoning	Proposed Zoning
Vacant	UL-15,000	UH-900

Existing Zoning



Proposed Zoning



Map Amendment M-2A

Proposal: Tombs Parcel Rezone

Description	Current Zoning	Proposed Zoning
Vacant	UL-15,000	UH-900

Existing Zoning



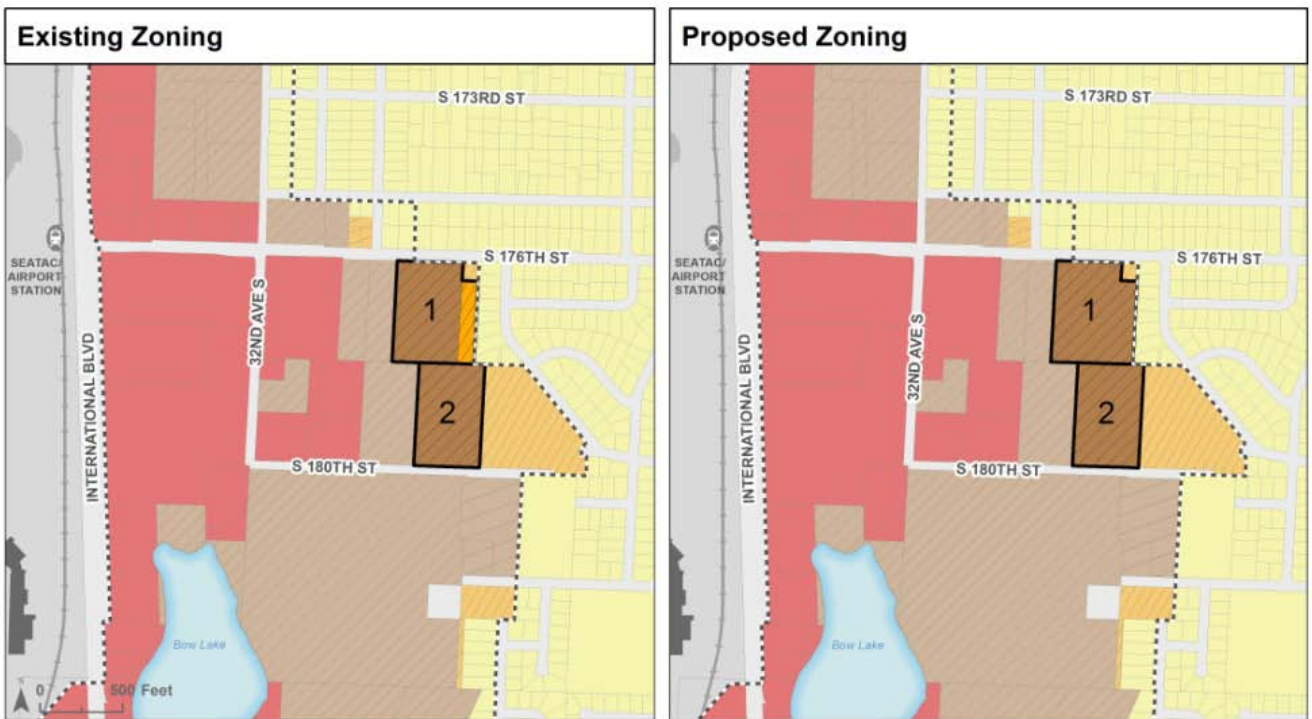
Proposed Zoning



Map Amendment M-3

Proposal: Address Zoning & Comprehensive Plan Map Consistency

ID#	Description	Current Zoning	Proposed Zoning
1	Condominiums	Split designation: - UH-900 - UM-2,400	UH-900 - Entire parcel



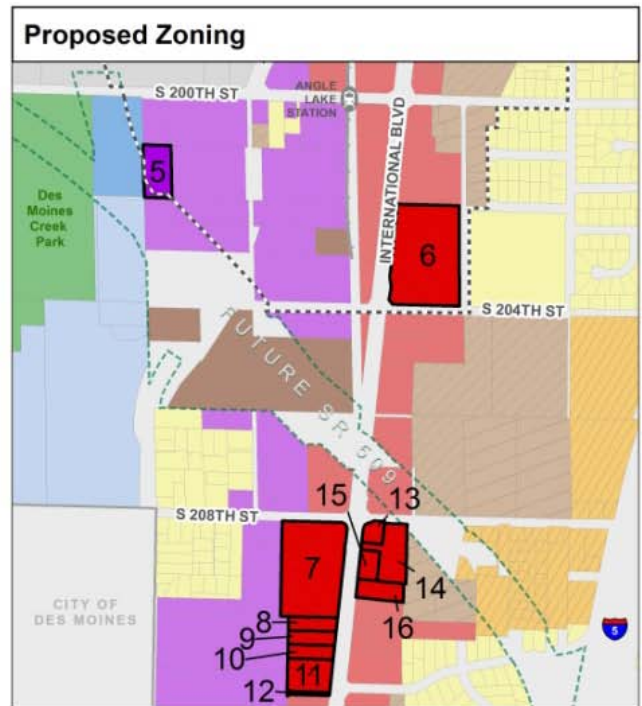
\\...working\CED\Planning\20170315CompPlanUpdate2017\MapAmendWithLabels\MapAmendmentsZoning_M3S176thSt.mxd

- | | | | | | |
|----------------------------------|----------|----------|---|---------------------------|------------------|
| Urban Residential Density | UL-7,200 | UM-3,600 | UH-1,800 | Other Zoning | Overlay District |
| | UM-2,400 | UH-900 | Community Business in Urban Center (CB-C) | Aviation Operations (AVO) | |

Note: This page to be revised to remove #6 from maps

Map Amendment M-3 (continued)

ID#	Description	Current Zoning	Proposed Zoning
5	Warehouse	I	RBX
7	Office Building	ABC	CB-C
8	Vacant	ABC	CB-C
9	Vacant	ABC	CB-C
10	Vacant	ABC	CB-C
11	Retail & Service Garage	ABC	CB-C
12	Private ROW/Utility Rd	ABC	CB-C
13	Service Building	O/CM	CB-C
14	Industrial Park	O/CM	CB-C
16	Service Building	O/CM	CB-C



Map Amendment M-3 (continued)

ID#	Description	Current Zoning	Proposed Zoning
17	Vacant	AVC	I



\\...working\ICED\Planning\20170315CompPlanUpdate2017\MapAmendWithLabels\MapAmendmentsZoning_M3S200thSt.mxd

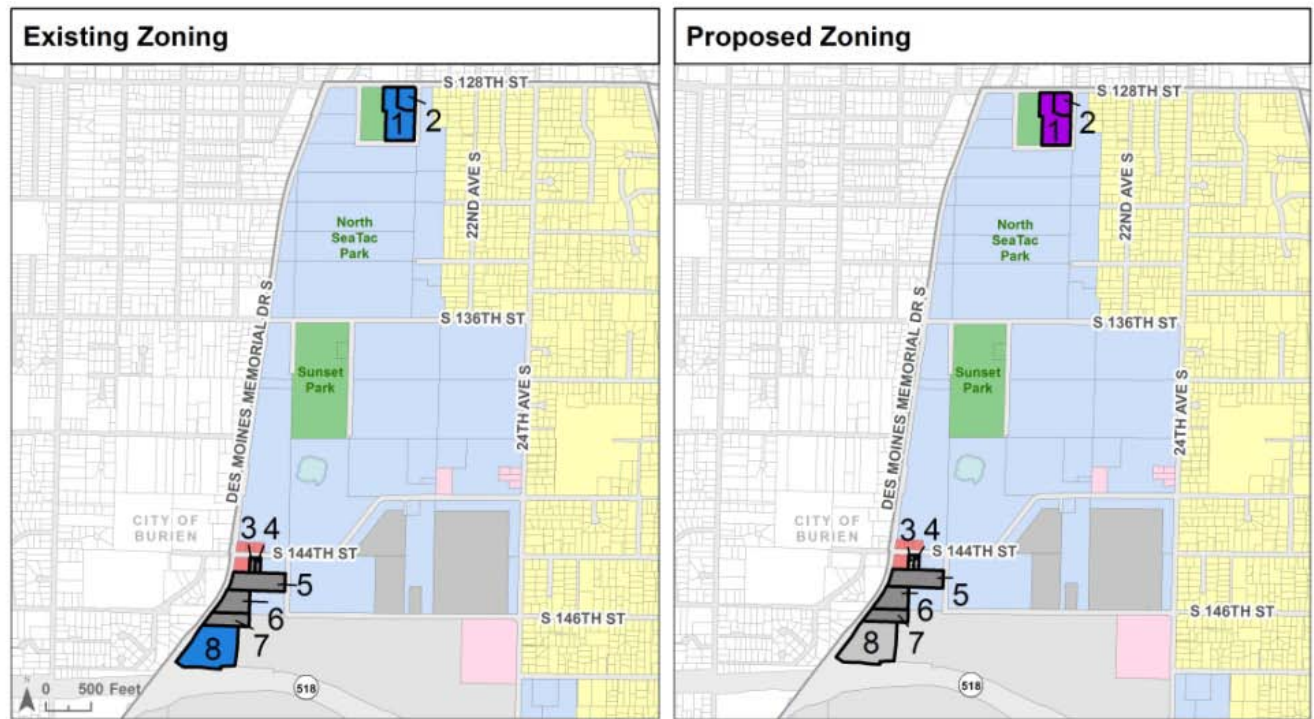
- Urban Residential Density**
- UL-7,200
- Other Zoning**
- Aviation Commercial (AVC)
- Industrial (I)
- Aviation Operations (AVO)
- Park (P)

Note: This page to be revised to replace ABC with RBX in map legends

Map Amendment M-4

Proposal: Eliminating Business Park Designation & Zone

ID#	Description	Current Zoning	Proposed Zoning
1	Vacant	BP	RBX
2	Utility	BP	RBX
8	Vacant	BP	AVO

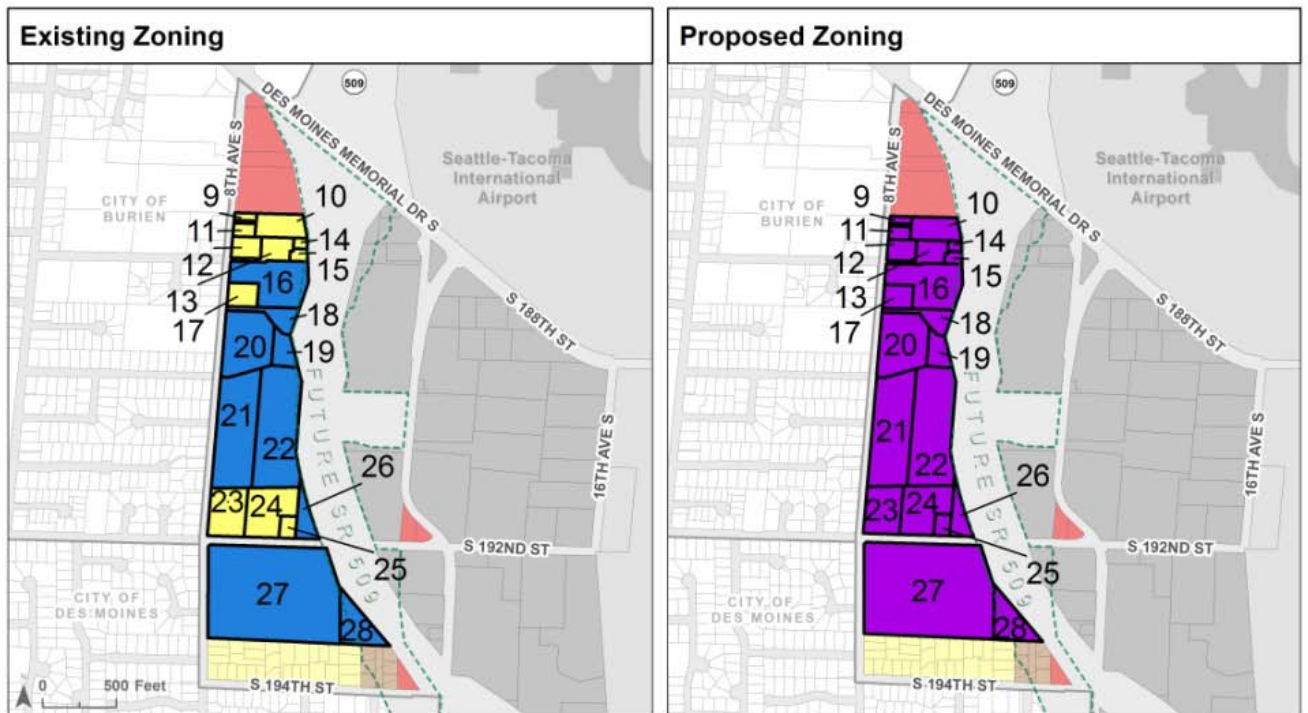


\\...working\CED\Planning\20170315CompPlanUpdate2017\MapAmendWithLabels\MapAmendments\Zoning_M4NorthSeaTac.mxd

- | | | |
|----------------------------------|----------------------------|---------------------------|
| Urban Residential Density | Neighborhood Business (NB) | Aviation Commercial (AVC) |
| UL-7,200 | Community Business (CB) | Aviation Operations (AVO) |
| Other Zoning | Business Park (BP) | Industrial (I) |
| Aviation Business (ABC) | | Park (P) |

Map Amendment M-4 (continued)

ID#	Description	Current Zoning	Proposed Zoning
9	Single Family Residence	UL-7,200	RBX
10	Vacant	UL-7,200	RBX
11	Single Family Residence	UL-7,200	RBX
12	Single Family Residence	UL-7,200	RBX
13	Single Family Residence	UL-7,200	RBX
14	Single Family Residence	UL-7,200	RBX
15	Single Family Residence	UL-7,200	RBX
16	Vacant	BP	RBX
17	Single Family Residence	UL-7,200	RBX
18	Vacant	BP	RBX
19	Vacant	BP	RBX



\\...working\CED\Planning\20170315CompPlanUpdate2017\MapAmendWithLabels\MapAmendmentsZoning_M4WestSeaTac.mxd



Note: This page to be revised to replace ABC with RBX in map legends

Map Amendment M-4 (continued)

ID#	Description	Current Zoning	Proposed Zoning
29	Warehouse	BP	RBX



\\...working\CED\Planning\20170315CompPlanUpdate2017\MapAmendWithLabels\MapAmendmentsZoning_M4AngleLake.mxd

- | | | | |
|---|---|---|--|
| Urban Residential Density | Other Zoning | Business Park (BP) | Aviation Operations (AVO) |
| UL-7,200 | Mobile Home Park (MHP) | Aviation Business (ABC) | Industrial (I) |
| UH-900 | Community Business in Urban Center (CB-C) | Aviation Commercial (AVC) | Park (P) |
| | | | Overlay District |

Map Amendment M-5

Proposal: Correcting/Updating Land Use Designations of City –Owned & Adjacent Properties

ID#	Description	Existing Zoning	Proposed Zoning
1	McMicken Heights Park	UL-7,200	Park

Existing Zoning: UL-7,200

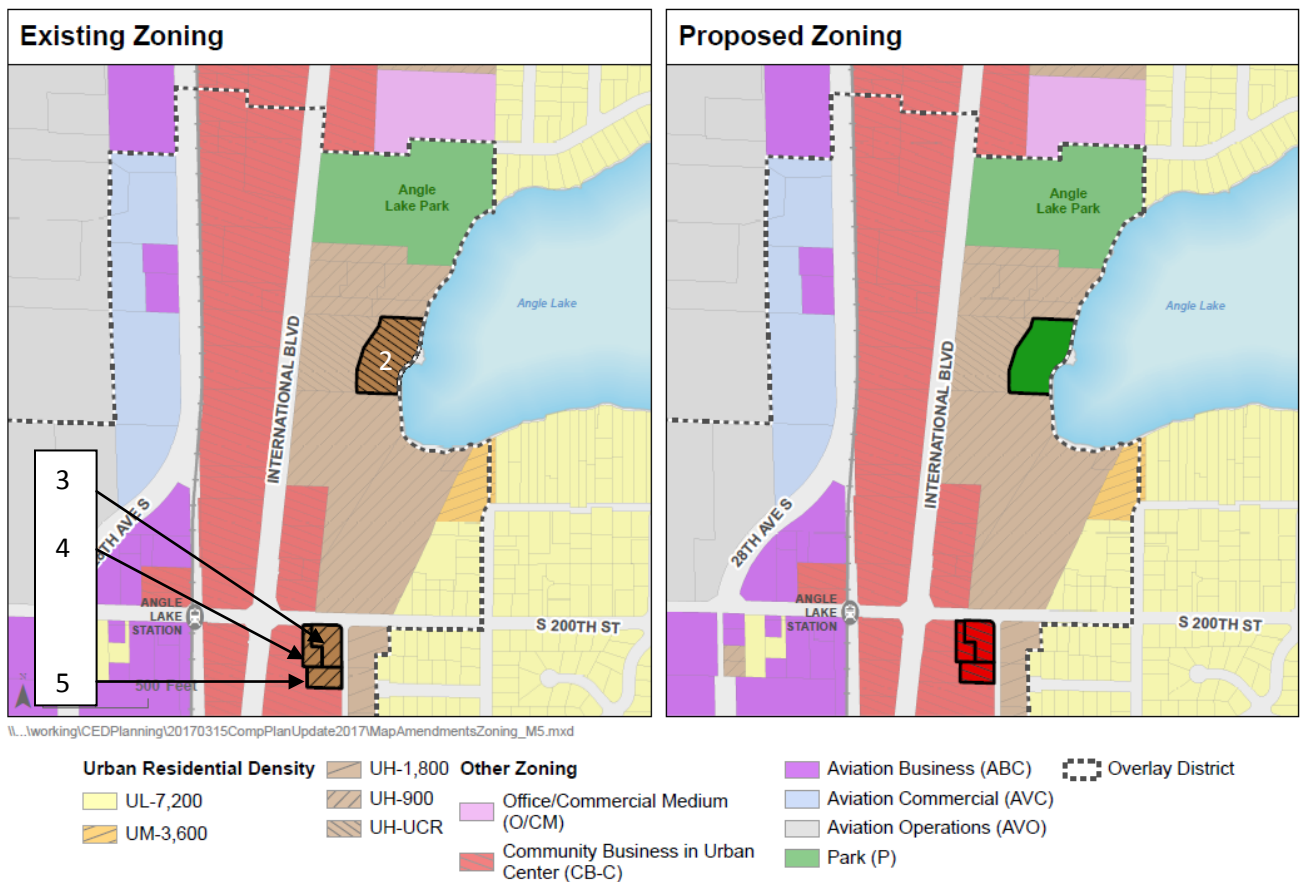


Proposed Zoning: Park



Map Amendment M-5 (continued)

ID#	Description	Current Zoning	Proposed Zoning
2	Park	UH-UCR	Park
3	Vacant (Former Station 45)	UH-900	CB-C
4	Apartment	UH-900	CB-C
5	Apartment	UH-900	CB-C



Proposed Amendments to
SMC Title 15,
SeaTac Zoning Code
per 2017 Comprehensive Plan
Amendment Process

Note: This document includes the Planning Commission's recommended amendments which will be presented in the Ordinance for City Council consideration on 11/28/17.

SMC TITLE 15 LIST OF PROPOSED SECTIONS TO BE AMENDED:

Note: Amendments include deletions of BP zone and proposed name change of ABC to RBX zone.

Division I. General Provisions

Chapter 15.105 DEFINITIONS

15.105.210 “U” Definitions

Division II. Zone Classifications and Land Use Charts

Chapter 15.200 ESTABLISHMENT OF ZONES

15.200.010 Zones and Map Designations – Established

15.200.030 Zones and Map Designations – Purpose Statements

15.205.040 Use Chart

Division III. Overlay Districts and Zones

Chapter 15.310 ANGLE LAKE STATION AREA OVERLAY DISTRICT

15.310.055 Angle Lake Station Area Overlay District Use Chart

15.310.210 Building Placement/Setbacks

Chapter 15.315 OVERLAY ZONES (OZ)

15.315.200 Pedestrian-Oriented Commercial Development Overlay Zone

Division IV. Citywide Development Standards, Regulations and Incentives

Chapter 15.400 DIMENSIONAL STANDARDS AND REGULATIONS

15.400.200 Commercial, Industrial, Park Standards Chart

Chapter 15.410 CARGO CONTAINERS

15.410.010 Authority and Application

Chapter 15.425 DEVELOPMENT INCENTIVES

15.425.010 Authority and Application

15.425.500 Tree Retention, Landscaping, and Other Development Standards

Chapter 15.445 LANDSCAPING AND TREE RETENTION

15.445.140 Irrigation Requirements

15.445.150 Maintenance Requirements

15.445.160 Bonds/Security Requirements

Division V. Design Standards

Chapter 15.515 SPECIAL DESIGN STANDARDS FOR THE RBX, CB-C, UH-UCR AND O/CM ZONES

15.515.010 Authority and Application

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

15.515.300 Standards Specific to the RBX Zone

Division VI. Sign Code

Chapter 15.600 SIGN CODE

15.600.030 Commercial/Office/Industrial Zone Classification Signs

15.600.130 Electronic Signs

Division I. General Provisions

Chapter 15.105 DEFINITIONS

15.105.210 “U” Definitions

Urban Center

An area of the City of SeaTac that is delineated on the City of SeaTac Official Zoning Map where urban densities and design standards are required, specifically within the UH-UCR, CB-C, O/CM, and [ABC-RBX](#) zones.

Division II. Zone Classifications and Land Use Charts

Chapter 15.200 ESTABLISHMENT OF ZONES

15.200.010 Zones and Map Designations – Established

In order to accomplish the purposes of the code, the following zone classifications and zoning map symbols are established:

ZONE	MAP SYMBOL
Urban Low Density (followed by a designation indicating minimum lot area in square feet)	UL-15,000 UL-9,600 UL-7,200
Urban Medium Density (followed by a designation indicating minimum lot area in square feet)	UM-3,600 UM-2,400
Urban High Density (followed by a designation indicating minimum lot area in square feet)	UH-1,800 UH-900
Urban High – Urban Center Residential	UH-UCR
Townhouse	T
Mobile Home Park	MHP
Neighborhood Business	NB
Office/Commercial/Mixed-Use	O/C/MU
Office/Commercial Medium	O/CM
Aviation Business Center	ABC
Community Business	CB
Community Business in the Urban Center	CB-C
Aviation Business Center Regional Business Mix	ABC RBX
Business Park	BP
Industrial	I
Park	P
Aviation Commercial	AVC
Aviation Operations	AVO

(Ord. 16-1007 § 1; Ord. 15-1018 § 1)

15.200.030 Zones and Map Designations – Purpose Statements

J. ~~Regional Business Mix (RBX)~~ [Aviation Business Center Zone \(ABC\)](#). The purpose of this zone is to provide a higher intensity commercial zone providing areas for the compatible development of heavy commercial uses such as warehouse/distribution, light assembly and service commercial in tandem with people-intensive commercial uses, such as office and related retail uses. It is a transitional zone between industrial areas and less intensive commercial, mixed use or residential zones. The Regional Business Mix zone implements the Comprehensive Plan’s Regional Business Mix land use designation. ~~The purpose of this zone is to promote a major commercial~~

~~center supporting high concentrations of customers, visitors, employees, and pedestrian activity; to create a quality development in which people can work, shop and access child care; and to create a market geared toward a business orientation to the airport which is compatible with airport operations. These purposes are accomplished by encouraging flexible development programs to improve the design, character, and quality of new development; facilitating the provisions of streets and utilities; preserving natural and scenic features; establishing minimum lot sizes to encourage projects of sufficient scale to increase the viability of high capacity transit and encourage ride-share alternatives; and promoting a balanced multimodal transportation network consisting of motor vehicle transportation, public transportation, pedestrian circulation, and integrated parking.~~

~~**K. Business Park Zone (BP).** The purpose of this zone is to provide a wide range of nonpolluting business activities. The business park designation allows for light and high technological industries, such as biotechnology, nonpolluting light manufacturing, computer technology and communications equipment establishments. Land uses with any significantly adverse impacts (such as excessive noise levels, or emitting significant quantities of dirt, dust, odor, radiation, glare or other pollutants) shall be strictly prohibited. Design and development standards for business park areas will be administered to foster high quality developments.~~

~~**KL. Industrial Zone (I).** The purpose of the industrial zone is to provide for the location and grouping of industrial enterprises, regional airport, airport related facilities, and activities involving manufacturing, assembly, fabrication, processing, bulk handling, storage, research, warehousing and heavy trucking. These purposes are accomplished by permitting a wide range of industrial uses, establishing appropriate development standards and public review for developments that have potential adverse impacts, and ensuring the location of clean industries.~~

~~**LM. Park Zone (P).** The purpose of this zone is to establish park and open space areas for residential and commercial uses, and to designate areas on hillsides, steep slopes, wetlands, and critical sensitive areas in order to protect them. This purpose is accomplished by providing for outdoor passive and active recreation uses, conservation and protection of municipal watersheds, wildlife corridors and habitats.~~

~~**MN. Aviation Commercial (AVC).** The purpose of this designation is to create a zone for development that provides support to operations of the airport, the traveling public, and air cargo, and for other development that provides economic benefit to the airport and community while maintaining compatibility with airport operations and activities.~~

~~**NO. Aviation Operations (AVO).** The purpose of this designation is to create a zone for development of the range of facilities that provide for safe and efficient commercial operations and support, together with security, access, the needs and convenience of the traveling public, and handling of air cargo. (Ord. 15-1018 § 1)~~

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 Medium

CB – Community Business

CB-C – Community Business in the Urban Center

~~ABC – Aviation Business Center~~ RBX – Regional Business Mix

~~BP – Business Park~~

I – Industrial

P – Park

P – Permitted Use; C – Conditional Use Permit required

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC RBX	BP	I	P	ADDITIONAL STANDARDS
ANIMALS																
Butterfly/Moth Breeding							P			P	P	P	-	P		
Kennel/Cattery							P			P	P		-	P		
Stables	P(1)												-		P	(1) Permitted only in an adopted Equestrian Overlay Zone. See SMC 15.315.300, Equestrian Overlay Zone.
Veterinary Clinic							P	C	P(1)	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).
BUSINESS SERVICES																
Airport Support Facility												P	-			
Cargo Containers	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P	P(3)	P	P(1)	P	P(1,2)	See Chapter 15.410 SMC, Cargo Containers. (1) Permitted as accessory to primary use.

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
																(2) Not permitted as accessory to dwelling units. (3) Not to be used for distribution/warehouse as the primary use of property.
Commercial/Industrial Accessory Uses							P		C	P	P	P	-	P		
Conference/Convention Center							P		P	P	P	P	⊕	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Construction/Trade									C	C	C	P(1)	-	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Distribution Center/Warehouse							C		C	C		P	⊕	P		
Equipment Rental, Large												C	-	P		
Equipment Rental, Small							C		P(1)	P	P		-	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Repair, Large													-	P		
Equipment Repair, Small							P		P(1)	P	P	P(2)	-	P		(1) Permitted only as part of a mixed used development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted only as accessory to primary use not to exceed 20% of total square footage of building(s).
Helipad/Airport and Facilities													-	P		
Landscaping Business										P	P	P	⊕	P		
Professional Office			P	P			P	P	P	P	P	P	⊕	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Storage, Self-Service										P	P	C	⊕	P		

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
Truck Terminal									C	C		P(1)	-	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
CIVIC AND INSTITUTIONAL																
Cemetery		C	C	C			C			P	P	P	-		C	
City Hall	P	C	C	C				P	P	P	P	P	€			
Court								P	P	P	P	P	€(+)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Fire Facility	C	P	P	P			P	P	P	P	P	P	P	P	P	
Funeral Home/Crematory							P		P(1)	P	P	P(2)	-	P	C	(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).
Police Facility	C	P	P	P			P	P	P	P	P	P	P	P	P	
Public Agency Office			P	P			P	P	P	P	P	P	€(+)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Public Agency Yard								C	C	P	P	C	€	P		
Public Archives							C	P	P	P	P	P	€	P	C(1)	(1) Limited to existing structures.
Social Service Office			C	C			P	P	P	P	P	P	€(+)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
EDUCATIONAL																
College/University	C	C	C	C				P(1)	P	P	P	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	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
Elementary/Middle School	C	C	C	C								C	-			
High School	C	C	C	C			P			C	C	C	-			
Specialized Instruction School	P(1,2)/C(3)	P(1,2)/C(3)	P(1,2)/C(3)	P(1,2)/C(3)			P	P(4)	P(4)	P	P	P	€	P		(1) Limited to 3 students per day. (2) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (3) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP). (4) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Vocational/Technical School							C	P(1)	P(1)	P	P	C	€	C		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
HEALTH AND HUMAN SERVICES																
Crisis Diversion Facility (CDF)												C		C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Crisis Diversion Interim Facility (CDIF)												C	-	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Day Care I	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1,2)	P(1,2)			P(1,3)	P(+)			See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200, Family Day Care Facilities apply. (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20%

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
																of total square footage of building(s).
Day Care II	C(1)	P	P	P		C	P	P(2)	P(2)	P	P	P	-			See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Halfway House									C	C	C	C	-			As part of the CUP process a determination will be made as to whether an essential public facility (EPF) siting process is needed. See SMC 15.115.040, Essential Public Facilities. These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.
Hospital							P		C	P	P	P	P			
Medical Dental Lab			C	C			P	P	P	P	P	P	P	P		
Medical Office/Outpatient Clinic			P	P			P	P	P	P	P	P	P	P		
Miscellaneous Health							P	C	C	P	P	P	C			
Opiate Substitution Treatment Facility										C	C	C	C	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Overnight Shelter	P(1)	P(1)	P(1)	P(1)			P(1)		P(1)/C(2)	P(1)/C(2)	P(1)/C(2)	P(1)/C(2)	-			(1) Allowed only as part of permitted Religious Use Facility Accessory not to exceed 20% of total building square footage, providing operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
																health and safety standards are met. (2) As part of the CUP process a determination will be made as to whether an essential public facility (EPF) siting process is needed. See SMC 15.115.040, Essential Public Facilities. These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.
Secure Community Transition Facility									C	C	C	C	€	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Transitional Housing			C	C					C	P	P	P	-			Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders.
MANUFACTURING																
Aerospace Equipment													P	C		
Apparel/Textile Products										C	C		-	P		
Batch Plants													-	C		Cement batch plants are prohibited.
Biomedical Product Facility												P	P	P		
Chemical/Petroleum Products													-	P		
Commercial/Industrial Machinery													-	P		
Computer/Office Equipment												C	P	P		

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
Electronic Assembly												C	P	P		
Fabricated Metal Products													-	P		
Food Processing							P		C	P	P		€	P		
Furniture/Fixtures													P	P		
Laboratories, Research, Development and Testing							C		C	C	C	P	P	P		
Manufacturing, Light Misc.													P	P		
Winery/Brewery/Distillery								C(1)	P(1)	P	P	P(1)	€	P		(1) Micro winery/brewery/distillery shall have a retail section.
Off-Site Hazardous Waste Treatment and Storage Facilities													-	C		Must comply with RCW 70.105.210.
Paper Products													-	P		
Primary Metal Industry													-	P		
Printing/Publishing										P	P	C	€	P		
Recycling Processing													-	C		
Rubber/Plastic/Leather/Mineral Products													-	P		
Textile Mill										C			-	P		
Wood Products	C(1)												€	P		(1) Minimum lot size of 5 acres.
MOTOR VEHICLES																
Auto/Boat Dealer									C(1)	P	P		-	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Auto Service Center							P			P	P	P(1)	-	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Auto Supply Store							P	C(1)	C(1)	P	P		-	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	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
Auto Wrecking													-	C		
Commercial Marine Supply							C			P	P		P	P		
Electric Vehicle Infrastructure	P(1)	P(1)	P(2)	P(2)	P(1)	P(1)	P	P(3)	P	P	P	P	P(3)	P	P(1)	(1) Restricted electric vehicle charging stations only (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Fueling/Service Station							P			P	P		-	P		See SMC 15.415.100, Fueling/Service Stations
Mobile Refueling Operations	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P	P	P	P	P	P(1)	See Chapter 15.450 SMC, Mobile Refueling Operations. (1) Permitted only to refuel heavy equipment at a construction site.
Public/Private Parking							C		C(1)	P	P	P	-	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Tire Retreading													-	P		
Towing Operation													-	C		
Vehicle Rental/Sale									C(1)	P	P	P(1)	-	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Vehicle Repair, Large													-	P		
Vehicle Repair, Small							C			P	P		-	P		
RECREATIONAL AND CULTURE																
Amusement Park									C	C	C		C		C(1)	(1) Site must be adjacent to an improved arterial.
Community Center		C	C	C			P	P	P	P	P	P(1)	-		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
																building(s).
Drive-In Theater										P			-			
Golf Course	C									C			P		P	
Health Club			C(1)	C(1)			P	P	P	P	P	P	P	P(1)		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Library	P	P	C	C	C		P	P	P	P	P	P	€			
Museum		C	C	C			P		P	P	P	P	€			
Nonprofit Organization	P(1)/C(2)	P(1)/C(2)	P	P			P	P	P	P	P	P	-		P(1)/C(2)	(1) Permitted as subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational Center	P(1)	P(1)	P(1)	P(1)			C	P	P	P	P	P(2)	P(3)	P	P	(1) The hours to conduct outdoor activities may be limited dependent on their location relative to adjacent residential properties. Such activities may be limited due to potential noise impacts, activities between the hours of 10:00 p.m. to 8:00 a.m. or lighting that cannot be screened that would cast glare on adjacent residents. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (3) Site must be adjacent to an improved arterial.
Religious Use Facility	P(1)/C(2)	P(1)/C(2)	P	P	C		P	P	P	P	P	P	P(3)		P(1)/C(2)	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses.

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
																(2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP). (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Religious Use Facility Accessory	C(1,2)	C(1,2)	C(2)	C(2)	C(1)		P(2)	P	P(2)	P(2)	P(2)	P(2)	-		P(3)/C(4)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) May include an overnight shelter, not to exceed 20% of total building square footage, providing an operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met. (3) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (4) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Sports Club	P(1)/C(2)						C			P	P	P		P		(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Stadium/Arena									C	C	C		P	C	C	
RESIDENTIAL																
College Dormitory							C	P(1)	P	P	P	P	P			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100Definition of

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
																Mixed Use.
Duplex		P(1)	P(1)	P(1)	P(1)								-			See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards. (1) Duplexes are only permitted as part of a townhouse development.
Dwelling Unit, Caretaker/Manager										P	P	P	-			
Dwelling Unit, Detached	P(1)	P(1) (2)	P(2)	P									-			(1) Efficiency unit permitted within primary dwelling, not to exceed 25% of gross square feet of dwelling. (2) Small lot single-family allowed subject to design standards in Chapter 15.500SMC, Small Lot Single-Family Design Standards.
Manufactured/Modular Home	P	P				P										See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks.
Mobile Home						P										See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks.
Mobile Home Park	C(1)	C(1)	C(1)	C(1)		P										See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks. (1) A park outside established or proposed mobile home park zone is permitted after approval through the CUP process.
Multi-Family		P	P	P			C	P	P(1)	P(1)(2)	P(1)	C(1)				(1) For projects fronting International Blvd or S 188th St, at least 50% of the building's ground floor shall be a retail, service, or commercial use as

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
																described in SMC 15.520.300, Mixed Use in Residential Projects. (2) Front yard setbacks for projects fronting International Blvd and S 188th St shall be as follows: 0' minimum/10' maximum. These front yard setbacks supersede those in SMC 15.400.200, Commercial, Industrial, Park Standards Chart.
Townhouse		P	P	P	P			P								See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING																
Assisted Living Facility			P	P			C	P	P	P	P					
Community Residential Facility I	P	P	P	P			P	P		P	P	P				See SMC 15.465.400, Community Residential Facilities Standards.
Community Residential Facility II			P	P			C	P(1)	P	P	P	P				See SMC 15.465.400, Community Residential Facilities Standards. (1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Continuing Care Retirement Community			P	P			C	P	P	P	P					
Convalescent Center/Nursing Home			P	P			P		P	P	P	P				
Retirement Apartments		P	P	P			C	P	P	P	P					
RESIDENTIAL, ACCESSORY																
Accessory Dwelling Unit	P	P											-			See SMC 15.465.100, Accessory Dwelling Units (ADUs).
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P		See SMC 15.465.500, Home Occupations.

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
Shed/Garage	P	P	P	P	P								-			See Chapter 15.405 SMC, Accessory and Tent Structures.
Tent Structure	P												-			See Chapter 15.405 SMC, Accessory and Tent Structures.
Tent Structure, Canopy	P												-			See Chapter 15.405 SMC, Accessory and Tent Structures.
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.
Coffee Shop/Retail Food Shop			P(1)	P(1)			P	P(2)	P	P	P	P	P(2)			(1) Small resident-oriented use only, not to exceed 2,000

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
																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

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
																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(+)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
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

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
																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).
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					

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
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.
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

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
																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	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).
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)	€	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.
RETAIL AND COMMERCIAL, LODGING																
Bed and Breakfast	P	P	P	P			P	P	C				-			See SMC 15.465.300, Bed and Breakfast Standards.
Hostel		C	C	C			P	C	P	P	P	P	€			
Hotel/Motel and Associated Uses			C	C			P	C	P	P	P	P	€			
UTILITIES																

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
Communications Facility	C/P	C/P	C/P	C/P	C/P		C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P		See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.
Utility Substation	C	C	C	C			C	C	C	P	P	P	C	P		
Utility Use	C	C	C	C			C	C	C	C	C	P	C	P		
Wireless Communications Facilities	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.

(Ord. 17-1013 § 1 (Exh. A); Ord. 15-1018 § 1)

Division III. Overlay Districts and Zones

Chapter 15.310 ANGLE LAKE STATION AREA OVERLAY DISTRICT

15.310.055 Angle Lake Station Area Overlay District Use Chart

ZONES:

UM – Urban Medium

~~ABC – Aviation Business Center~~ RBX – Regional Business Mix

UH – Urban High

CB-C – Community Business in the Urban Center

UH-UCR – Urban High-Urban Center Residential

I – Industrial

P – Permitted Use; C – Conditional Use Permit required

LAND USE	UM	UH	UH-UCR	ABC RBX	CB-C	I	Additional Regulations
ANIMALS							
Butterfly/Moth Breeding							
Kennel/Cattery					P(1)(2)	P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Not permitted within the District Center
Stables							
Veterinary Clinic			P(1)	P	P	P	(1) Permitted as a part of a mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
BUSINESS SERVICES							
Airport Support Facility							
Cargo Containers							
Commercial/Industrial Accessory Uses							
Conference/Convention Center				P	P	P	
Construction/Landscaping Yard							
Distribution Center/Warehouse				C(1)			(1) Not permitted within the District Center. See map in SMC 15.310.010.
Equipment Rental, Large							
Equipment Rental, Small				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Equipment Repair, Large							
Equipment Repair, Small				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Helipad/Airport and Facilities							

LAND USE	UM	UH	UH-UCR	ABCRBX	CB-C	I	Additional Regulations
Professional Office		P(1)	P(1)	P	P	P	(1) Permitted as part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Storage, Self-Service				P(1)(2)			(1) Permitted in a structure with the appearance of an office building. (2) Not permitted within the District Center. See map in SMC 15.310.010.
Truck Terminal							
CIVIC AND INSTITUTIONAL							
Cemetery							
Fire Facility	P	P	P	P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Funeral Home/Crematory				P(1)			(1) Not permitted within the District Center. See map in SMC 15.310.010.
Police Facility	P	P	P	P	P	P	
Public Agency Office		P	P	P	P	P	
Public Agency Yard							
EDUCATIONAL							
College/University	C	P	P	P	P	P	
Elementary/Middle School	C	C	C				
High School	C	C	C		C(1)	C	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Specialized Instruction School			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.
Vocational/Technical School				P	P	P	
HEALTH AND HUMAN SERVICES							
Crisis Diversion Facility (CDF)							
Crisis Diversion Interim Facility (CDIF)							
Day Care I	P(1)	P(1)	P(1)	P	P	P	See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200, Family Day Care Facilities, apply.
Day Care II	P	P	P	P	P	P	See Chapter 15.420 SMC, Day Care Facilities.
Halfway House							
Hospital							
Medical Lab				P(2)	P(2)	P	(1) Permitted as part of a residential mixed use development, as described in SMC 15.310.720,

LAND USE	UM	UH	UH-UCR	ABCRBX	CB-C	I	Additional Regulations
							Definition of Mixed Use. (2) Not permitted within the District Center. See map in SMC 15.310.010.
Medical Office/Outpatient Clinic			P	P	P	P	
Opiate Substitution Treatment Facility					C(1)	C	Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities). (1) Not permitted within the District Center. See map in SMC 15.310.010.
Overnight Shelter							
Secure Community Transition Facility					C(1)	C	Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities). (1) Not permitted within the District Center. See map in SMC 15.310.010.
Transitional Housing		C	C		P(1)	P	Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders. (1) Not permitted within the District Center. See map in SMC 15.310.010.
MANUFACTURING							
Assembly and Packaging				P(1)			(1) Not permitted within the District Center. See map in SMC 15.310.010.
Food Processing				P(1)	P(1)(2)	P(2)	(1) Not permitted within the District Center. See map in SMC 15.310.010. (2) Food processing with retail section or restaurant to be oriented to the public street.
Laboratories, Research, Development and Testing				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Micro-winery/Brewery/Distillery				P(1)	P(1)	P(1)	(1) Permitted in conjunction with the following retail uses: restaurant, tavern, retail sales or tasting room. Retail uses to be oriented to the public street and located at the ground floor.
Manufacturing and Fabrication, Light				P(1)			(1) Not permitted within the District Center. See map in SMC 15.310.010.
Manufacturing and Fabrication, Medium							
Recycling Processing							
MOTOR VEHICLES							
Auto Service Center							
Auto Wrecking							
Electric Vehicle Infrastructure	P(1)	P(2)	P(2)	P	P	P	(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Public/Private Parking				P(1)	P(1)	P	Permitted as structured parking only. No surface lots permitted.

LAND USE	UM	UH	UH-UCR	ABCRBX	CB-C	I	Additional Regulations
							(1) Not permitted within the District Center. See map in SMC 15.310.010.
Tire Retreading							
Towing Operation							
Vehicle Rental/Sales							
Vehicle Rental/Sales, Large						P	
Vehicle Repair, Large						P	
Vehicle Repair, Small				P			
RECREATIONAL AND CULTURAL							
Amusement Park							
Community Center	C	P	P	P	P	P	
Drive-In Theater							
Golf Course							
Health Club		P	P	P	P	P	
Library	P	P	P	P	P	P	
Museum	C	C	P	P	P	P	
Park	P	P	P	P	P	P	
Recreational Center		P	P	P	P	P	
Religious Use Facility	P(1)/C(2)	P	P	P/C(3)	P/C(3)	P	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria under SMC 15.115.020(E), Conditional Use Permit (CUP). (3) Conditional use within the District Center. See map in CMC 15.310.010.
Religious Use Facility Accessory	C(1)	C(1)	P(1)	P/C(2)	P/C(2)	P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Conditional use within the District Center. See map in CMC 15.310.010.
Stadium/Arena							
RESIDENTIAL							
College Dormitory		P	P(1)	P	P	P	(1) Permitted as a part of a mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Duplex	P(1)	P(1)(2)					See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards. (1) Duplexes are only permitted as part of a townhouse development. (2) Townhouse and duplex development allowed only in UH-1800 zone.

LAND USE	UM	UH	UH-UCR	ABCRBX	CB-C	I	Additional Regulations
Dwelling Unit, Caretaker/Manager		P	P		P	P	
Dwelling Unit, Detached							
Manufactured/Modular Home							
Mobile Home							
Mobile Home Park							
Multi-Family	P	P	P	P	P	P	
Townhouse	P	P(1)					(1) Townhouse and duplex development allowed only in UH-1800 zone.
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING							
Assisted Living		P	P	P	P		
Community Residential Facility I	P	P	P		P(1)		See SMC 15.465.400, Community Residential Facility Standards. (1) Not permitted within the District Center. See map in SMC 15.310.010.
Community Residential Facility II		P	P	P	P	P	See SMC 15.465.400, Community Residential Facility Standards.
Continuing Care Retirement Community		P	P	P	P	P	
Convalescent Center/Nursing Home	P	P	P	P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Retirement Apartments	P	P	P	P	P	P	
RESIDENTIAL, ACCESSORY							
Home Occupation	P	P	P		P	P	See SMC 15.465.500, Home Occupations.
Shed/Garage	P(1)	P(1)	P(1)				(1) Limited to 1,000 gross square feet and a 20-foot height limit (highest point).
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.
Entertainment Club				P	P	P	
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,

LAND USE	UM	UH	UH-UCR	ABCRBX	CB-C	I	Additional Regulations
							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.
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	
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.
RETAIL AND COMMERCIAL, LODGING							
Bed and Breakfast	P	P	P				See SMC 15.465.300, Bed and Breakfast Standards.
Hotel/Motel and Associated Uses				P	P	P	Hotel/motel lobby and restaurant to be located at, and oriented to, the public street and located at the ground floor.
UTILITIES							
Communications Facility	C/P	C/P	C/P	C/P	C/P	C/P	See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.
Utility Substation		C	C	C	C	C	
Utility Use	C	C	C		C	C	
Wireless Communications Facility	C/P	C/P	C/P	C/P	C/P	C/P	See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.

15.310.210 Building Placement/Setbacks

H. Setbacks and Landscaping Standards for CB-C, [ABC-RBX](#) and I Zone. In the CB-C, [ABC-RBX](#) and I zone, where required landscaping in Chapter 15.445 SMC exceeds the required side and rear setbacks in SMC 15.400.200, the landscape standards shall supersede the setback standards. This shall not apply where side and rear property lines abut a residential comprehensive plan designation as per SMC 15.300.240. (Ord. 16-1009 § 1)

Chapter 15.315 OVERLAY ZONES (OZ)

15.315.200 Pedestrian-Oriented Commercial Development Overlay Zone

A. Purpose. The purpose of this overlay zone is to provide for high-density, pedestrian-oriented retail/employment uses. Pedestrian-oriented commercial use overlays shall only be established in areas zoned CB and [ABC-RBX](#), high density commercial areas. Permitted uses shall be those permitted in the underlying zone, excluding the following:

Division IV. Citywide Development Standards, Regulations and Incentives

Chapter 15.400 DIMENSIONAL STANDARDS AND REGULATIONS

15.400.200 Commercial, Industrial, Park Standards Chart

DEVELOPMENT STANDARDS	ZONES									ADDITIONAL REGULATIONS
	NB	O/C/MU	O/CM (1)	ABC-RBX (1)	CB	CB-C (1)	BP (2)	I	P	
MINIMUM LOT AREA	N/A	N/A	N/A	N/A	N/A	N/A	5 acres (+)	N/A	N/A	(1) See Chapter 15.515 SMC for additional development standards for the ABC-RBX , CB-C and O/CM zones. (2) See Chapter 15.525 SMC for additional standards for the BP zone.
MINIMUM AREA – DEVELOPMENT SITE	N/A	N/A	N/A	N/A	N/A	N/A	5 acres (+)	N/A	N/A	(1) See SMC 15.525.200(A)(1)(b) for lot size waiver requirements.
MINIMUM LOT WIDTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM FRONT YARD SETBACK	10'	0' (1)	0'	N/A	10'	0'	10'	10'	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) Ten-foot setback if adjacent to a UL zone. (2) Within the City Center and S. 154th St. Station Area overlay districts, may have zero (0) foot minimum setback.

DEVELOPMENT STANDARDS	ZONES									ADDITIONAL REGULATIONS
	NB	O/C/MU	O/CM (1)	ABC RBX(1)	CB	CB-C (1)	BP (2)	I	P	
MAXIMUM FRONT YARD SETBACK	N/A	10' (1)	10' (1)(2)	N/A	N/A	10' (1) (2) (3) (4)	N/A	N/A	N/A	(1) See Chapter 15.515 SMC for additional development standards for the ABC RBX , CB-C and O/CM zones. (2) See Chapter 15.525 SMC for additional standards for the BP zone. Setback dimensions may change subject to landscape requirements. See SMC 15.445.010 (C) in the landscaping chapter for applicable standards. (1) Within the City Center Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC 15.300.310 for additional standards. (2) See SMC 15.515.200 for additional standards and maximum setback waiver requirements for the O/CM and CB-C zones outside of the City Center, S. 154th Street Station Area, and Angle Lake Station Area overlay districts. (3) Within the S. 154th St. Station Area Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC 15.305.310 for additional standards. (4) Within the Angle Lake Station Area Overlay District, see SMC 15.310.210 for additional standards.
MINIMUM SIDE YARD SETBACK	5'	5'	5'	N/A	N/A	N/A	5'	5'	10'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010 (C) in the landscaping chapter for applicable standards.
MINIMUM REAR YARD SETBACK	5'	5'	5'	N/A	N/A	N/A	5'	5'	10'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010 (C) in the landscaping chapter for applicable standards.
MAXIMUM BUILDING LOT COVERAGE	65%	65%	75%	75%, 85%	75%	75%	N/A	85%	N/A	
MAXIMUM IMPERVIOUS SURFACE	N/A	N/A	N/A	N/A	N/A	N/A	75%	N/A	N/A	
MAXIMUM STRUCTURE HEIGHT	35'	45'	45'	(1)	(1)	(1)	45'	75'	N/A	(1) Limited by FAA and Fire Department regulations.

Chapter 15.410 CARGO CONTAINERS

15.410.010 Authority and Application

The provisions of this chapter shall apply to all cargo containers within the following zones: Community Business (CB), Community Business in the Urban Center (CB-C), ~~Aviation Business Center (ABC)~~ Regional Business Mix (RBX) and Industrial (I). (Ord. 15-1018 § 1)

Chapter 15.425 DEVELOPMENT INCENTIVES

15.425.010 Authority and Application

A. **Permitted Locations of Residential Density Incentives.** Residential density incentives (RDI) shall be used only on sites served by public sewers and public water and only in the:

1. UL, UM, UH, and MHP zones; or
2. CB, O/CM, and ~~ABC-RBX~~ zones when part of a mixed use development that includes a residential component.

B. **Permitted Locations of Commercial Density Incentives.** Commercial density incentives (CDI) shall be used only on sites served by public sewers and public water and only in the:

1. CB and ~~ABC-RBX~~ zones; or
2. ~~I and BP~~ zones when part of a mixed use development. (Ord. 15-1018 § 1)

15.425.500 Tree Retention, Landscaping, and Other Development Standards

A. Any RDI development in the UM, UH, CB and ~~ABC-RBX~~ zones which is made up of seventy-five percent (75%) or more townhouse and apartment dwellings shall provide perimeter landscaping and tree retention in accordance with the standards of Chapter 15.505SMC, Townhouse and Duplex Development Design Standards, and Chapter 15.445 SMC, Landscaping and Tree Retention, for townhouse and apartment projects.

Chapter 15.445 LANDSCAPING AND TREE RETENTION

15.445.140 Irrigation Requirements

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

15.445.150 Maintenance Requirements

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

15.445.160 Bonds/Security Requirements

A. Prior to issuance of any construction, grading, or building permits within the multi-family, commercial, ~~business park~~, and industrial zones and within long subdivisions (for street trees only), a landscape bond or other suitable financial guarantee as approved by the City Attorney shall be submitted to the Department. The amount of the landscape bond or other financial guarantee shall equal one hundred fifty percent (150%) of the estimated cost of the required landscaping.

B. Prior to issuance of a final certificate of occupancy in the multi-family, commercial, ~~business park~~, or industrial zones, or before a final inspection of the last home in a long subdivision, a maintenance bond or other acceptable financial guarantee equal to thirty percent (30%) of the replacement cost of the required landscaping shall be submitted. The bond shall be maintained for a three (3) year period, at which point the Building Official and the Director will determine if the bond shall be released or is needed for maintenance within the landscaped areas. (Ord. 15-1018 § 1)

Chapter 15.475 TEMPORARY USES

15.475.020 Temporary Uses

H. Temporary emergency evacuation sites in the commercial, ~~business park~~, and industrial zones, subject to the criteria under SMC 15.475.080;

15.475.080 Temporary Emergency Evacuation Storage Sites

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

Chapter 15.480 WIRELESS COMMUNICATIONS FACILITIES

15.480.020 Definitions

Zones, High Intensity

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

15.480.030 Review and Approval Process

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

	Concealed Attached WCF	Concealed Collocation on Existing Concealed Freestanding WCF	New Concealed Freestanding WCF	Mitigation of Existing WCF	Flush-Mounted Collocation on an Existing Nonconcealed WCF ¹	Antenna Element Replacement or Combining ²
High Intensity Zones						
I	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
BP	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
ABCRBX	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
CB	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
CB-C	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
O/CM	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical

Division V. Design Standards

15.500 Small Lot Single-Family Design Standards**15.505 Townhouse and Duplex Development Design Standards****15.510 Special Design Standards for the ~~ABC~~RBX, CB-C, UH-UCR, and O/CM Zones****15.515 Mixed Use Development Design Standards**~~**15.525 Business Park Design Standards**~~**15.530 High Capacity Transit Facilities Design Standards**

Chapter 15.515 SPECIAL DESIGN STANDARDS FOR THE ~~ABC~~RBX, CB-C, UH-UCR AND O/CM ZONES

15.515.010***Authority and Application***

A. The following standards will apply to properties, except within the City Center, Angle Lake Station Area, and S. 154th Street Station Area Overlay Districts, zoned ~~aviation business center (ABC)~~ regional business mix (RBX), community business in the urban center (CB-C), office/commercial medium (O/CM), and urban high-urban center residential (UH-UCR). See Chapter 15.300 SMC for standards specific to the City Center Overlay District, Chapter 15.305 SMC for standards specific to the S. 154th Street Station Area Overlay District, and Chapter 15.310 SMC for standards specific to Angle Lake Station Area Overlay District.

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

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

B. **Circulation.** The following circulation standards apply to all parcels in the ~~ABC~~RBX, CB-C, UH-UCR and O/CM zones, and are especially relevant to large parcels within these zones:

15.515.300 Standards Specific to the ~~ABC~~RBX Zone

The following standards apply to properties zoned ~~aviation business center (ABC)~~ regional business mix (RBX).

A. Landscaping Bufferyard Requirements in the ~~ABC~~RBX Zone. Bufferyard requirements shall be as stated in SMC 15.445.210, Landscaping Standards Chart, except as follows: In the ~~ABC~~RBX zone, Type III landscaping, fifteen (15) feet wide berm to conceal service areas, backs of buildings, and parking areas from street level view. (Ord. 15-1018 § 1)

Chapter 15.525 BUSINESS PARK DESIGN STANDARDS

SECTIONS:

~~15.25.005 Purpose~~

~~15.25.010 Authority and Application~~

~~15.25.100 Performance Standards~~ ~~15.25.200 General Standards~~

15.525.005 Purpose

The purpose of this chapter is to establish design standards to ensure high quality business and industrial park developments. (Ord. 15-1018 § 1)

15.525.010 Authority and Application

The regulations of this chapter shall apply to all properties and developments located within the Business Park (BP) Zone. (Ord. 15-1018 § 1)

15.525.100 Performance Standards

In addition to the performance standards listed in Chapter ~~15.460 SMC~~, Performance Standards—General, uses in the Business Park zone shall conform with the following performance standards:

- A. ~~Does not emit significant quantities of dust, dirt, cinders, smoke, gases, fumes, odors or vapors into the atmosphere.~~
- B. ~~Does not emit any liquid or solid wastes or other matter into any stream, river, or other waterway.~~
- C. ~~Does not emit radiation or discharge glare or heat, or emit electromagnetic, microwave, ultrasonic, laser or other radiation levels over what is considered safe by the FCC.~~
- D. ~~Does not emit radiation or discharge glare or heat, or emit electromagnetic, microwave, ultrasonic, laser or other radiation levels that would adversely impact electronic equipment of residences or businesses outside of the boundaries of the property the business is located.~~
- E. ~~Does not use heavy trucking as a principal use such as truck terminals or heavy truck repair.~~
- F. ~~Does not produce excessive noise or ground vibration perceptible without instruments at any point exterior to any lot.~~
- G. ~~Does not utilize open/outdoor storage as a major component of the business. Incidental outside storage may be allowed upon approval of the Director and shall be screened pursuant with SMC ~~15.525.200(F)(3)~~. (Ord. 15-1018 § 1)~~

15.525.200 General Standards

~~A. Dimensional Standards.~~

~~1. Minimum Lot Size.~~

- a. ~~To encourage large projects, a minimum lot size of five (5) acres is required.~~
- b. ~~Projects of less than five (5) acres may be approved by City Council after review and recommendation by the Planning Commission. Approval shall be based upon a determination that the project is consistent with the purpose of the zone.~~

~~2. Building Height.~~ The maximum building height shall be consistent with the Federal Aviation Administration regulations.

~~3. Maximum Impervious Surface Coverage.~~ A maximum of seventy five percent (75%) impervious surfaces shall be allowed per site. Impervious surfaces are defined as "roads, streets, sidewalks and other paved areas, buildings (excluding overhangs), decks, terraces, and patios, incidental outside storage or any other material that would prevent water from percolating into the ground as if under natural conditions." Required landscaping may be counted as pervious surfaces.

~~B. Landscaping.~~ Except for bufferyard requirements below under subsection (B)(1) of this section and the screening requirements under subsection (F)(4)(b) of this section, landscaping shall be required in conformance with the requirements of Chapter ~~15.445 SMC~~.

~~1. Bufferyard requirements shall be as follows:~~

- a. ~~Type I landscaping of twenty (20) feet wide when adjacent to residential uses.~~

b. ~~Type II landscaping of twenty (20) feet wide fronting rights-of-way.~~

C. ~~Vehicular Access.~~

1. ~~Shared vehicular access to lots shall be required to reduce impervious surfaces and the number of access points.~~

2. ~~Access points for each property shall be limited to no more than two (2) locations to public rights-of-way. Corner lots shall be limited to two (2) access points. Additional access points may be permitted by the City Manager or designee upon review of the site and its traffic conditions.~~

3. ~~Preferential location of vanpool, carpool, or other ride-sharing vehicle parking spaces shall be given in respect to building entries. These spaces shall be identified through appropriate markings and/or signs.~~

D. ~~Parking Areas.~~ ~~Off street parking shall conform to the requirements of Chapter 15.455 SMC.~~

E. ~~Design Standards.~~ ~~All new development shall conform with the following design standards:~~

1. ~~The development shall relate open space and pedestrian facilities to other developments within the same and adjoining street blocks.~~

2. ~~Offsets of a minimum of ten (10) feet in the building facade facing a right-of-way if the facade is more than fifty (50) feet in length.~~

3. ~~Earth tone colors shall be used on all exterior building surfaces.~~

4. ~~Nonreflective glass shall be used for all development. It shall be the responsibility of the applicant and/or the property owner to provide the City documentation as to the nonreflectibility of the glass.~~

5. ~~All outdoor lighting fixtures shall be screened to prevent glare from being visible from residential properties and from rights-of-way. It shall be the responsibility of the applicant and/or the property owner to provide the documentation of how the outdoor lighting will be screened.~~

6. ~~Loading bays shall not be oriented towards or visible from residential properties or adjacent rights-of-way.~~

7. ~~Rooftop mechanical equipment shall be screened with materials in the same architectural character of the structure.~~

8. ~~Prefabricated pre-engineered metal buildings shall not be permitted. Metal building components may be incorporated as an exterior finish; provided, that the components fit the overall design concept for the structure.~~

F. ~~Screening of Outdoor Storage Areas, Dumpsters, and Loading Bays.~~

1. ~~All dumpsters shall be screened with material in the same architectural style of the building on the property. Dumpsters shall be screened from all residential areas, rights-of-way or adjacent properties.~~

2. ~~The applicant and/or property owner shall submit written approval from the sanitation company to the City that any dumpster location provided for any development proposal is accessible by the sanitation company.~~

3. ~~The incidental storage of all outside materials shall be screened from all residential properties, rights-of-way, or adjacent property. The type of screening shall be in the same architectural character of the building on the property.~~

4. ~~Loading bays shall be screened from residential properties or adjacent rights-of-way using one of, or a combination of, the following methods:~~

a. ~~Using building design and layout to screen the loading bays.~~

b. ~~A twenty (20) foot Type I landscaped buffer backed by a decorative fence, approved by the City, of a minimum height of six (6) feet.~~

G. ~~Signs (Project Identification Signs).~~

1. ~~Signs may be attached to the building or monument signs. No pole or freestanding signs shall be permitted.~~

2. ~~Tenant identification signs shall be located near entries to the building and shall be in scale with the design of the building and entryway.~~

3. ~~Only one (1) monument sign per street frontage of the development shall be allowed.~~

4. ~~Monument signs displaying the tenants' names shall be limited to eighty-five (85) square feet per face and fifteen (15) feet in height.~~

5. ~~All signage shall be set back a minimum of five (5) feet from any right-of-way with the exception that if the signage is forty-two (42) inches in height or less, a one (1) foot setback will be allowed.~~

6. ~~Signs may be internally or externally illuminated. If signs are externally illuminated, the applicant and/or property owner shall provide documentation showing that the exterior illumination does not create glare on residential properties, adjacent rights-of-way, or adjacent properties. (Ord. 15-1018 § 1)~~

Division VI. Sign Code

Chapter 15.600 SIGN CODE

15.600.030 Commercial/Office/Industrial Zone Classification Signs

A. General.

1. This section regulates signs in the following zones: NB, CB, CB-C, ~~ABC, RBX, I,~~ and O/CM, ~~and BP.~~

15.600.130 Electronic Signs

Electronic signs shall be allowed, provided they comply with the following requirements:

A. Size and Location.

1. **Freestanding/Monument Signs.**

- a. That portion of the sign that constitutes the electronic changeable display shall be allowed as follows:

Zone	Maximum Electronic Portion of Sign	Maximum Total Size of Sign
CB, CB-C, O/CM, I, ABC, RBX	55 sf	85 sf
NB, BP	25 sf	85 sf
Churches, Schools, Community Uses in UL, T, UM, UH, O/C/MU, P	0 sf	35 sf not on an arterial
	0 sf	60 sf on a minor/collector arterial
	25 sf	85 sf on a principal arterial
Commercial Uses in O/C/MU, T, UM, UH	0 sf	35 sf
	0 sf	60 sf on a minor/collector arterial
	25 sf	85 sf on a principal arterial
Multi-Family Uses in T, O/CM, UM, UH	0 sf	35 sf