



CITY OF SEATAC

PLANNING COMMISSION MEETING

Virtual Meeting
January 5, 2021, 5:30 p.m.

Due to the current COVID-19 public health emergency, and social distancing protocols, pursuant to the Governor's and public health officials' orders, this meeting will be conducted virtually. The public may call in to the conference line to listen to the meeting. The number is 206.973.4555. While you will be able to hear the meeting; you will not be able to participate in the meeting through this phone number. Please note that if you are unable to mute your phone, everyone else on the call-in line will be able to hear you, so please refrain from speaking. No one will be able to physically attend this meeting. Public comment opportunities for this meeting are below.

MEETING AGENDA

- 1) Call to Order/Roll Call
- 2) Approval of the minutes of December 15, 2020 regular meeting - (EXHIBIT 2)
- 3) Public Comment on items not on the agenda. *Comments on agenda items will be taken after the staff presentation and Commission discussion on each item below. See Public Comment Process below.*
- 4) 2020 Miscellaneous Land Use Code Amendments- (EXHIBIT 4a, 4b, 4c, & 4d)
- 5) Brainstorm on Educational Topics for the Planning Commission in 2021
- 6) CED Director's Report
 - January 19, 2021 meeting is joint meeting with PED on Housing Action Plan and Housing Needs Assessment
- 7) Planning Commission Comments (including suggestions for next meeting agenda)
- 8) Adjournment

Public Comment Process: In an effort to adhere to the social distancing protocols, pursuant to the Governor's and public health officials' orders, and in order to keep our residents, Council and staff healthy, the Commission will not hear any in-person public comments during this COVID-19 public health emergency. The Commission is providing remote and written public comment opportunities. All comments shall be respectful in tone and content.

How to Sign Up for Remote Oral Comments: Signing-up for remote oral comments must be done by 3:30p.m. the day of the meeting. Instructions for providing remote oral comments

are located at the following link: [Council Committee and Citizen Advisory Committee Virtual Meetings](#).

How to Provide Written Comments: Written public comments may be provided by email or text and must be submitted by 3:30p.m. the day of the meeting. If you wish to submit written testimony or comments, email/text your comments to PCPublicComment@seatacwa.gov. Written comments will be mentioned by name and subject and then placed in the commission handout packet posted to the website. All public comments submitted to an email/text address other than the provided address, or after the deadline, will not be included as part of the record.

**A quorum of the City Council may be present.
All Commission meetings are open to the public.**

The Planning Commission consists of seven 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.

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of December 15, 2020 Meeting**

Members present: Tej Basra, Leslie Baker, Tom Dantzler, Tony Zuniga Sanchez, * Kyle Becker came after roll call

Members absent: Andrew Ried-Munro, Jagtar Saroya

Staff present: Gwen Voelpel, *Deputy City Manager*; Jennifer Kester, *Planning Manager*; Bart Perman, *Information Systems Manager*; Dennis Hartwick, *Senior Planner*; Barb Mailo, *Administrative Assistant 3*

1. Call to Order/Roll Call

Chair Basra called the meeting to order at 5:30 p.m. and began with roll call.

2. Approval of minutes of the November 17, 2020 meeting

Commissioner Baker moved to approve minutes as written; Passed 4-0

3. Public Comments on items not on the agenda

None

4. 2020 Miscellaneous Land Use Code Amendments

Senior Planner Dennis Hartwick presented the 2020 Miscellaneous Land Use Code Amendments for the purpose of clarifying confusing or vague regulations and definitions, resolve conflicting regulations, remove redundancies, improve consistency, and administrative cleanup. Also included in the presentation was a brief overview of the briefing and review Timeline.

The following Amendments were individually presented, discussed, and action determined:

Section 1 (14.18.020(B): - Keep in Package—no concerns

Section 2 (14.18.020(C): - Keep in Package—no concerns

Section 3 (14.26.040(F): - Remove from Package—not supported

Section 4 (15.105.150): - Keep in Package—no concerns

Section 5 (15.105.180): - Keep in Package—no concerns

Section 6 (15.110.040(C)(1): - Keep in Package—no concerns

Section 7 (15.115.005): - Keep in Package—no concerns

Section 8 (15.115.020(E)(4): - Keep in Package—no concerns

Section 9 (15.115.030(B): - Keep in Package—no concerns

Section 10 (15.115.040(C): - Keep in Package—no concerns

Section 11 (15.205.040): - Keep in Package—no concerns

Section 12 (15.300.055): - Keep in Package—no concerns

Section 13 (15.305.055): - Keep in Package—no concerns

Section 14 (15.310.050): - Keep in Package—no concerns

Section 15 (15.405.100): - Keep in Package—no concerns

Section 16 (15.415.300(E): - Keep in Package—no concerns

Section 17 (15.445.210): - Keep in Package—no concerns

Section 18 (15.455.120): - Need More Information—Have staff come back with revised language for City Center reduction only.

Section 19 (15.455.140(A)(1): – Need More Information–Have staff come back with revised language for City Center reduction only.

Section 20 (15.455.700): – Keep in Package–no concerns

Section 21 (15.455.700(A)(3): – Keep in Package–no concerns

Section 22 (15.465.500(C)(2): – Keep in Package–no concerns

Section 23 (15.465.500(D)(2): – Keep in Package–no concerns

Section 24 (15.465.600(H): – Keep in Package–no concerns

Section 25 (15.470.005): – Keep in Package–no concerns

Section 26 (15.470.010): - Keep in Package–no concerns

Section 27 (15.470.200): – Keep in Package–no concerns

Section 28 (16A.09.030): – Keep in Package–no concerns

Section 29 (16A Appendix I): – Keep in Package–no concerns

Action Requested: Once review of all items are complete, make recommendation on the final package to City Council on proposed code amendments.

As more information is needed, Commission will not make any recommendations today.

5. CED Director's Report

Planning Manager Jennifer Kester presented the CED Director's Report for Director Evan Maxim as he was not available to attend.

- Next Planning Commission meeting on January 5, 2021, staff will bring back the edits discussed in tonight's meeting to see if Commission is ready to make recommendation to Council on the miscellaneous amendments.
- In January (with a date to be determined) a meeting of the Planning & Economic Development Committee to invite the Planning Commission to attend to go over early learning session on the Housing Action Plan and Housing Needs Assessment.
- In 2021, staff hope to provide the Planning Commission some education on topics such as Open Public Meetings, Active Public Records, Vision 2050, plan policies and other changes, and SeaTac specifics concerning how the City does business and how Planning does business.
- Hope to have open discussion about things Commission may want to know more about in the first meeting in January.

Jenn to put on agenda for next PC meeting to have open conversation.

6. Planning Commission Comments

None

7. Adjournment

Commissioner Baker moved to adjourn meeting. Chair Basra adjourned meeting at 7:14pm



MEMORANDUM

Date: January 05, 2021

To: Planning Commission

From: Dennis Hartwick, Senior Planner

Subject: 2020 Miscellaneous Land Use Code Amendments Package

Planning Staff is bringing back the 2020 Miscellaneous Land Use Code Amendments Package to follow up on the feedback regarding the City Center parking reductions from the December 15, 2020 Planning Commission meeting. During that meeting, Planning Staff explained how the intent of the parking reduction amendment was to bring the parking reductions for multi-family developments in the City Center Overlay District in line with those in the South 154th Street and Angle Lake Station Area Overlay Districts. Staff has made changes to the proposed language to make that clear, and those can be found on page 13-14 of the walkthrough document.

In order to preserve the original amendment proposals and the feedback from the Planning Commissioners, Staff has edited the walkthrough document as follows:

1. Original amendments that have been removed from the package are shown in cross out without track changes. This applies to the summary of changes rows as well. See image below.

#	Subject	Section (SMC)	Summary of Change	Reason for Change
3.	Subdivisions	14.26.040(F)	Changed the date related to historical subdivisions and tax lots from 1937 to July 1, 1974.	Align date with state regulations.
<p>The introductory language of SMC 14.26.040(F) is amended to read:</p> <p>F. Any recorded subdivisions or tax lots created before July 1, 1974 under Chapter 58.08 RCW shall be reviewed in accordance with Chapter 58.17 RCW and the provisions of SMC Titles 14 and 15. The Director may make a positive determination of separate tax lot status for any separate lot not meeting the dimensional standards of SMC Title 15, provided the lot is not impacted by the following:</p> <p>---</p>				
Keep in Package – no concerns		Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
			Remove from package per recommendation from staff	

2. Amendments that required follow up or were removed from the package have that option highlighted in the “options table” follow the amendment. See image above.
3. For amendments that required follow up, dates were added to the “options table”. See image below.

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
	12/15/2020: Have staff come back with revised language for City Center reduction only. 01/05/2021:		

At the conclusion of Staff's presentation on the revisions, the Planning Commission will be asked to make a recommendation to approve the proposed amendments, deny the proposed amendments, or approve the proposed amendments with modifications.

Enclosures: Amendments Walkthrough Document
Charts
PowerPoint Presentation

2020 MISCELLANEOUS LAND USE CODE AMENDMENTS PACKAGE

Planning Commission
January 5, 2021



OVERVIEW

PURPOSE:

1. Clarify confusing or vague regulations and definitions
2. Resolve conflicting regulations
3. Remove redundancies
4. Improve consistency
5. Administrative cleanup (e.g., adding omissions from previous amendments, fixing typos)

WHY IS THIS ISSUE IMPORTANT?

1. The Planning Division is required to bring revisions to the Planning Commission on an annual basis.
2. The City's code, originally adopted in 1992 and based off of the King County code, has been amended numerous times by numerous staff since adoption. As a result, the code needs to be reviewed and amended on a regular basis to maintain a user-friendly document.



POTENTIAL COMMISSION ACTION

ACTION REQUESTED: Once review of all items are complete, make recommendation on the final package to City Council on proposed code amendments.

Recommendation options:

1. Approve
2. Deny
3. Approve with modifications



TIMELINE

1. **PED briefing:** 01/23/2020
2. **Planning Commission briefing:** 02/18/2020
3. **Commerce submittal:** 06/01/2020
4. **Planning Commission review:** 07/07/2020
5. **Planning Commission review:** 07/21/2020
6. **Commerce review deadline:** 07/31/2020
7. **Public Hearing:** 08/04/2020, 09/15/2020
8. **Planning Commission review:** 12/15/2020
9. **Planning Commission review:** 01/05/2021
10. **PED briefing (tentative):** 01/19/2021
11. **Council Action (tentative):** 02/23/2021



AMENDMENTS

Amendments



END

1. QUESTIONS?

2. **ACTION REQUESTED:** Once review of all items are complete, make recommendation on the final package to City Council on proposed code amendments.

Recommendation Options:

- A. “Move to Approve the Proposed Amendments”
- B. “Move to Deny the Proposed Amendments”
- C. “Move to Approve with the Proposed Amendments with the following modifications _____”



CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
1.	Short Plats	14.18.020(B)	Added “tracts, parcels, or sites” to the regulation.	Make the regulation consistent with state law and the definition in SMC 14.16.226. Clarify that tracts, parcels, and sites count toward the maximum number of divisions that can be created in a short plat.

SMC 14.18.020(B) is amended to read:

B. A maximum of nine (9) lots, tracts, parcels, or sites may be created by any single application;

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
2.	Short Plats	14.18.020(C)	Added “tracts, parcels, or sites” to the regulation.	Make the regulation consistent with state law and the definition in SMC 14.16.226. Clarify that tracts, parcels, and sites count toward the maximum number of divisions that can be created in a short plat.

SMC 14.18.020(C) is amended to read:

C. Except as provided in SMC 14.15.020(C), if the lot to be subdivided was created through a prior short subdivision, at least five (5) years must have passed since the recording of such prior short subdivision, except that when the short plat contains fewer than nine (9) lots, tracts, parcels, or sites, a short plat alteration may be requested to create additional lots, tracts, parcels, or sites up to a

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

maximum of nine (9) within the original short plat boundaries. A short plat alteration shall contain the same information as required in a short plat application. (Ord. 18-1008 § 1; Ord. 15-1012 § 7; Ord. 09-1012 § 1 (Exh. A))

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
3.	Subdivisions	14.26.040(F)	Changed the date related to historical subdivisions and tax lots from 1937 to July 1, 1974.	Align date with state regulations.

The introductory language of SMC 14.26.040(F) is amended to read:

F. Any recorded subdivisions or tax lots created before ~~July 1, 1974~~¹⁹³⁷ under Chapter 58.08 RCW shall be reviewed in accordance with Chapter 58.17 RCW and the provisions of SMC Titles 14 and 15. The Director may make a positive determination of separate tax lot status for any separate lot not meeting the dimensional standards of SMC Title 15, provided the lot is not impacted by the following:

...

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
		Remove from package per recommendation from staff	

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
4.	Definitions	15.105.150	Repealed.	Remove a definition of a land use that is no longer in the use charts.

SMC 15.105.150 is amended to read:

~~Other Retail Uses~~

~~A retail use that is substantially similar to other listed permitted retail uses within a zone and has similar impacts relating to but not limited to: traffic, storm drainage, the generation of light and glare, emissions or pollutants, odors, or electromagnetic radiation.~~

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
5.	Definitions	15.105.180	Added clarifying language to “Retail, Big Box”, “Retail Establishment” and “Retail, General”.	Align definitions of “Retail, Big Box” and “Retail, General”. Clarify what land uses are considered a “Retail Establishment”.

SMC 15.105.180 is amended to read:

Retail, Big Box

A retail or wholesale ~~establishment~~use in a building greater than fifty thousand (50,000) square feet of gross floor area that typically requires a high parking-to-building area ratio. Big-box retail buildings are typically single-story structures. Accessory outdoor display of some materials may occur.

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

SMC 15.105.180 is amended to read:

Retail Establishment

A commercial enterprise which provides goods and/or services directly to the consumer, whose goods are available for immediate purchase and removal from the premises by the purchaser, and/or whose services are traditionally not permitted within an office use.

A. A retail establishment includes but is not limited to: antique/secondhand store; apparel/accessory store; department/variety store; drug store; florist shop; food/grocery store; furniture store; hardware/garden store; hobby/toy store; jewelry store; liquor store; pet store; and sporting goods store.

~~A.B.~~ A retail establishment does not include pawn shop.

SMC 15.105.180 is amended to read:

Retail, General

A ~~retail E~~establishments within a permanent structure engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This definition excludes retail, big box uses and pawn shops.

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
6.	Setbacks	15.110.040(C)(1)	Added clarifying language.	Link paragraph (1) with subparagraph (a). Make the regulation easier to follow and understand.

15.110.040(C) is amended to read:

C. ~~Determining~~ Setbacks for Subdivisions and Short Plats with Access Easements.

~~1.~~ ~~Lots created through~~All subdivisions and short plats shall maintain required front, side and rear setbacks from any access easements, except as follows:-

~~a.~~ ~~S~~short plats of only two (2) lots shall not be required to meet the side yard setbacks from approved access easements. (Ord. 15-1018 § 1)

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
7.	Land Use Actions and Procedures	15.115.005	Condensed the first two sentences of the section into one.	Streamline the regulation. Clarify that the Community and Economic Development Director has the authority over development agreements and preliminary site plan reviews.

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

The introductory language of SMC 15.115.005 is amended to read:

The purposes of this chapter are to allow for consistent evaluation of land use applications and any other quasi-judicial matters considered by the Hearing Examiner or Director pursuant to the applicable ordinances and authority. ~~This chapter also details decision criteria for administrative variances and minor conditional use permits rendered by the Director.~~

The criteria in this chapter are intended to protect nearby properties from the possible effects of land use requests subject to discretionary land use permits by:

...

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
8.	Subsidiary Uses	15.115.020(E)(4)	Added clarifying language. Created subparagraphs.	Clarify which subsidiary uses are permitted in the residential zones and Park zone.

SMC 15.115.020(E)(4) is amended to read:

- ___ 4. To allow subsidiary uses in:
- _____ ~~a. School facilities or City facilities within the residential zones and Park zone;~~ and
- _____ b. Religious use facilities in residential zones.

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

See criteria in Chapter 15.470 SMC, Subsidiary Uses. (Ord. 15-1018 § 1)

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
9.	Preapplication Meetings	15.115.030(B)	Replaced “Development Review Committee” with “preapplication meeting”.	Update City terminology.

SMC 15.115.030(B) is amended to read:

B. Terms of the proposed development agreement shall be subject to the preapplication meeting ~~Development Review Committee~~ process set forth at SMC 16A.05.020, Preapplication Meetings, and such other provisions of SMC Title 16A, Development Review Code, as may be deemed appropriate by the City.

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
10.	Preapplication Meetings	15.115.040(C)	Deleted “Development Review Committee”.	Remove old terminology.

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

SMC 15.115.040(C) is amended to read:

C. Threshold Review. During or within forty-five (45) days subsequent to the mandatory preapplication ~~Development Review Committee~~ meeting required by SMC 16A.05.020, Preapplication Meetings, the Director shall make a threshold determination, and advise the potential applicant in writing of such determination, whether the proposed project is an EPF and, if so, whether it is difficult to site. In making said determinations, the Director shall broadly and liberally apply the definition of an EPF in consideration of the full range of proposed and potential services to be provided to the public, whether provided directly by, funded by, or contracted for by a governmental agency, or provided by a private entity or entities subject to public service obligations. The determination of whether an EPF will be difficult to site shall be made by the Director upon known or reasonably perceived and articulable facts. Proposed projects determined not to be EPFs, and proposed projects determined to be EPFs but also determined to be not difficult of siting, shall be reviewed and processed as any other similar project pursuant to the City Development Code without regard to this section.

These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
11.	Use Chart – Main	15.205.040	Consolidated specific land uses into more general land uses in the “Retail and Commercial” section of the use chart. Deleted and added several land uses in the “Retail and Commercial” section of the use chart.	Streamline the use chart. Align the use chart with other charts in the SMC.

SMC 15.205.040 is amended to read:

See pdf ‘UseChart-Main’

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
12.	Use Chart – City Center	15.300.055	Consolidated specific land uses into more general land uses in the “Retail and Commercial” section of the use chart. Deleted and added several land uses in the “Retail and Commercial” section of the use chart.	Streamline the use chart. Align the use chart with other charts in the SMC.

SMC 15.300.055 is amended to read:

See pdf ‘UseChart-CityCenter’

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
13.	Use Chart – South 154 th Street Station Area	15.305.055	Consolidated specific land uses into more general land uses in the “Retail and Commercial” section of the use chart. Deleted and added several land uses in the “Retail and Commercial” section of the use chart.	Streamline the use chart. Align the use chart with other charts in the SMC.

SMC 15.305.055 is amended to read:

See pdf ‘UseChart-154th’

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
14.	Use Chart – Angle Lake Station Area	15.310.050	Consolidated specific land uses into more general land uses in the “Retail and Commercial” section of the use chart. Deleted and added several land uses in the “Retail and Commercial” section of the use chart.	Streamline the use chart. Align the use chart with other charts in the SMC.

SMC 15.310.050 is amended to read:

See pdf ‘UseChart-AngleLake’

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
15.	Dimensional Standards	15.405.100	Deleted “setback” from Note (2), which pertains to canopy tent structures. Deleted “setback” from Note (3), which pertains to tent structures.	Correct errors from previous code amendments.

SMC 15.405.100 is amended to read:

See pdf ‘AccessoryStructuresChart’

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
16.	Mobile Food Vending	15.415.300(E)	Repealed.	Remove the sunset clause for mobile food vending.

SMC 15.415.300(E) is repealed:

 E. repealed __/__/____. (Ord. 18-1009 § 9)

Repealed language below:

[E. Expiration. The provisions of this section shall expire on March 31, 2020.]

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
17.	Landscaping Chart	15.445.210	<p>Changed the side/rear yard landscaping requirement for Manufacturing and Fabrication, Medium from Type II/5 feet to Type II/10 feet.</p> <p>Changed the building façade landscaping requirement for Multi-Family from Type IV/5 feet to Type V/5 feet.</p> <p>Changed the side/rear yard landscaping requirement for Sexually Oriented Business from Type II/6 feet to Type II/5 feet.</p> <p>Consolidated specific land uses into more general land uses in the “Retail and Commercial” section of the landscaping chart.</p> <p>Deleted and added several land uses in the “Retail and Commercial” section of the landscaping chart.</p>	<p>Align landscaping requirements with similar uses.</p> <p>Streamline the use chart. Align the use chart with other charts in the SMC.</p>

SMC 15.445.210 is amended to read:

See pdf ‘LandscapingChart’

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
18.	Parking Chart	15.455.120	Deleted the parking reduction restriction for residential uses. Consolidated specific land uses into more general land uses in the “Retail and Commercial” section of the parking chart. Deleted and added several land uses in the “Retail and Commercial” section of the parking chart.	Create consistency in the parking reductions for residential developments in the City. Streamline the use chart. Align the use chart with other charts in the SMC.

SMC 15.455.120

See pdf ‘ParkingChart’

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
12/15/2020: Okay with consolidation of land uses in parking chart. 01/05/2021:	12/15/2020: Have staff come back with revised language for City Center reduction only. 01/05/2021:		

#	Subject	Section (SMC)	Summary of Change	Reason for Change
19.	Parking Reductions	15.455.140(A)(1) 15.300.410(B)	Deleted the limitation on parking reductions for residential developments. Added parking reductions to City Center Overlay District that match those in the Angle Lake and South 154 th Street Station Areas.	Create consistency in the parking reductions for residential developments in the City’s overlay districts.

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

SMC 15.455.140(A)(1) is amended to read:

1. Residential/commercial – Thirty-five percent (35%) maximum ~~— see the parking chart in SMC 15.455.120 for limits to the maximum reduction for some residential uses;~~

SMC 15.300.410(B) is amended to read:

B. Parking Reductions. The number of required off-street parking spaces may be reduced for properties located within the City Center Overlay District due to their proximity to high capacity transit. Reductions shall be based on the submittal of a parking plan and as approved by the Director. The amount of reduction shall be based on the frequency of the transit service and shall be limited as follows:

1. Residential – Thirty-five percent (35%) maximum;
2. Government, business services, manufacturing – Forty percent (40%) maximum;
3. Recreational and cultural, retail and commercial – Thirty percent (30%) maximum.

~~See Chapter 15.455 SMC, Parking and Circulation, for available parking reductions.~~ (Ord. 17-1008 § 1 (Exh. A); Ord. 15-1018 § 1)

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
	<p><u>12/15/2020:</u> Have staff come back with revised language for City Center reduction only.</p> <p><u>01/05/2021:</u></p>		

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
20.	Single-Family Parking Standards	15.455.700	Deleted “UL-5,000” from the list of single-family zones. Added “driveways” to the applicability sentence.	Remove a defunct zone. Clarify applicability of the section.

The introductory language of SMC 15.455.700 is amended to read:

In addition to the applicable parking requirements within this chapter, the following maximum off-street parking standards shall apply within the single-family zones (~~UL-5,000~~; UL-7,200; UL-9,600; and UL-15,000). These standards shall be applicable to new and existing driveways and parking areas.

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
21.	Single-Family Parking Standards	15.455.700(A)(3)	Added “that” to a sentence.	Correct an omission.

SMC 15.455.700(A)(3) is amended to read:

3. Two (2) inches of 5/8 minus compacted rock provided mud or other fine material that does not work its way to the surface of the rock. Alternate sized minus compacted rock may be used upon approval by the City; or

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
22.	Home Occupations	15.465.500(C)(2)	Reorganized sentence.	Clarify how the area of a home occupation is measured.

SMC 15.465.500(C)(2) is amended to read:

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; for the purposes of this paragraph, living area does (not ~~to~~ include the grounds, out-buildings, garage, unfinished basement, or other areas not prepared for normal dwelling purposes);

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
23.	Home Occupations	15.465.500(D)(2)	Replaced “chapter” with “section”.	Correct a citation.

SMC 15.465.500(D)(2) is amended to read:

2. Day care facilities, bed and breakfast operations and other similar uses otherwise allowed in residential homes are exempt from the provisions of this ~~section~~chapter.

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

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#	Subject	Section (SMC)	Summary of Change	Reason for Change
24.	Mobile Home Park Relocation Standards	15.465.600(H)	Repealed and readopted.	Remove regulations that duplicate state law.

SMC 15.465.600(H) is repealed and readopted to read:

H. Mobile Home Park Relocation Standards.

1. The owner of a mobile home park must comply with the requirements of Chapter 59.20 RCW and Chapter 59.21 RCW if the mobile home park, or any portion thereof,
 - a. Closes;
 - b. Changes the use of the land on which it is located; or
 - c. Converts to a mobile home park subdivision, condominium, or cooperative.
2. The owner of a mobile home park must notify the City prior to giving notice to the tenants in accordance with RCW 59.20.080(1)(e) if any of the actions in (1)(a) – (c) of this subsection occur. (Ord. 15-1018 § 1)

Repealed language below:

~~H. Mobile Home Park Relocation Standards. At such time as the owner of a mobile home park determines to close a mobile home park, or any portion thereof, or to change the use of the land on which a mobile home park is located, or any portion thereof,~~

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

~~including conversion to a mobile home park subdivision, condominium or cooperative as discussed below, but prior to the date on which the owner gives notice to tenants of the change of land use pursuant to RCW 59.20.080(1)(e), the owner shall submit to the City a mobile home park relocation plan covering the park or portion of the park for which a change is proposed.~~

~~In the case of conversion to a mobile home park subdivision, condominium or cooperative, a relocation plan shall be required if and only if purchase of a share is necessary to remain in the park; in such cases, the relocation plan shall be required only for tenants who are not purchasing a share and would be displaced by the conversion. Once the plan is approved in accordance with this section, the City shall issue a certificate of approval to the mobile home park owner. The mobile home relocation plan shall comply with the standards and procedures contained in this section.~~

~~If an eminent domain action of a Federal, State or local agency causes closure of a mobile home park and the procedures set forth in the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, 42 U.S.C. 4601 et seq., and the regulations of 49 CFR Part 24 or the Relocation Assistance — Real Property Acquisition Policy Act of Chapter 8.26 RCW and the regulations of Chapter 468-100 WAC are followed, the requirements of those acts and regulations will supersede the requirements of this section and the standards contained herein.~~

~~If a condemnation action of the City causes closure of a mobile home park, the City will be responsible for fulfilling the requirements of the standards contained herein and may provide additional relocation assistance in accordance with the provisions of the State act and regulations. If the City chooses to follow portions of the State act and the Director determines that there is a conflict or redundancy between the portions of the State act and regulations being followed by the City, and the standards~~

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

~~contained herein, the State act shall take precedence in such areas of conflict or redundancy. If the State act is followed in all respects, such act will supersede the requirements of this section and the standards contained herein.~~

~~1. Required Elements of the Mobile Home Park Relocation Plan. The mobile home relocation plan shall include the following required elements:~~

~~a. Inventory. An inventory of park tenants and their mobile homes shall be prepared in a format established by the Department (hereinafter referred to as the “department”). The purpose of the inventory is to provide data for the State Environmental Policy Act (Chapter 43.21C RCW) checklist (hereinafter referred to as the “SEPA checklist”), which will analyze the impact of the park closure, and to establish a basis for identifying relocation/mitigation options. The inventory shall include:~~

- ~~i. An inventory of park tenants (to include information as to age, income, number of years in the park);~~
- ~~ii. An inventory of the age and conditions of the mobile homes; and~~
- ~~iii. Costs of pad rental, park utility fees and other charges, personal utilities, insurance, personal property taxes, and mobile home security interests, if applicable.~~

~~The inventory request form shall clearly state to tenants that disclosure of age, income and housing cost information is voluntary, and that the purpose of requesting the information is to assess the impact of the proposed closure and the applicability of low-income housing assistance programs. If provided, this information shall be treated in a confidential manner and shall be made public only in statistical summary format.~~

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

- ~~b. Environmental Conditions. An analysis of environmental conditions in the park shall be conducted. The analysis shall include noise levels and other environmental factors affecting the suitability of the park for various land uses, including mobile homes, other residential uses, and commercial uses. This information will be used to prepare the SEPA determination of environmental impacts of the proposed action. Noise measurements shall be taken on site by the property owner using an approved noise meter.~~
- ~~c. Options. A list of relocation options shall be prepared, including:~~
- ~~i. A list of vacant mobile home park spaces in King and Pierce Counties, together with a description of each park's amenities, restrictions, rental rates and other costs charged;~~
 - ~~ii. A list of low cost apartments or other low cost housing options in King County;~~
 - ~~iii. Information from banks concerning first-time home buyer programs;~~
 - ~~iv. Information from the county or nonprofit entities concerning relocation park options; and~~
 - ~~v. Information from the Port of Seattle regarding the process for obtaining Port noise mitigation funds and "advisory assistance," if applicable, including a statement of whether or not the owner intends to participate in any available program and pass noise mitigation funds to tenants.~~
- ~~d. Choices. A statement of housing preference, based on the available options, shall be gathered from each mobile home tenant. The list of each participating tenant's preference shall provide a basis for tenants to coordinate their preferences with others in the park and with the available opportunities.~~

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

- ~~e. Anticipated Timing. The mobile home park owner shall provide a statement of anticipated timing for park closure.~~
- ~~f. Coordination Plans or Actions. The mobile home park owner shall provide a statement of any coordination plans or actions in addition to those stated above that the park owner intends to take in order to minimize the impacts of park closure on the tenants. The relocation plan shall identify an official relocation plan contact. The contact shall be responsible for providing the required relocation information to tenants and status information to the City.~~
- 2. Required Process. The timing and preparation of the mobile home relocation plan shall comply with the following process:
 - ~~a. The owner of the park shall initiate a preapplication meeting with the department to clarify the requirements of the relocation plan. If applicable, the applicant shall also meet with Port of Seattle staff to determine if relocation assistance is available.~~
 - ~~b. The owner of the park shall notify, in writing, all affected park tenants and the department that the owner is beginning the process of preparing a mobile home relocation plan. In such notification, the department shall schedule a meeting with tenants to inform them of the owner's proposal for the property, the requirements of the mobile home relocation standards, as contained herein, and the proposed timeline for the process.~~
 - ~~c. The mobile home park owner shall prepare a relocation plan, pursuant to the requirements of subsection (H)(1) of this section.~~
 - ~~d. The mobile home park owner shall complete a SEPA checklist for the relocation plan. A copy of the SEPA checklist shall be sent to each tenant of the mobile home park. If the owner is proposing to redevelop the site, the owner may~~

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

~~choose to have the site plan for the new development evaluated for environmental impacts concurrently with the relocation plan. If this option is chosen, the owner shall submit a site plan along with the SEPA checklist and relocation plan.~~

~~e. The department shall review the relocation plan to ensure compliance with the requirements of subsection (H)(1) of this section. If it is determined that the requirements have not been met, the department shall notify the mobile home park owner in writing of the identified deficiencies. The owner shall revise the plan to correct all of the identified deficiencies before resubmitting it to the City.~~

~~f. Once it is determined that the requirements of subsection (A) of this section have been met, the Director of the department shall issue a decision on the relocation plan based on the impacts of the proposed action. The decision may be to approve, deny, or require modification of the relocation plan. If the relocation plan is approved, the Director shall issue a certificate of approval.~~

~~g. The decision of the Director is appealable to the Hearing Examiner, in accordance with the procedures of SMC 15.115.070, Appeal Process. If the decision is appealed, the relocation plan process as set forth herein shall automatically be stayed until the appeal is resolved.~~

~~h. If approved, the relocation plan shall be delivered to all tenants by the mobile home park owner prior to or coincident with the minimum twelve (12) month notice of intent to close the park. The relocation plan shall be valid for delivery to tenants for three (3) months from the date of approval. If the relocation plan is not delivered in this time frame, or if park~~

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

~~closure does not occur within two (2) years of approval of the plan, preparation of a new or updated plan may be required by the City.~~

~~i. The mobile home park owner shall provide to the City a statement confirming that all requirements of Chapter 59.23 RCW, if applicable, including notice and first right of refusal of tenants to purchase the park have been followed.~~

~~j. The park owner shall submit to the City a report on the relocation process which shall include: (a) a list of tenants remaining in the park, by space or address (rent roll); and (b) spaces which have been vacated together with a description of the destination of vacating tenants and the type of housing obtained. The report shall be submitted monthly, or more frequently if requested by the department, until the park is vacant.~~

~~k. Once the relocation plan has been deemed by the Director to be satisfactorily implemented, the City shall issue a certificate of satisfactory completion. The mobile home park shall not be closed prior to the issuance of said certificate. The relocation plan shall be deemed to be satisfactorily implemented when the plan's stated actions have been implemented and when all tenants have relocated.~~

~~3. Alternative Plan and Process. If the owner of a mobile home park negotiates a relocation agreement with tenants to the satisfaction of such tenants, the agreement, signed by all affected tenants, shall be submitted to the City in lieu of the relocation plan and process of subsections (1)(1) and (2) of this section. The following process shall then apply:~~

~~a. The City Attorney shall review the agreement and attest to its legality as to form.~~

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

- ~~b. The requirement of RCW 59.20.080(1)(c) with respect to a twelve (12) month notice of land use change must still be met. However, if all tenants have satisfactorily relocated prior to the statutory twelve (12) month period, the park, or portion thereof, may be closed sooner.~~
- ~~c. Once the agreement has been determined to address the needs of the tenants, the Director shall issue a certificate of approval.~~
- ~~d. The owner shall submit monthly reports in accordance with subsection (H)(2)(j) of this section.~~
- ~~e. After all tenants have moved from the park, the Director shall issue a certificate of satisfactory completion and the park may be closed. (Ord. 15-1018 § 1)]~~

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
25.	Subsidiary Uses	15.470.005	Added punctuation. Deleted “religious use facilities”.	Clarify the purpose of the section and where subsidiary uses are permitted.

SMC 15.470.005 is amended to read:

~~The purpose of this chapter is to delineate regulations that apply to subsidiary uses located in school facilities, City-owned facilities, and religious use facilities within the residential and Park zones and religious use facilities within residential zones.~~ (Ord. 15-1018 § 1)

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
26.	Subsidiary Uses	15.470.010	Replaced “Type I Site Plan Review Permit” with “building or engineering permit”.	Replace defunct permit with the correct permits for processing subsidiary uses.

SMC 15.470.010 is amended to read:

B. Subsidiary uses which are permitted as of right shall be processed ~~as a~~through the appropriate building or engineering permit
~~Type I Site Plan Review Permit.~~ (Ord. 15-1018 § 1)

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
27.	Subsidiary Uses	15.470.200	Shortened the title of the section. Added a subsection. Renumbered a subsection.	Correct the formatting and organization of the section.

SMC 15.470.200 is amended to read:

15.470.200 Use Charts for Subsidiary Uses ~~in School or City Owned Property in Residential and Park Zones~~

A. Subsidiary Uses in School or City Owned Property in Residential and Park Zones.

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

LAND USE	NUMBER OF PERSONS ALLOWED	PERMITTED	MINOR CUP	MAJOR CUP	ADDITIONAL REGULATIONS
School or City Owned Property in Residential or Park Zones					
Religious Use Facility	1 to 40	X			See SMC 15.470.100(D) for requirements and criteria if two (2) or more subsidiary uses are proposed on school property
	41 to 80		X		
	81 or more			X	
Specialized Instruction School	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Sports Club	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Day Care II	Not applicable		X		
Preschool	1 to 60	X			
	61 to 130		X		
	131 or more			X	
Nonprofit Organizations	1 to 40	X			
	41 to 80		X		
	81 or more			X	

BA. Subsidiary Uses in Religious Use Facilities in Residential Zones.

LAND USE	NUMBER OF PERSONS ALLOWED	PERMITTED	MINOR CUP	MAJOR CUP	ADDITIONAL REGULATIONS
Religious Use Facilities in Residential Zones					
Specialized Instruction School	1 to 30	X			See SMC 15.470.100(E) for requirements and criteria if two (2) or more subsidiary uses
	31 to 60		X		
	61 or more			X	
Day Care II	Not applicable		X (In UL zone only)		
Preschool	1 to 30	X			
	31 or more			X	

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

Nonprofit Organizations	1 to 30	X			are proposed in a religious use facility
	31 to 60		X		
	61 or more			X	

(Ord. 15-1018 § 1)

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
28.	Notice of Applications	16A.09.030	Deleted the mailing distances for the various permit types.	Remove duplicative information. The mailing distances are located in Appendix II, which is referenced in the subsection.

SMC 16A.09.030 is amended to read:

D. The NOA shall be mailed via first class mail to adjacent property owners ~~within three hundred (300), five hundred (500) or one thousand (1,000) feet of the exterior property line,~~ based on the standards set forth below and in Appendix II.

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

#	Subject	Section (SMC)	Summary of Change	Reason for Change
29.	Permits, Actions	16A Appendix I	Added “Departures” to the Planning Division permits/actions.	Correct an omission from the list of permits/actions.

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
			Removed “Site Plan Review, Type I” from the Planning Division permits/actions.	Remove a defunct permit/action from the list.

SMC 16A Appendix I is amended to read:

Appendix I – City of SeaTac Permits by Department and Type

Permits/Actions	Type I	Type II	Type III
Building Services Division			
Electrical	X		
Mechanical	X		
Plumbing	X		
Building	X		
Engineering Review Division			
Concurrency Determination	X		
Grading and Drainage (STE permit)	X		
Right-of-Way Use	X		
Engineering Variance	X		
Fire Department			
Fire Alarm Permits	X		
Fire Suppression System	X		
Fuel Storage Tank	X		
Other Fire Code Permits	X		
Planning Division			
Departures	X		
Home Occupation	X		
Lot Line Adjustment	X		
Separate Lot	X		

CAM20-0001, SEP20-0006: 2020 Miscellaneous Amendments Package, Summary of Changes

Permits/Actions	Type I	Type II	Type III
Shorelines Exemption	X		
Sign	X		
Site Plan Review, Type I	X		
Temporary Use	X		
Administrative Variance		X	
Conditional Use Permit (CUP) Minor, Administrative		X	
Preliminary Site Plan		X	
Public Utility Exception to CAO		X	
Short Plat		X	
Special Home Occupation (SHOP)		X	
Reasonable Use Exception to CAO		X	
Conditional Use Permit (CUP) Major			X
CUP – Essential Public Facility (EPF)			X
Planned Unit Development (PUD)			X
Rezone: Owner-Initiated			X
Shoreline Substantial Development			X
Subdivision			X
Variance			X
Variance (Sign)			X

Keep in Package – no concerns	Need More Information	Remove from Package – not supported	Remove from Package – move to a separate package
X			

2020 Housekeeping Amendments – Phase 1

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	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	P(1,2)	See Chapter 15.410 SMC, Cargo Containers. (1) Permitted as accessory to primary use. (2) Not permitted as accessory to dwelling units. (3) Not to be used for distribution/ warehouse as the primary use of property.
Commercial/ Industrial Accessory Uses							P		C	P	P	P	P		
Conference/ Convention Center							P		P	P	P	P	P		
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		
Storage, Self-Service										P	P	C	P		
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	

2020 Housekeeping Amendments – Phase 1

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
City Hall	P	C	C	C				P	P	P	P	P			
Court								P	P	P	P	P	P		
Fire Facility	C	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	
Public Agency Office			P	P			P	P	P	P	P	P	P		
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		
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.
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)	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% of total square footage of building(s).

2020 Housekeeping Amendments – Phase 1

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
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			
Medical Dental Lab			C	C			P	P	P	P	P	P	P		
Medical Office/ Outpatient Clinic			P	P			P	P	P	P	P	P	P		
Miscellaneous Health							P	C	C	P	P	P			
Opiate Substitution Treatment Facility										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)	P(1)/C(2)			(1) Allowed only as part of permitted Religious Use Facility Accessory not to exceed 20% of total building square footage, providing operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met. (2) As part of the CUP process a determination will be made as to whether an essential public facility (EPF) siting process is needed. See SMC 15.115.040, Essential Public Facilities. These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.
Secure Community Transition Facility									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													C		
Apparel/Textile Products										C	C		P		
Batch Plants													C		Cement batch plants are prohibited.
Biomedical Product Facility												P	P		

2020 Housekeeping Amendments – Phase 1

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
Chemical/Petroleum Products													P		
Commercial/ Industrial Machinery													P		
Computer/Office Equipment												C	P		
Electronic Assembly												C	P		
Fabricated Metal Products													P		
Food Processing							P		C	P	P		P		
Furniture/Fixtures													P		
Laboratories, Research, Development and Testing							C		C	C	C	P	P		
Manufacturing, Light Misc.													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.
Auto Wrecking													C		
Commercial Marine Supply							C			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	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.

2020 Housekeeping Amendments – Phase 1

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
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(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(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 building(s).
Drive-In Theater										P					
Golf Course	C									C				P	
Health Club			C(1)	C(1)			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	P		
Museum		C	C	C			P	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	
Recreational Center	P(1)	P(1)	P(1)	P(1)			C	P	P	P	P	P(2)	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).
Religious Use Facility	C	C	P	P	C		P	P	P	P	P	P		P(1)/C(2)	(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).

2020 Housekeeping Amendments – Phase 1

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
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		C	C	
RESIDENTIAL															
College Dormitory							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.
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 15.500 SMC, Small Lot Single-Family Design Standards.
Manufactured/ Modular Home	P	P													See SMC 15.465.600, Mobile/ Manufactured/Modular Homes and Mobile Home Parks.
Mobile Home															See SMC 15.465.600, Mobile/ Manufactured/Modular Homes and Mobile Home Parks.
Mobile Home Park	C(1)	C(1)	C(1)	C(1)											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)	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 described in SMC 15.520.300, Mixed Use in Residential Projects.
Townhouse		P	P	P	P			P							See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.

2020 Housekeeping Amendments – Phase 1

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL 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		See SMC 15.465.500, Home Occupations.
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) 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			(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.

2020 Housekeeping Amendments – Phase 1

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
Concession Sales							P	P	P	P	P	P	P	P	
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			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Dry Cleaner			P(1,2)	P(1,2)			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).
Entertainment Club															
Espresso Stand			P(1)	P(1)			P	P(2)	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	P		
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).

2020 Housekeeping Amendments – Phase 1

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS	
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).
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		(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed use project.
Liquor Store								G	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).
Mobile Food Vending							P	P	P	P	P	P	P	P		See SMC 15.415.300, Mobile Food Vending
Other Retail Uses							G	G	P	P	P	G				
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).

2020 Housekeeping Amendments – Phase 1

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
Produce Stand							P		C	P	P	P	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) 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		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Retail, Big Box								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, General			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).
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															
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	P		
Utility Use	C	C	C	C			C	C	C	C	C	P	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	See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.

2020 Housekeeping Amendments – Phase 1

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
ANIMALS										
Kennel/Cattery				P	P(1)					(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Stables									P	
Veterinary Clinic			P(1)	P	P	P(1)	C			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
BUSINESS SERVICES										
Airport Support Facility										
Commercial/Industrial Accessory Uses				P	C	C				
Conference/Convention Center				P	P	P				
Construction/Trade					C	C				
Distribution Center/ Warehouse				C		C(1)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Rental, Large										
Equipment Rental, Small				C	C	P(1)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Repair, Large										
Equipment Repair, Small				P	P(1)	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.
Helipad/Airport and Facilities										
Professional Office		P(1)	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.
Storage, Self-Service										
Truck Terminal										
CIVIC AND INSTITUTIONAL										
Cemetery	C	C		C	C				C	
City Hall			P(1)	P	P					(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Court					P	P	P			
Fire Facility	P	P	P	P	P	P	P		P	
Funeral Home/Crematory				P	P(1)	P(2)			C	(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.
Police Facility	P	P	P	P	P	P	P		P	
Public Agency Office		P	P	P	P	P	P		P	

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
Public Agency Yard					C	C	C		C(1)	(1) A public agency yard located on property within the park zone may be used as a combined maintenance facility for park and nonpark purposes; provided, that the facility shall be no more expansive than that which is reasonably expected to be needed for park maintenance when park facilities are fully developed.
Public Archives				C	P	P	P		C(1)	(1) A public archives facility located on property within the park zone is limited to existing structures.
Social Service Office		C	P	P	P	P	P			
EDUCATIONAL										
College/University	C	C	C		P	P	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Elementary/Middle School	C	C	C							
High School	C	C	C	P	C					
Specialized Instruction School	P(1)	P(1)	P	P	P	P(2)	P(2)			(1) Limited to 3 students per day. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Vocational/Technical School				C	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.
HEALTH AND HUMAN SERVICES										
Day Care I	P(1)	P(1)	P(1)	P(1)		P(1,2)	P(1,2)	P(1)		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 a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Day Care II	P	P	P	P	P	P(1)	P(1)			See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Hospital				P	P	C				
Medical Dental Lab		C	C	P	P	P	P			
Medical Office/Outpatient Clinic		P	P	P	P	P	P			
Miscellaneous Health			C	P	P	C	C			
Opiate Substitution Treatment Facility					C					Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).
Secure Community Transition Facility					C	C				Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).
Transitional Housing		C	C		P	C				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										

2020 Housekeeping Amendments – Phase 1

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
Aerospace Equipment										
Apparel/Textile Products										
Biomedical Products Facilities										
Chemical/Petroleum Products										
Commercial/Industrial Machinery										
Computer/Office Equipment										
Electronic Assembly										
Fabricated Metal Products										
Food Processing										
Furniture/Fixtures										
Laboratories, Research, Development and Testing				C	C	C				
Manufacturing, Light Misc.										
Winery/Brewery/Distillery					P	P	C			Micro-winery/brewery/distillery with retail section.
Paper Products										
Primary Metal Industry										
Printing/Publishing					C					
Recycling Processing										
Rubber/Plastic/Leather/ Mineral Products										
Textile Mill										
Wood Products										
MOTOR VEHICLES										
Auto/Boat Dealer					P(1)	C(1)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Auto Service Center				P	P					
Auto Supply Store				P	P(1)	C(1)	C(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Auto Wrecking										
Commercial Marine Supply				C	P					
Electric Vehicle Infrastructure	P(1)	P(2)	P(2)	P	P	P	P	P(1)	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.
Fueling/Service Station				C	P					
Mobile Refueling Operation	P(1)	P(1)	P(1)	P(1)	P	P	P(1)	P(1)	P(1)	See Chapter 15.450 SMC, Mobile Refueling Operations. (1) Permitted only to refuel heavy equipment at a construction site.

2020 Housekeeping Amendments – Phase 1

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
Public/Private Parking				C(1,2)	P(1,2)	C(1,2)				(1) Public/private parking lots (including park-and-fly and other commercial parking) are only permitted within a structure. See SMC 15.300.450(A) for provisions regarding public/private surface parking lot as an interim use. See SMC 15.300.460 for parking structure design and development standards. (2) Public/private parking lot structures are permitted up to one thousand two hundred (1,200) spaces. (See SMC 15.300.460(A), Parking Structures with Public/Private Parking Uses.) Additional spaces may be added only via the incentive method defined in SMC 15.300.460(A)(2).
Tire Retreading										
Towing Operation										
Vehicle Rental/Sales					P(1)	C(1)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Vehicle Repair, Large										
Vehicle Repair, Small				C	P					
RECREATIONAL AND CULTURAL										
Amusement Park					C	C			C(1)	(1) Site must be adjacent to an improved arterial.
Community Center	C	P	P	P	P	P	P		P	
Drive-In Theater										
Golf Course									P	
Health Club		C(1)	P	P	P	P	P			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Library	P	C	P	P	P	P	P	C		
Museum	C	C	P	P	P	P				
Nonprofit Organization	P(1)/C(2)	P	P	P	P	P	P		P(1)/C(2)	(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 under SMC 15.115.020(E), Conditional Use Permit (CUP).
Park	P	P	P	P	P	P	P	P	P	
Recreational Center		P	P	P	P	P	P		P	
Religious Use Facility	P(1)/C(2)	P	P	P	P	P	P		P(1)/C(2)	(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 under SMC 15.115.020(E), Conditional Use Permit (CUP).
Religious Use Facility Accessory	C(1)	C(1)	P(1)	P	P	P	P		P(2)/C(3)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (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 under SMC 15.115.020(E), Conditional Use Permit (CUP).
Stadium/Arena					C	C			C	

2020 Housekeeping Amendments – Phase 1

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
RESIDENTIAL										
College Dormitory				C	P	P	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Duplex	P(1)	P(1)(2)		C(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. (2) Townhouse and duplex development allowed only in UH-1800 zone.
Dwelling Unit, Caretaker/ Manager		P	P		P					
Dwelling Unit, Detached	P(1,2,3, 4)	P(4)								(1) Accessory dwelling units permitted. See SMC 15.465.100, Accessory Dwelling Units (ADUs) for standards. (2) Efficiency unit permitted within primary dwelling, not exceeding 25% of gross square feet of dwelling. (3) See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks, for additional development standards. (4) Small lot single-family development allowed subject to design standards specified in Chapter 15.500 SMC, Small Lot Single-Family Design Standards
Manufactured Home (HUD)	P									See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks, for additional development standards.
Mobile Home (nonHUD)										
Mobile Home Park	C(1)	C(1)	C(1)			P				(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(1)	P	P			(1) For designated parcels fronting International Blvd., S. 176th St., or S. 188th St. (see Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730.
Townhouse	P	P(1)		C	P		P	P		(1) Townhouse and duplex development allowed only in UH-1800 zone.
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING										
Community Residential Facility I	P	P	P	P	P	P	P			See SMC 15.465.400, Community Residential Facilities Standards.

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
Community Residential Facility II		P	P	C	P	P	P(1)			See SMC 15.465.400, Community Residential Facilities Standards. (1) Permitted only as part of a mixed use development, as described in SMC 15.300.730, Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC 15.300.720, Definition of Mixed Use.
Convalescent Center/ Nursing Home	P	P	P	P		P				
Retirement Apartments	P	P	P	C	P(1)	P	P			(1) For designated parcels fronting International Blvd., S. 176th St., or S. 188th St. (see Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730.
RESIDENTIAL, ACCESSORY										
Home Occupation	P	P	P		P	P	P	P		See SMC 15.465.500, Home Occupations.
Shed/Garage	P(1)	P(1)	P(1)					P		(1) Limited to 1,000 gross square feet and a 20 foot height limit (highest point).
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.
Concession Sales				P	P	P	P	P	P	
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.

2020 Housekeeping Amendments – Phase 1

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
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.
Entertainment Club										
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 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.

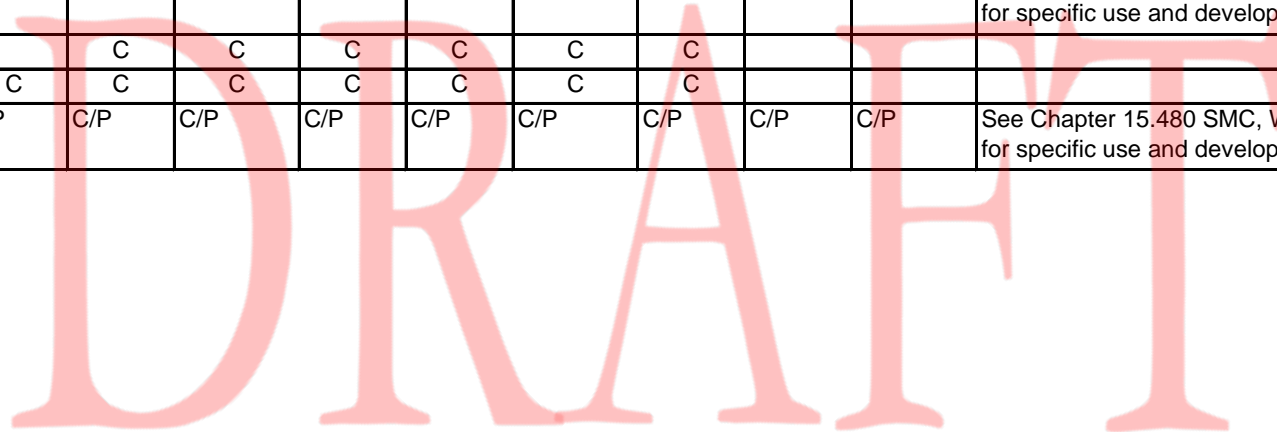
2020 Housekeeping Amendments – Phase 1

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
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	G			
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.
Mobile Food Vending				P	P	P	P		P	See SMC 15.415.300, Mobile Food Vending.
Other Retail Uses		P(1)	P(2)	G	P	P	G			(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.
Produce Stand										
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.
Retail, Big Box					C(1)	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.
Retail, General		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.
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.

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
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					G	G(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
RETAIL AND COMMERCIAL, LODGING										
Bed and Breakfast	P	P	P	P		P	P			See SMC 15.465.300, Bed and Breakfast Standards.
Hotel/Motel and Associated Uses		C(1)		P	P	P	C			(1) Only allowed on UH zoned properties south of S. 184th Street.
UTILITIES										
Communications Facility	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			
Utility Use	C	C	C	C	C	C	C			
Wireless Communications Facility	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.



2020 Housekeeping Amendments - Phase 1

SMC 15.305.055 South 154th Street Station Area Overlay District Use Chart

LAND USE	UM	UH	UH-UCR(1)	CB-C	T	Additional Regulations (1) Residential projects in UH-UCR zone south of S. 154th St. are exempt from mixed use requirements.
ANIMALS						
Kennel/Cattery				P(1)		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Stables						
Veterinary Clinic			P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
BUSINESS SERVICES						
Airport Support Facility						
Cargo Containers						
Commercial/Industrial Accessory Uses						
Conference/Convention Center			P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Construction/Landscaping Yard						
Distribution Center/Warehouse						
Equipment Rental, Large						
Equipment Rental, Small				C		
Equipment Repair, Large				P		
Equipment Repair, Small				P		
Helipad/Airport and Facilities						
Professional Office			P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Storage, Self-Service						
Truck Terminal						
CIVIC AND INDUSTRIAL						
Cemetery						
Fire Facility	P	P	P	P		
Funeral Home/Crematory						
Police Facility	P	P	P	P		
Public Agency Office		P	P	P		
Public Agency Yard						
Social Service Office				P		
EDUCATIONAL						
College/University	C	C	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Elementary/Middle School	C	C	C			
High School	C	C	C	C		
Specialized Instruction School		P(1)	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Vocational/Technical School			P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
HEALTH AND HUMAN SERVICES						
Crisis Diversion Facility (CDF)						
Crisis Diversion Interim Facility (CDIF)						

2020 Housekeeping Amendments - Phase 1

SMC 15.305.055 South 154th Street Station Area Overlay District Use Chart

LAND USE	UM	UH	UH-UCR(1)	CB-C	T	Additional Regulations
						(1) Residential projects in UH-UCR zone south of S. 154th St. are exempt from mixed use requirements.
Day Care I	P(1)	P(1)	P(1)		P(1)	See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Day Care II	P(1)	P(1)	P(1)	P		See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Halfway House						
Hospital				P		
Medical Lab				P		
Medical Office/Outpatient Clinic			P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Opiate Substitution Treatment Facility				C		Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).
Overnight Shelter						
Transitional Housing		C	C(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) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
MANUFACTURING						
Assembly and Packaging						
Food Processing						
Laboratories, Research, Development and Testing				C		
Manufacturing and Fabrication, Light						
Manufacturing and Fabrication, Medium						
Micro-Winery/Brewery/ Distillery				P(1)		(1) Permitted in conjunction with the following retail uses: restaurant, tavern, retail sales or tasting room. Retail uses to be oriented to the public street and located at the ground floor.
Recycling Processing						
MOTOR VEHICLES						
Auto Service Center						
Auto Supply Store						

2020 Housekeeping Amendments - Phase 1

SMC 15.305.055 South 154th Street Station Area Overlay District Use Chart

LAND USE	UM	UH	UH-UCR(1)	CB-C	T	Additional Regulations
						(1) Residential projects in UH-UCR zone south of S. 154th St. are exempt from mixed use requirements.
Electric Vehicle Infrastructure	P(1)	P(1)	P(2)	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.
Fueling/Service Station						
Public/Private Parking						
Tire Retreading						
Towing Operation						
Vehicle Rental/Sales						
Vehicle Rental/Sales, Large						
Vehicle Repair, Large						
Vehicle Repair, Small						
RECREATIONAL AND CULTURE						
Amusement Park						
Community Center	C	P	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Drive-In Theater						
Golf Course						
Health Club		C	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Library	P	P(1)	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Museum	C	C	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Park	P	P	P	P	P	
Religious Use Facility	C/P(1,2)	P	P(3)	P		(1) Allowed as a minor CUP subject to criteria under SMC 15.115.020(E). (2) Allowed as a permitted use subject to the criteria in Chapter 15.470 SMC. (3) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Religious Use Facility Accessory	C/P(1,2,3)	C(1)	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Allowed as a minor CUP subject to criteria under SMC 15.115.020(E). (3) Allowed as a permitted use subject to the criteria in Chapter 15.470 SMC.
Stadium/Arena						
RESIDENTIAL						
College Dormitory				P		
Duplex	P(1)				P(1)	(1) Duplexes allowed in townhouse zone only as part of townhouse development. See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.

2020 Housekeeping Amendments - Phase 1

SMC 15.305.055 South 154th Street Station Area Overlay District Use Chart

LAND USE	UM	UH	UH-UCR(1)	CB-C	T	Additional Regulations
						(1) Residential projects in UH-UCR zone south of S. 154th St. are exempt from mixed use requirements.
Dwelling Unit, Caretaker/ Manager						
Dwelling Unit, Detached						
Manufactured/Modular Home						
Mobile Home Park						
Multi-Family	P	P	P	P(1)		(1) Multi-family projects within the CB-C zone shall comply with the pedestrian-oriented use requirements in SMC 15.305.057.
Townhouse	P	P			P	
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING						
Assisted Living		P	P			
Community Residential Facility I		P(1)	P(1)	P(1)	P(1,2)	(1) See SMC 15.465.400 for community residential facilities standards. (2) Permitted only as part of a mixed use development, as described in SMC 15.305.700 and 15.305.710.
Community Residential Facility II			P	P	P(1)	(1) Permitted only as part of a mixed use development, as described in SMC 15.305.700 and 15.305.710.
Convalescent Center/Nursing Home	P	P	P			
Retirement Apartments		P	P	P		
RESIDENTIAL, ACCESSORY						
Home Occupation	P	P	P	P	P	See SMC 15.465.500, Home Occupations.
Shed/Garage	P	P	P	P	P	See Chapter 15.405 SMC, Accessory and Tent Structures.
RETAIL AND COMMERCIAL						
Agricultural Crop Sales (Farm						
Arcade (Games/ Food)		P(1)	P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Beauty Salon/ Personal Grooming Service		P(1)	P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Coffee Shop/Retail Food Shop		P(1,2)	P(1,2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Concession Sales				P		
Dry Cleaner		P(1)	P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Entertainment Club						
Espresso Stand		P(1,2)	P(1,2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.

2020 Housekeeping Amendments - Phase 1

SMC 15.305.055 South 154th Street Station Area Overlay District Use Chart

LAND USE	UM	UH	UH-UCR(1)	CB-C	T	Additional Regulations
						(1) Residential projects in UH-UCR zone south of S. 154th St. are exempt from mixed use requirements.
Financial Institution		P(1,2)	P(1,2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Forest Products						
Laundromat		P(1)	P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Mobile Food Vending				P		See SMC 15.415.300, Mobile Food Vending.
Produce Stand						
Restaurant		P(1,2)	P(1,2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Restaurant, Fast Food		P(1,2)	P(1,2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Retail, Big Box						
Retail, General		P(1)	P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Sexually Oriented Business				C		
Tavern			P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Theater			P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
RETAIL AND COMMERCIAL, LODGING						
Bed and Breakfast	P(1)	P(1)	P(1)	P(1,2)	P(1)	(1) See SMC 15.465.300, Bed and Breakfast Standards. (2) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Hotel/Motel and Associated Uses			P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
UTILITIES						
Communications Facility	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		
Utility Use	C	C	C	C		
Wireless Communications Facility	C/P	C/P	C/P	P	C/P	See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.

SMC 15.310.050 Use Chart

LAND USE	UM	UH	UH-UCR	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							
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.

SMC 15.310.050 Use Chart

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
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(1)	P(1)	P	(1) 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							

SMC 15.310.050 Use Chart

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
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. (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.

SMC 15.310.050 Use Chart

LAND USE	UM	UH	UH-UCR	RBX	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(1)	P(1)	P	(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.
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(1)	P(1)	P	(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.
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.
Coffee Shop/Retail Food Shop		P(1,2)	P(1,2)	P(2)	P(2)		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Concession Sales				P	P	P	
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	

SMC 15.310.050 Use Chart

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
Espresso Stand		P(1,2)	P(1,2)	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.
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.
Forest Products							
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.
Mobile Food Vending				P	P	P	See SMC 15.415.300, Mobile Food Vending.
Produce Stand							
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.

2020 Housekeeping Amendments - Phase 1

SMC 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
ANIMALS						
Butterfly/Moth Breeding	III/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. See SMC 15.445.240.
Kennel/Cattery	IV/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Stables	N/A	N/A	N/A	N/A	N/A	
Veterinary Clinic	IV/10 ft.	V/5 ft.	III/5 ft.	N/A	N/A	
BUSINESS SERVICES						
Airport Support Facility	IV/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Commercial/Industrial Accessory Uses	II/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.
Conference/Convention Center	IV/10 ft.	V/5 ft.	I/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Construction/Trade	III/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Construction/Landscaping Yard	III/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes. See SMC 15.445.240.
Distribution Center/Warehouse	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Equipment Rental, Large	III/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. See SMC 15.445.240.
Equipment Rental, Small	IV/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Equipment Repair, Large	II/10 ft.	V/5 ft.	II/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Equipment Repair, Small	II/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Helipad/Airport Facility	I/10 ft.	N/A	I/10 ft.	I/20 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Landscaping Business	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Professional Office	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. See SMC 15.445.240.

2020 Housekeeping Amendments - Phase 1

SMC 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
Storage, Self-Service	III/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Truck Terminal	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900,1800, or MHP) for buffering purposes. See SMC 15.445.240.
CIVIC AND INSTITUTIONAL						
Cemetery	IV/20 ft.	N/A	N/A	N/A	N/A	
City Hall	IV/10 ft.	V/5 ft.	III/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Court	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.
Fire Facility	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.
Funeral Home/Crematory	IV/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Police Facility	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.
Public Agency Office	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.
Public Agency Yard	III/20 ft.	V/5 ft.	III/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Public Archives	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.
Social Service Office	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.
EDUCATIONAL						
College/University	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
Elementary/Middle School	IV/10 ft.	V/5 ft.	IV/5 ft.	N/A	Yes	
High School	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
Specialized Instruction School	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
Vocational/Technical School	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
HEALTH AND HUMAN SERVICES						
Day Care I	N/A	N/A	N/A	N/A	N/A	
Day Care II	IV/10 ft.	V/5 ft.	III/5 ft.	N/A	Yes	
Halfway House	II/20 ft.	V/5 ft.	II/10 ft.	I/20 ft.	Yes	
Hospital	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.
Medical/Dental Lab	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.
Medical Lab	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.

2020 Housekeeping Amendments - Phase 1

SMC 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
Medical Office/Outpatient Clinic	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.
Miscellaneous Health	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.
Opiate Substitution Treatment Facility	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. See SMC 15.445.240.
Overnight Shelter	II/20 ft.	V/5 ft.	II/20 ft.	I/20 ft.	Yes	
Secure Community Transition Facility	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	Requirements listed here are the minimum standards. Final landscape requirements shall be determined upon review of a site plan, based on CPTED and public safety principles, by the Director in consultation with the Police Chief. (1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Transitional Housing	II/20 ft.	V/5 ft.	III/5 ft.	I/15 ft.	Yes	
MANUFACTURING						
Aerospace Equipment	III/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.
Apparel/Textile Products	II/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Assembly and Packaging	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes.
Batch Plant	I/20 ft.	V/5 ft.	I/20 ft.	I/35 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Biomedical Products Facility	III/15 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Chemical/Petroleum Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Commercial/Industrial Machinery	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Computer/Office Equipment	III/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.

2020 Housekeeping Amendments - Phase 1

SMC 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
Electronic Assembly	III/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.
Fabricated Metal Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Food Processing	III/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Furniture/Fixtures	III/15 ft.	V/5 ft.	II/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.
Laboratories, Research, Development and Testing	III/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Manufacturing and Fabrication, Light	III/10 ft.	V/5 ft.	II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes.
Manufacturing and Fabrication, Medium	III/10 ft.	V/5 ft.	II/5 ft. II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes.
Manufacturing, Light Misc.	III/10 ft.	V/5 ft.	II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Micro-Winery/Brewery/Distillery	III/15 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes.
Off-Site Hazardous Waste Treatment and Storage Facilities	II/10 ft.	V/5 ft.	II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Paper Products	III/15 ft.	V/5 ft.	II/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.
Primary Metal Industry	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Printing/Publishing	III/15 ft.	V/5 ft.	II/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.
Recycling Processing	II/20 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.
Rubber/Plastic/Leather/Mineral Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

2020 Housekeeping Amendments - Phase 1

SMC 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
Textile Mill	II/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Winery/Brewery/Distillery	III/15 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Wood Products	II/20 ft.	V/5 ft.	II/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.
MOTOR VEHICLE RELATED						
Auto/Boat Dealer	III/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Auto Service Center	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Auto Supply Store	III/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.
Auto Wrecking	II/10 ft.	N/A	I/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Commercial Marine Supplies	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.
Electric Vehicle Infrastructure – Battery Exchange Station and Level 3 Rapid Charging Station Only	III/5 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	Required for rapid charging station only if it is a primary use on the property. (1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Fueling/Service Station	III/5 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)(2)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. (2) See applicable standards in SMC 15.415.100, Fueling/Service Stations.
Public/Private Parking	III/10 ft.	V/5 ft.	II/10 ft.	II/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Tire Retreading	I/20 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Towing Operation	II/10 ft.	N/A	I/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

2020 Housekeeping Amendments - Phase 1

SMC 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
Vehicle Rental/Sales	IV/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Vehicle Rental/Sales, Large	IV/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes.
Vehicle Repair, Large	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Vehicle Repair, Small	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
RECREATIONAL AND CULTURAL						
Amusement Park	IV/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Community Center	II/10 ft.	N/A	N/A	N/A	Yes	
Drive-In Theater	IV/20 ft.	N/A	1/5 ft.	1/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Golf Course	N/A	N/A	N/A	N/A	Yes	
Health Club	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft.	Yes	
Library	IV/10 ft.	N/A	III/5 ft.	N/A	Yes	
Museum	IV/10 ft.	N/A	II/10 ft.	N/A	Yes	
Park	N/A	N/A	N/A	N/A	N/A	
Recreational Center	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft.	Yes	
Religious Use Facility	IV/10 ft.	N/A	N/A	I/10 ft.	Yes	
Religious Use Facility, Accessory	IV/10 ft.	N/A	N/A	I/10 ft.	Yes	
Sports Club	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft.	Yes	
Stadium/Arena/Auditorium	IV/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
RESIDENTIAL						
College Dormitory	IV/10 ft.	N/A	IV/5 ft.	II/10 ft.	Yes	
Duplex	N/A	N/A	N/A	N/A	N/A	See SMC 15.505.500, Landscaping and Screening (townhouse and duplex).
Dwelling Unit, Detached	N/A	N/A	N/A	N/A	N/A	
Manufactured/Modular Home (HUD)	N/A	N/A	N/A	N/A	N/A	
Mobile Home (nonHUD)	N/A	N/A	N/A	N/A	N/A	
Mobile Home Park	II/20 ft.	N/A	I/20 ft.	N/A	N/A	
Multi-Family	III/10 ft. (1)	IV/5 ft. V/5 ft.	III/5 ft.	I/10 ft.	Yes	(1) In UH zones, street frontage landscaping can be reduced up to 5 feet if combined with contiguous building facade landscaping for a total of 10 feet immediately abutting building. No path or other design feature may encroach within the combined landscaping.

2020 Housekeeping Amendments - Phase 1

SMC 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
Townhouse	III/20 ft. (1)	V/5 ft.	III/10 ft.	II/15 ft. (1)	Yes (over 3 units)	See SMC 15.505.500, Landscaping and Screening (townhouse and duplex).
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING						
Assisted Living Facility	III/20 ft.	V/5 ft.	III/5 ft.	I/15 ft.	Yes	
Community Residential Facility I	N/A	N/A	N/A	N/A	N/A	
Community Residential Facility II	II/20 ft.	V/5 ft.	III/5 ft.	I/5 ft.	Yes	
Continuing Care Retirement Community	III/10 ft.	V/5 ft.	III/5 ft.	I/5 ft.	Yes	
Convalescent Center/Nursing Home	II/20 ft.	V/5 ft.	II/15 ft.	N/A	Yes	
Retirement Apartments	III/10 ft. (1)	V/5 ft.	III/5 ft.	I/10 ft.	Yes	(1) In UH zones, street frontage landscaping can be reduced up to 5 feet if combined with contiguous building facade landscaping for a total of 10 feet immediately abutting building. No path or other design feature may encroach within the combined landscaping.
RESIDENTIAL, ACCESSORY						
Home Occupation	N/A	N/A	N/A	N/A	N/A	
Shed/Garage	N/A	N/A	N/A	N/A	N/A	
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.
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.

SMC 15.445.210 Landscaping Standards Chart

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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.
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.
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.

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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. II/5 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	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
RETAIL AND COMMERCIAL, LODGING						
Bed and Breakfast	N/A	N/A	N/A	N/A	N/A	
Hostel	III/10 ft.	V/5 ft.	III/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Hotel/Motel and Associated Uses	III/10 ft.	V/5 ft.	III/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
UTILITIES						
Communications Facilities	II/10 ft. I/10 ft. (1)	N/A	II/5 ft. I/10 ft. (1)	II/5 ft. I/10 ft. (1)	N/A	(1) Type II landscaping applies in high intensity zones. Type I landscaping applies in low intensity zones. See SMC 15.480.090(G).
Utility Substation	I/10 ft.	N/A	I/10 ft.	N/A	N/A	
Utility Use	III/10 ft.	V/5 ft.	IV/10 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Wireless Communications Facilities	II/10 ft. I/10 ft. (1)	N/A	II/5 ft. I/10 ft. (1)	II/10 ft. (2)	N/A	(1) Type II landscaping applies in high intensity zones. Type I landscaping applies in low intensity zones. See SMC 15.480.090(G). (2) Adjacent to residential or park zones for buffering purposes.

2020 Housekeeping Amendments - Phase 1

15.455.120 Parking Chart for Required Off-Street Spaces

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
ANIMALS		
Butterfly/Moth Breeding	1 per 250 sf of office/retail area	
Kennel/Cattery	1 space per 12 animal enclosures 1 space per 250 sf of retail sales area 2 spaces for a dwelling unit	
Stables	1 per 2 stalls	
Veterinary Clinic	1 per 300 sf of building area	
BUSINESS SERVICES		
Airport Support Facility	1 per 250 sf	
Commercial/Industrial Accessory Uses	1 per 300 sf	
Conference/Convention Center	1 per 3 fixed seats, plus 1 per 40 sf for assembly areas without fixed seats	
Construction/Trade	1 per 250 sf of office	
Construction/Landscaping Yard	1 per 250 sf of office	
Distribution Center/Warehouse	1 per 250 sf of office, plus 1 per 3,500 sf of storage areas	
Equipment Rental, Large	1 per 250 sf of building	
Equipment Rental, Small	1 per 250 sf of building	
Equipment Repair, Large	1 per 300 sf of office, plus 1 per 1,000 sf of indoor repair areas	
Equipment Repair, Small	1 per 250 sf of building	
Helipad/Airport and Facilities	Helipad: 4 per pad Airport: 1 per 500 sf of building	
Landscaping Business	1 per 250 sf of office/storage area	
Professional Office	1 per 300 sf of office building	
Storage, Self Service	1 per employee (designated), plus 3 for customers	
Truck Terminal	1 per 250 sf of office or 1 per employee, whichever is greater	
CIVIC AND INSTITUTIONAL		
Cemetery	1 per 40 sf of chapel area, plus 1 per employee	
City Hall	1 space per 250 sf of office area plus 1 per 40 sf of fixed seats or assembly area if a municipal court use is located in City Hall	
Court	1 per employee, plus 1 per 40 sf of fixed seats or assembly areas	
Fire Facility	1 per employee, plus 1 per 100 sf of public office areas	
Funeral Home/Crematory	1 per 40 sf of chapel area, plus 1 per employee	
Police Facility	1 per employee, plus 1 per 100 sf of public office areas	
Public Agency Office	1 per 250 sf	
Public Agency Yard	1 per 200 sf, plus 1 per 1,000 sf of indoor storage or repair areas	
Public Archives	1 per employee, plus 1 per 400 sf of waiting/review areas	
Social Service Office	1 per 250 sf	
EDUCATIONAL		
College/University	1 per employee, 0.7 per student	
Elementary-Middle School	1 per 50 students, 1 per faculty member	

2020 Housekeeping Amendments - Phase 1

15.455.120 Parking Chart for Required Off-Street Spaces

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
High School	1 per 35 students, 1 per faculty member	
Specialized Instruction School	1 per employee, 1 per 2 students	
Vocational/Technical School	1 per employee, 1 per 10 students	
HEALTH AND HUMAN SERVICES		
Day Care I	2 per facility, plus 1 per employee	
Day Care II	2 per facility (minimum), plus 1 per employee, and 1 load/unload space per every 10 children	
Halfway House	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
Hospital	1 per bed plus 5 per each 2 employees	
Medical/Dental Lab	1 per 300 sf of building	
Medical Lab	1 per 300 sf of building	
Medical Office/Outpatient Clinic	1 per 275 sf of building	
Miscellaneous Health	1 per 300 sf of building	
Overnight Shelter	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
Opiate Substitution Treatment Facility	1 per 275 sf of building, unless modified by a parking plan as part of the CUP-EPF process	
Secure Community Transition Facility	1 per employee, plus 0.5 per resident for visitor parking	
Transitional Housing	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
MANUFACTURING		
Aerospace Equipment	1 per employee, plus 1 per 500 sf of building	
Apparel/Textile Products	1 per employee, plus 1 per 500 sf of building	
Assembly and Packaging	1 per employee, plus 1 per 500 sf of building	
Batch Plants	1 per employee, plus 1 per 500 sf of building	
Biomedical Production Facility	1 per 500 sf of gross floor area, plus 1 space per employee	
Chemical/Petroleum Products	1 per employee, plus 1 per 500 sf of building	
Commercial/Industrial Machinery	1 per employee, plus 1 per 500 sf of building	
Computer/Office Equipment	1 per employee, plus 1 per 500 sf of building	
Electronic Assembly	1 per employee, plus 1 per 500 sf of building	
Fabricated Metal Products	1 per employee, plus 1 per 500 sf of building	
Food Processing	1 per employee, plus 1 per 500 sf of building	
Furniture/Fixtures	1 per employee, plus 1 per 500 sf of building	
Laboratories, Research, Development and Testing	1 per 300 sf	
Manufacturing and Fabrication, Light	1 per employee, plus 1 per 500 sf of building	
Manufacturing and Fabrication, Medium	1 per employee, plus 1 per 500 sf of building	
Manufacturing, Light Misc.	1 per employee, plus 1 per 500 sf of building	
Micro-Winery/Brewery/Distillery	1 per employee, plus 1 per 40 sf of tasting area	
Off-Site Hazardous Waste Treatment and Storage Facilities	1 per employee, plus 1 per 500 sf of building	
Paper Products	1 per employee, plus 1 per 500 sf of building	
Primary Metal Industry	1 per employee, plus 1 per 500 sf of building	
Printing/Publishing	1 per employee, plus 1 per 500 sf of building	
Recycling Processing	1 per 1,000 sf or 1 per employee, whichever is greater	

15.455.120 Parking Chart for Required Off-Street Spaces

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Rubber/Plastic/Leather/Mineral Products	1 per employee, plus 1 per 500 sf of building	
Textile Mill	1 per employee, plus 1 per 500 sf of building	
Winery/Brewery/Distillery	1 per employee, plus 1 per 40 sf of tasting area	
Wood Products	1 per employee, plus 1 per 500 sf of building	
MOTOR VEHICLE RELATED		
Auto/Boat Dealer	1 per 300 sf of building, plus 1 per employee	
Auto Service Center	4 spaces, plus 6 stacking spaces	
Auto Supply Store	1 per 250 sf of leasable space	
Auto Wrecking	1 per employee (designated), plus 3 for customers	
Commercial Marine Supply	1 per 1,000 sf of gross floor area, plus 1 space per employee	
Electric Vehicle Infrastructure – Battery Exchange Station and Rapid Charging Station Only	1 per employee 0.65 spaces per rapid charging station space for customers waiting to use rapid charging station (Required only if the use is the primary use on the property)	
Fueling/Service Station	Without grocery store attached: 1 per employee, plus 1 per service bay With grocery store attached: 1 per employee, plus 1 per 200 sf of store area	
Public/Private Parking	1 per employee (designated)	
Tire Retreading	1 per employee, plus 1 per 500 sf of building	
Towing Operation	1 per employee (designated)	
Vehicle Rental/Sales	1 per 300 sf of building, plus 1 per employee plus a minimum of 3,000 sf of display area	
Vehicle Rental/Sales, Large	1 per 300 sf of building, plus 1 per employee plus a minimum of 3,000 sf of display area	
Vehicle Repair, Large	1 per 300 sf of office, plus 1 per 1,000 sf of indoor repair areas	
Vehicle Repair, Small	2 spaces per service bay	
RECREATIONAL AND CULTURAL		
Amusement Park	1 per 200 sf of area within enclosed buildings, plus 1 for every 3 persons that the outdoor facilities are designed to accommodate at maximum capacity	
Community Center	1 per 400 sf of building, plus 1 per employee	
Drive-In Theater	---	
Golf Course	3 per hole, plus 1 per employee	
Health Club	1 per 150 sf of leasable space	
Library	1 per 200 sf of building	
Museum	1 per 200 sf of building	
Park	1 space for each 3 users at maximum utilization	
Recreational Center	1 per 400 sf of building	
Religious Use Facility	1 per 4 fixed seats, or 1 per 40 sf of gfa used for assembly purposes without fixed seats	
Religious Use Facility Accessory	1 per 500 gsf	

2020 Housekeeping Amendments - Phase 1

15.455.120 Parking Chart for Required Off-Street Spaces

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Sports Club	1 per 100 sf of building plus 1 per 4 fixed seats if tournaments or competitions are held at the sports club. If tournaments or competitions are proposed, a traffic control plan, approved by the City, shall be submitted.	If bench or pew seating is used, each twenty-four (24) lineal inches of bench or pew seating shall be considered as a separate seat
Stadium/Arena	1 per 3 fixed seats, plus 1 per employee	
EXCEPTIONS		
Bowling Center	5 per lane, plus 1 per employee	
Golf Driving Range	1 per tee, plus 1 per employee	
RESIDENTIAL		
College Dormitory	1.5 per bedroom	
Duplex	1.25 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
Dwelling Unit, Detached	2 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
Manufactured/Modular Home (HUD)	2 per dwelling unit	
Mobile Home (nonHUD)	2 per dwelling unit	
Mobile Home Park	2 per dwelling unit	
Multi-Family	Studio Unit: 1 per dwelling unit 1 Bedroom Unit: 1.5 per dwelling unit 2-3 Bedroom Unit: 2 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
Townhouse	2 per dwelling unit, plus 0.25/unit for visitor parking	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING		
Assisted Living Facility	0.25 per unit/room	
Community Residential Facility I	2 per dwelling unit	
Community Residential Facility II	Parking plan based on population served and projected needs should be submitted and approved by the City Manager, or designee.	
Continuing Care Retirement Community	0.25 per assisted living unit/room 0.75 per retirement apartment dwelling unit 1 per 5 beds for convalescent/nursing care	
Convalescent Center/Nursing Home	1 per 5 beds	
Retirement Apartments	0.75 per dwelling unit	
RESIDENTIAL, ACCESSORY		
Accessory Dwelling Unit (ADU)	1 per accessory dwelling unit 2 per accessory dwelling units greater than 600 square feet in area	Minimum spaces required in addition to spaces required for existing single-family residences.
Home Occupation	---	
Shed/Garage	---	

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	
Concession Sales	To be assessed at time of application and subject to evaluation of onsite circulation	
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	
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	
Restaurant, Fast Food	1 per 150 sf of leasable space (plus 5 stacking spaces with drive-through)	
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	

15.455.120 Parking Chart for Required Off-Street Spaces

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Wholesale/Bulk Store	1 per 250 sf of leasable space	
RETAIL AND COMMERCIAL, LODGING		
Bed and Breakfast	1 per bedroom, plus 2 for residents	
Hostel	0.5 per bed	
Hotel/Motel and Associated Uses	Basic Guest and Employee (no shuttle service): 0.9 per bedroom Basic Guest and Employee (with shuttle service) 0.75 per bedroom With restaurant/lounge/bar: 1 per 150 gsf With banquet/meeting room: 1 per 150 gsf Retail (15,000 gsf or less): 1 per 1,000 gsf Retail (greater than 15,000 gsf): 1.5 per gsf Retail (greater than 15,000 gsf): 1.5 per 1,000 gsf	
UTILITIES		
Communications Facility	1 per 250 sf	
Utility Substation	1 per substation site	
Utility Use	1 per 250 sf	

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2020 Housekeeping Amendments - Phase 1

15.405.100 Accessory and Tent Structures Standards Chart

DEVELOPMENT STANDARDS	GARAGE, SHED, BARN, AND SIMILAR STRUCTURES						CANOPY		TENT		ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600 UL-7,200	UM-3,6010 UM-2.400	UH-1,800 UH-900 UH-UCR	T	MHP	UL-15,000	UL-9,600 UL-7,200	UL-15,000	UL-9,600 UL-7,200	
MINIMUM FRONT YARD SETBACK	20'	20'	(1)	(1)	(1)	N/A	20' (2)	20' (2)	(3)	(3)	(1) See front yard setbacks in SMC 15.400.100, Residential Standards Chart. (2) One canopy tent structure may be allowed in the front yard setback per the criteria in SMC 15.405.400(A). (3) Not permitted in front yard setback.
MINIMUM SIDE YARD SETBACK	5'	5'	5' (1)(2)	5' (1)	5' (1)(3)	5'	(4)	(4)	(4)	(4)	(1) Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (2) May be zero lot line with approved design and not adjacent to the UL Zone. (3) May be zero lot line with approved design and not adjacent to UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is 10 feet. (4) Allowed to intrude up to two feet into the side yard setback.
MINIMUM REAR YARD SETBACK	15'	5' (1)	5' (1)(2)(3)	5' (2)	5' (2)(4)	5'	N/A	N/A	N/A	N/A	(1) Only one accessory structure is permitted to have a five-foot rear yard setback. All others shall have a 15-foot rear yard setback. (2) Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (3) May be zero lot line with approved design and not adjacent to the UL zone. (4) May be zero lot line with approved design and not adjacent to UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is 10 feet.
MAXIMUM SIZE	(1)	1,000 gross square feet	1,000 gross square feet	1,000 gross square feet	1,000 gross square feet	1,000 gross square feet	(2)	(2)	(2)	(2)	(1) No greater than two times the gross square footage of the primary residence, not including the area of an attached garage. (2) See tent structure/canopy standards in this section and SMC 15.405.200 and 15.405.300.
MAXIMUM STRUCTURE HEIGHT	20' (1)	20' (1)	20' (1)	20' (1)	20' (1)	20' (1)	15'	15'	15'	15'	(1) Exterior height limit measured to the top of the peak or gable of the roof.