

SeaTac Supportive Housing Code Amendments:

Purpose: Amendments to the SeaTac Zoning Code related to emergency housing, emergency shelters, permanent supportive housing, and transitional housing consistent with Washington State Legislature ESSHB 1220.

Approach:

- Emergency housing and emergency shelters will be permitted in all zones that allow hotels.
- Permanent supportive housing and transitional housing will be permitted in all zones that allow hotels and residential uses.
- Permanent supportive housing and transitional housing serving 5 residents or less are classified at Community Residential Facilities Category I to allow such uses in the Urban Low Density Residential Zones.
- Performance standards for public health and safety, intensity, occupancy, and spacing are established through a new Supportive Housing Standards section.

1. Add the following new definitions to Section 15.105.050, “E” Definitions:

Emergency Housing

Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

Emergency Shelter

An indoor facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

2. Amend the following definition in Section 15.105.030, “C” Definitions:

Community Residential Facility (CRF)

Publicly or privately operated residential facilities, limited to: group homes for children, for those with disabilities, or for the elderly; homes for recovering, non-using alcoholics and addicts; or shelters for domestic violence victims. Community residential facilities do not include halfway houses, ~~overnight emergency shelters, or emergency housing. or transitional housing.~~ Category I community residential facilities includes small-scale permanent supportive housing and small-scale transitional housing.

3. Remove the following definition in Section 15.105.150, “O” Definitions and remove all Overnight Shelter provisions in the zoning code, to be replaced by Emergency Housing and Emergency Shelter provisions, see attached charts.

Overnight Shelter

A facility providing overnight, temporary lodging, with or without meals, for homeless families or individuals and meeting the standards of Chapter 246-360 WAC.

4. Add the following new definitions to Section 15.105.160, “P” Definitions:

Permanent Supportive Housing

Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

Permanent Supportive Housing, Small-Scale

Has the same meaning as Permanent Supportive Housing, but shall meet the CFR I limitations, such as numerical occupancy, as required in SMC 15.465.400(B)(1). Small-scale permanent supportive housing is included in the Community Residential Facility definition.

5. Amend the following definition in Section 15.105.180 “R” Definitions:

Religious Use Facility, Accessory

Uses which are secondary to the religious purpose of the religious use facility and are considered as providing services to members and other individuals. The uses include, but are not limited to, bookstores, cafeteria, child day care, educational classes, social services, and limited retail sales of only religious use facility related materials, and operation of ~~overnight emergency shelters and emergency housing~~ as limited by SMC 15.205.040, Use Chart.

6. Amend and add the following definitions in Section 15.105.200, “T” Definitions:

Transitional Housing

~~Housing provided under a program, offering twenty-four (24) hour access to specific persons, for periods of one (1) month or more for human services purposes, such as helping unemployed, homeless individuals to obtain employment and permanent housing. Transitional housing is not a transient accommodation. A project that provides housing and supportive services to homeless persons or families for up to two years and that has its purpose facilitating the movement of homeless persons and families into independent living.~~

Transitional Housing, Small-Scale

Has the same meaning as Transitional Housing, but shall meet the CFR I limitations, such as numerical occupancy, as required in SMC 15.465.400(B)(1). Small-scale transitional housing is included in the Community Residential Facility definition.

7. **General Land Use Chart:** The general land use chart in SMC 15.205.040 is amended as shown in **Attachment A** permitting Emergency Housing and Emergency Shelters in all zones that allow hotels, and, permitting Permanent Supportive Housing and Transitional Housing in all zones that allow hotels and residential uses. Permanent Supportive Housing and Transitional Housing limited to 5 residents are classified as a Community Residential Facility I.
8. **City Center Overlay District:** The City Center Overlay District land use chart in SMC 15.300.055 is amended as shown in **Attachment B** permitting Emergency Housing and Emergency Shelters in all zones that allow hotels, and permitting Permanent Supportive Housing and Transitional Housing in all zones that allow hotels and residential uses. Permanent Supportive Housing and Transitional Housing limited to 5 residents are classified as a Community Residential Facility I.
9. **South 154th Street Station Area Overlay District:** The South 154th Street Station Area Overlay District land use chart in SMC 15.305.055 is amended as shown in **Attachment C** permitting Emergency Housing and Emergency Shelters in all zones that allow hotels, and permitting Permanent Supportive Housing and Transitional Housing in all zones that allow hotels and residential uses. Permanent Supportive Housing and Transitional Housing limited to 5 residents are classified as a Community Residential Facility I.
10. **Angle Lake Station Area Overlay District:** The Angle Lake Station Area Overlay District land use chart in SMC 15.310.055 is amended as shown in **Attachment D** permitting Emergency Housing and Emergency Shelters in all zones that allow hotels, and permitting Permanent Supportive Housing and Transitional Housing in all zones that allow hotels and residential uses. Permanent Supportive Housing and Transitional Housing limited to 5 residents are classified as a Community Residential Facility I.
11. **Landscaping Standards:** The Landscaping Standards Chart in SMC 15.445.210 is amended as shown in **Attachment E**, setting the landscape type and width requirements for Emergency Housing and Emergency Shelters to be consistent with hotel uses, and setting the landscape type and width requirements for Permanent Supportive Housing to be consistent with existing provisions for Transitional Housing.
12. **Parking Standards:** The Parking Chart for Required Off-Street Spaces in SMC 15.455.120 is amended as shown in **Attachment F** to require the review and approval of a parking plan for Emergency Housing, Emergency Shelters, Permanent Supportive Housing, and Transitional Housing.
13. **Performance Standards:** Add a new Section to the Residential Standards and Regulations Chapter 15.465 to regulate emergency housing and emergency shelters, as shown below.

This section will also regulate permanent supportive housing and transitional housing that exceed the limitations of Community Residential Facilities, category I.

15.465.350 Supportive Housing Standards

A. Purpose and Applicability.

1. The purpose of this section is to establish standards for the operation of supportive housing facilities within the City. For purposes of this section, “supportive housing facilities” includes only emergency housing, emergency shelters, permanent supportive housing, and transitional housing in buildings or other permanent structures. These regulations are intended to protect public health and safety by requiring safe operations of supportive housing facilities for both the residents of such facilities and the broader community. This section does not include regulations for community residential facilities regulated by SMC 15.465.400, homeless encampments regulated by 15.475.060, and accessory religious use facilities.
2. Supportive housing facilities encompass a broad range of facility types and operational characteristics, each with a unique set of facts associated with the location of the facility, operational parameters, and number of residents. Similarly, these facilities provide varying service levels that are in direct response to the complexity of the residents’ needs. The City’s approach is to reasonably regulate these facilities in proportion to the needs of the City’s residents. Facilities that house residents with less complex needs should be allowed in all residential districts, provided they are of a similar scale as surrounding development. As the needs of residents increase and/or the size of the facilities increase, such facilities should be located within areas of the City that allow increasing intensity of use and are in proximity of services in accordance with state law.

B. Performance Standards.

1. General Requirements for all Supportive Housing Facilities

- a. When a site includes more than one supportive housing facility type, the more restrictive requirements of this section shall apply.
- b. Specific needs of each facility will be reviewed through the conditional use permit process in SMC 15.115.020. The decisionmaker may relax one or more of the standards in this subsection, only when the applicant submits a description of the standard to be modified and demonstrates how the modification would result in a safe facility with minimal negative impact to the host community under the specific circumstances of the application. In considering whether the modification should be granted, the decisionmaker shall first consider the effects on the health and safety of facility residents and the neighboring communities. Modifications will not be granted if the adverse impact on residents of the shelter and/or neighboring communities will be greater than without such modification. The burden of proof is on the applicant.
- c. All supportive housing facilities need to comply with SMC Title 13, Buildings and Construction.
- d. Facilities shall match the bulk and scale of residential uses allowed in the zone where the facility is located. The design, construction, appearance, physical integrity, and maintenance of the facility shall provide an environment that is

attractive, sustainable, functional, appropriate for the surrounding community, and conducive to tenants' stability.

- e. If provided, exterior lighting must be directed downward and glare must be contained within the facility site to limit the impact on neighboring properties.
- f. The sponsor and/or managing agency shall ensure compliance with Washington State laws and regulations, the SeaTac Municipal Code (SMC), and King County health department regulations. The sponsor and/or managing agency shall permit inspections by local agencies and/or departments to ensure such compliance and shall implement all directives resulting therefrom within the specified time period.
- g. The maximum number of off-street parking spaces required for each facility will be determined by the decisionmaker through the approval process taking into consideration factors such as the potential number of residents, site constraints, and impact on the surrounding neighborhood.
- h. An operations plan must be provided at the time of application by the sponsor and/or managing agency that addresses the following elements to the satisfaction of the City:
 - i. Name and contact information for key staff;
 - ii. Roles and responsibilities of key staff;
 - iii. Site/facility management, including a security and emergency plan;
 - iv. Site/facility maintenance;
 - v. Occupancy policies, including resident responsibilities and a code of conduct that address, at a minimum, the use or sale of alcohol and illegal drugs, threatening or unsafe behavior, and weapon possession.
 - vi. Provision of human and social services, including staffing plan and outcome measures;
 - vii. Outreach with surrounding property owners and residents and ongoing good neighbor policy; and
 - viii. Procedures for maintaining accurate and complete records.
- i. A description of transit, pedestrian, and bicycle access from the subject site to services must be provided at time of application by the sponsor and/or managing agency.
- j. On-site supervision must be provided at all times, unless it can be demonstrated through the operations plan that this level of supervision is not warranted for the population being housed.
- k. Sponsors and/or managing agencies shall have either a demonstrated experience providing similar services to people experiencing homelessness, and/or certifications or academic credentials in an applicable human service field, and/or applicable experience in a related program with people experiencing homelessness. Should a sponsor and/or managing agency not have any of the preceding qualifications, additional reasonable measures may be required to minimize risk to both residents of the interim housing facility and the broader community.
- l. Sponsors and/or managing agencies shall demonstrate a stable funding source for the facility and any on-site or off-site human and social services offered as part of the operations plan.

- m. The sponsor and/or managing agency shall designate points of contact and provide contact information (24-hour accessible phone contact) to the patrol operations commander for the SeaTac police department (SPD). The names of the on-duty points of contact must be available on site daily, and their contact information must be provided to the SPD as described above.
 - p. Managing agencies and the SPD shall establish requirements for appropriate access and coordination for the subject facility and its residents.
- 2. Specific requirements for Emergency Housing and Emergency Shelters, in addition to the requirements of subsection B(1) of this section.**
- a. Facilities shall not be located closer than 1,000 feet to an elementary-middle school, high school, or other supportive housing facility. For the purposes of this subsection, distance shall be measured in a straight line between the closest property line of the existing facility or school and the closest property line of the proposed facility.
 - b. In residential zones, no more than one adult bed per 250 square feet of floor area is allowed per facility, up to 80 residents.
 - c. In all other zones, no more than one adult bed per 35 square feet of floor area is allowed per facility, up to 80 residents.
 - d. Residents shall have access to the following services on-site; if not provided on-site, transportation shall be provided:
 - i. For all facilities, medical services, including mental and behavioral health counseling.
 - ii. For emergency housing facilities, access to resources on obtaining permanent housing and access to employment and education assistance.
 - iii. For emergency shelter facilities, substance abuse assistance.
 - e. In residential zones, residents must be referred off site by providers of housing and services for people experiencing homelessness. Direct intake of residents at the site is not allowed.
 - f. Trash receptacles must be provided in multiple locations throughout the facility and site. A regular trash patrol in the immediate vicinity of the site must be provided.
 - g. All functions associated with the facility, including adequate waiting space, must take place within a building or on the site proposed to house the facility.
 - h. The number of toilets and other hygiene facilities required for each facility will be determined by the decisionmaker on a case-by-case basis in consultation with the King County health department after a review of factors such as the potential number and composition of residents.
 - i. Facilities serving more than five residents shall have dedicated spaces for residents to meet with service providers.
 - j. Residents and staff must comply with all King County health department requirements related to food donations.
 - k. No children under the age of 18 are allowed to stay overnight in the facility, unless accompanied by a parent or guardian, or unless the facility is licensed to provide services to this population. If a child under the age of 18 without a parent or guardian present attempts to stay in a facility not specifically licensed for providing housing to youth, the sponsor and/or managing agency shall

immediately contact Child Protective Services and actively endeavor to find alternative housing for the child.

- l. For health and safety reasons, the sponsor and/or managing agency shall take all reasonable and legal steps to obtain verifiable identification information, including full name and date of birth, from current and prospective residents, and shall keep a log containing this information.
 - m. People who are required to register as a sex offender are prohibited from the facility. Should the sponsor and/or managing agency become aware of a current or prospective facility resident who is an unregistered sex offender, it shall immediately contact the SPD. The sponsor and/or managing agency shall provide notice to prospective residents that the sponsor and/or managing agency will report any current or prospective resident who is an unregistered sex offender to the SPD.
 - n. The sponsor or managing agency shall coordinate with the homelessness service providers for referrals to their program and with other providers of facilities and services for people experiencing homelessness to encourage access to all appropriate services for their residents.
- 3. Specific requirements for Permanent Supportive Housing and Transitional Housing in addition to the requirements of subsection B(1) of this section.**
- a. Individual facilities shall not have more than 80 dwelling units and are subject to the density standards of residential uses allowed in the zone where the facility is located.
 - b. The multi-family housing design standards of Chapter 15.510 SMC shall apply to all facilities with more than 5 dwelling units.
 - c. All residents shall have access to appropriate cooking and hygiene facilities.
 - d. Facilities serving more than five dwelling units shall have dedicated spaces for residents to meet with service providers.
 - e. Residents shall have access to the following services on-site; if not provided on-site, transportation shall be provided:
 - i. Medical services, including mental and behavioral health counseling.
 - ii. Employment and education assistance.

14. Community Residential Facilities: Amend the Community Residential Facilities Standards, Section 15.465.400 SMC, to regulate permanent supportive housing and transitional housing that house no more than 5 residents, consistent with CFR I performance standards.

15.465.400 Community Residential Facilities Standards

- A. **Application.** The provisions of this section shall apply to all “group homes” in the City of SeaTac, which are classified as “community residential facilities (CRF).”
1. Community residential facilities include all uses as defined by Chapter 15.105 SMC, Definitions, including housing for persons with disabilities, children and domestic abuse shelters.
 2. CRFs do not include the following uses as defined by Chapter 15.105 SMC, Definitions, including emergency housing, ~~overnight~~ emergency shelters, halfway houses, or facilities providing alcohol and drug detoxification (defined as

convalescent centers). Transitional housing is also classified as a separate use, unless such housing is for victims of domestic violence, for children, ~~or~~ for the disabled, or is a small-scale transitional housing facility. Permanent supportive housing is also classified as a separate use, unless such facility is a small-scale permanent supportive housing facility. Secure community transition facilities are neither group homes nor transitional housing.

B. **CRF Requirements.** CRFs are divided into two (2) categories, I or II, based on size and occupancy.

1. **Community Residential Facilities I (CRF I).**

- a. **Occupancy Limits.** CRF I may house up to five (5) residents plus two (2) caregivers, with the special exception that State-licensed adult family homes and foster family homes are exempt from the City's numerical limit.
- b. **Occupancy Limit Exceptions.** Additionally, special exceptions to the limit on the number of occupants of a CRF I may be granted for persons with disabilities pursuant to the accommodation procedure provided in SMC 15.465.200, Accommodation of Persons with Disabilities.
- c. **Appearance.** In the single-family zone, CRF I are required to be a single-family structure compatible with the surrounding area. In the low density multi-family zone, CRF I are required to maintain residential character.
- d. **Parking.** Any parking spaces in excess of two (2) shall be screened from public streets.

2. **Community Residential Facility-II (CRF-II).** CRF II are not subject to any numerical occupancy limit and are permitted in the high density multi-family and commercial zones.

15. Conditional Use Permits: Amend the Conditional Use Permit (CUP) provisions in SMC 15.115.020 as follows:

- A. **Major Conditional Use Permit.** A major conditional use permit (CUP) is a permit granted by the Hearing Examiner, which sets special conditions regarding a use in a zone where the use is not permitted outright due to the nature of impacts created by the use.
- B. **Minor Conditional Use Permit.** A minor conditional use permit may be granted by the Director to allow specified uses as listed under subsection (E) of this section.
- C. The CUP process is a means of imposing special conditions and requirements on development, so that the compatibility of uses shall be maintained considering other existing and potential uses within the general area where the conditional use is proposed. Conditions imposed on a CUP will reasonably assure that a nuisance or hazard to life or property will not occur. The CUP process is not a means to reduce the requirements of a zone classification where the conditional use is proposed.
- D. The applicant must show that the proposed development satisfies all of the following criteria for approval by the Hearing Examiner or Director:
 1. The proposed use is listed as a conditional use under SMC 15.205.040, Use Chart;
 2. The site is adequate in size and shape for the proposed project and the use conforms to the general character of the neighborhood;
 3. The unique character of topography, arterial streets and adjacent land use complement the proposed conditional use;

4. The conditional use would not be detrimental to surrounding land use;
 5. Modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this code;
 6. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood; and
 7. The conditional use will be supported by adequate public facilities or services, and will not adversely affect public services to the surrounding area unless conditions can be established to mitigate adverse impacts.
- E. A minor conditional use permit may be granted by the Director only in the following situations:
1. The minor conditional use must conform to the criteria as set forth in this section and all other requirements of this code.
 2. To allow the expansion of an existing, legal conditional use which has previously been permitted within the zone classification, provided the requested expansion of the existing conditional use is either:
 - a. No greater than twenty percent (20%) of the gross floor area of the existing conditional use; and
 - b. Exempt from environmental review under the State Environmental Policy Act (SEPA).
 3. To allow location of a new concealed freestanding macro facility in a low intensity zone, subject to the requirements set forth in Chapter 15.480 SMC, Wireless Communication Facilities.
 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.See criteria in Chapter 15.470 SMC, Subsidiary Uses.
 5. To allow location of permanent supportive housing and transitional housing consistent with Chapter SMC 15.205 Land Use Chart and subject to the requirements set forth in Section 15.465.350 SMC, Supportive Housing Standards.

ATTACHMENT A

Land Use Chart

15.205.040 Use Chart

ZONES:

UL – Urban Low

UM – Urban Medium

UH – Urban High

UH-UCR – Urban High-Urban Center Residential

T – Townhouse

MHP – Mobile Home Park

NB – Neighborhood Business

P – Permitted Use; C – Conditional Use Permit required

O/C/MU – Office/Commercial/Mixed Use

O/CM – Office/Commercial Medium

CB – Community Business

CB-C – Community Business in the Urban Center

RBX – Regional Business Mix

I – Industrial

P – Park

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).

ONLY PAGES RELATED TO AMENDMENTS INCLUDED

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(Revised 5/18)

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15.205.040

City of SeaTac ZONING CODE

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

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.
<u>Emergency Housing</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)</u>	<u>P(1)</u>		<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>			<u>(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.</u> <u>(2) See SMC 15.465.350 Supportive Housing Standards.</u>
<u>Emergency Shelters</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)</u>	<u>P(1)</u>		<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>			<u>(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.</u> <u>(2) See SMC 15.465.350 Supportive Housing Standards.</u>
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.
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LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
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>(4) 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.</p> <p>(5) 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.</p>
Permanent Supportive Housing (1) (3)		C(2)	C(2)	C(2)	C(2)	C(2)	C(2)	C(2)	C(2)	C(2)	C(2)	C(2)			<p>(1) Small-Scale Permanent Supportive Housing facilities are defined as a CRF I, see Residential, Retirement and Assisted Living section of this use chart.</p> <p>(2) See SMC 15.465.350, Supportive Housing Standards.</p> <p>(3) Permanent Supportive Housing Facilities require a minor Conditional Use Permit, see SMC 15.115.020</p>
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 (1) (3)		C(2)	C(2)	C(2)	C(2)	C(2)	C(2)	C(2)	C(2)	C(2)	C(2)	C(2)			<p>(1) Small-scale Transitional Housing facilities are defined as a CRF I, see Residential, Retirement and Assisted Living section of this use chart.</p> <p>(2) See SMC 15.465.350, Supportive Housing Standards.</p> <p>(3) Transitional Housing Facilities require a minor Conditional Use Permit, see SMC 15.115.020</p>

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
Mobile Home Park	C(1)	C(1)	C(1)	C(1)		P									See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks. (1) A park outside established or proposed mobile home park zone is permitted after approval through the CUP process.
Multi-Family		P	P	P			C	P	P(1)	P(1)	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.
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				

ATTACHMENT B

15.300.055 City Center Overlay District Use Chart

ZONES:

UM – Urban Medium

UH – Urban High

UH-UCR – Urban High-Urban Center Residential

NB – Neighborhood Business

CB-C – Community Business in the Urban Center

P – Permitted Use; C – Conditional Use Permit required

O/CM – Office/Commercial Medium

O/C/MU – Office/Commercial/Mixed Use

T – Townhouse

P – Park

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

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City of SeaTac ZONING CODE

ONLY PAGES RELATED TO AMENDMENTS INCLUDED

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
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.
<u>Emergency Housing</u>	<u>P(1)</u>	<u>P(1)/ C(2)</u>	<u>P(1)/ C(2)</u>	<u>P(1)/ C(2)</u>	<u>P(1)/ C(2)</u>	<u>P(1)/ C(2)</u>	<u>P(1)/ C(2)</u>	<u>P(1)</u>		<u>(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.</u> <u>(2) See SMC 15.465.350 Supportive Housing Standards.</u>
<u>Emergency Shelters</u>	<u>P(1)</u>	<u>P(1)/ C(2)</u>	<u>P(1)/ C(2)</u>	<u>P(1)/ C(2)</u>	<u>P(1)/ C(2)</u>	<u>P(1)/ C(2)</u>	<u>P(1)/ C(2)</u>	<u>P(1)</u>		<u>(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.</u> <u>(2) See SMC 15.465.350 Supportive Housing Standards.</u>
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).
<u>Permanent Supportive Housing (1) (3)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>		<p><u>(1) Small-Scale Permanent Supportive Housing facilities are defined as a Community Residential Facility I, see Residential, Retirement and Assisted Living section of this use chart.</u></p> <p><u>(2) See SMC 15.465.350, Supportive Housing Standards.</u></p> <p><u>(3) Permanent Supportive Housing Facilities require a minor Conditional Use Permit, see SMC 15.115.020</u></p>
Secure Community Transition Facility					C	C				Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Transitional Housing <u>(1)</u> <u>(3)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>		<p><u>(1) Small-Scale Transitional Housing facilities are defined as a Community Residential Facility I, see Residential, Retirement and Assisted Living section of this use chart.</u></p> <p><u>(2) See SMC 15.465.350, Supportive Housing Standards.</u></p> <p><u>(3) Transitional Housing Facilities require a minor Conditional Use Permit, see SMC 15.115.020</u></p>
MANUFACTURING										
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										

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
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 <u>(1)</u>	P	P	P	P	P	P	P			<u>(1) Community Residential Facility I is permitted in UL zones.</u> See SMC 15.465.400, Community Residential Facilities Standards.
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.

ATTACHMENT C

15.305.055 South 154th Street Station Area Overlay District Use Chart

ZONES:

UM – Urban Medium

CB-C – Community Business in the Urban Center

UH – Urban High

T – Townhouse

UH-UCR – Urban High-Urban Center Residential

P – Permitted Use; C – Conditional Use Permit required

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						
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.

ONLY PAGES RELATED TO AMENDMENTS INCLUDED

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.
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)						
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.
<u>Emergency Housing</u>	<u>P(1)</u>	<u>P(1)/ C(2)</u>	<u>P(1)/ C(2)</u>	<u>P(1)/ C(2)</u>	<u>P(1)</u>	<u>(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.</u> <u>(2) See SMC 15.465.350 Supportive Housing Standards.</u>

South 154th Street Station Area Overlay District

<u>Emergency Shelters</u>	<u>P(1)</u>	<u>P(1)/ C(2)</u>	<u>P(1)/ C(2)</u>	<u>P(1)/ C(2)</u>	<u>P(1)</u>	<p><u>(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.</u></p> <p><u>(2) See SMC 15.465.350 Supportive Housing Standards.</u></p>
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).
<u>Overnight Shelter</u>						

South 154th Street Station Area Overlay District

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.
<u>Permanent Supportive Housing (1) (3)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<p><u>(1) Small-Scale Permanent Supportive Housing facilities are defined as a CRF I, see Residential, Retirement and Assisted Living section of this use chart.</u></p> <p><u>(2) See SMC 15.465.350, Supportive Housing Standards.</u></p> <p><u>(3) Permanent Supportive Housing Facilities require a minor Conditional Use Permit, see SMC 15.115.020</u></p>
Transitional Housing (1) (3)	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>	<p><u>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.</u></p> <p><u>(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.</u></p> <p><u>(1) Small-scale Transitional Housing facilities are defined as a CRF I, see Residential, Retirement and Assisted Living section of this use chart.</u></p> <p><u>(2) See SMC 15.465.350, Supportive Housing Standards.</u></p> <p><u>(3) Transitional Housing Facilities require a minor Conditional Use Permit, see SMC 15.115.020</u></p>
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						

South 154th Street Station Area Overlay District

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.
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						
Concession Sales				P		
Mobile Food Vending				P		See SMC 15.415.300, Mobile Food Vending.
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						
Utility Substation		C	C	C		
Utility Use	C	C	C	C		

ATTACHMENT D

15.310.055 Angle Lake Station Area Overlay District Use Chart

ZONES:

UM – Urban Medium

RBX – Regional Business Mix

UH – Urban High

CB-C – Community Business in the Urban Center

UH-UCR – Urban High-Urban Center Residential

I – Industrial

P – Permitted Use; C – Conditional Use Permit required

LAND USE	UM	UH	UH-UCR	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.

ONLY PAGES RELATED TO AMENDMENTS INCLUDED

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
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.
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.
<u>Emergency Housing</u>	<u>P(1)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>		<u>(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.</u> <u>(2) See SMC 15.465.350 Supportive Housing Standards.</u>
	<u>P(1)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>		<u>(1) Allowed only as part of permitted Religious Use Facility Accessory not to exceed 20% of total building square footage, providing operating plan is</u>

<u>Emergency Shelters</u>							<u>approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met.</u> <u>(2) See SMC 15.465.350 Supportive Housing Standards.</u>
Halfway House							
Hospital							

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
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							
Permanent Supportive Housing (1) (3)	C(2)	C(2)	C(2)	C(2)	C(2)		(1) Small-Scale Permanent Supportive Housing facilities are defined as a Community Residential Facility I, see Residential, Retirement and Assisted Living section of this use chart. (2) See SMC 15.465.350, Supportive Housing Standards. (3) Permanent Supportive Housing Facilities require a minor Conditional Use Permit, see SMC 15.115.020
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 (1) (3)	C(2)	C(2)	C(2)	C(2)	P(1) C(2)	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. (1) Small-Scale Transitional Housing facilities are defined as a Community Residential Facility I, see Residential, Retirement and Assisted Living section of this use chart. (2) See SMC 15.465.350, Supportive Housing Standards. (3) Transitional Housing Facilities require a minor Conditional Use Permit, see SMC 15.115.020
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.

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
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.
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 (2)	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. (2) Community Residential Facility I is permitted in UL zones.
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	

ATTACHMENT E

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.

15-306
(Revised 5/18)

15-306

15.445.210

City of SeaTac ZONING CODE

ONLY PAGES RELATED TO AMENDMENTS INCLUDED

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
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	
<u>Emergency Housing</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>III/5 ft.</u>	<u>I/20 ft. (1)</u>	<u>Yes</u>	<u>(1) Adjacent to single-family (UL or UM) zones for buffering purposes.</u>
<u>Emergency Shelter</u>	<u>III/10 ft.</u>	<u>V/5 ft.</u>	<u>III/5 ft.</u>	<u>I/20 ft. (1)</u>	<u>Yes</u>	<u>(1) Adjacent to single-family (UL or UM) zones for buffering purposes.</u>
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.
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.

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
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	
Permanent Supportive Housing	II/20 ft.	V/5 ft.	III/5 ft.	I/15 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.

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
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.	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.
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.

ATTACHMENT F

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	

**ONLY PAGES RELATED TO AMENDMENTS
INCLUDED**

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
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	
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	
<u>Emergency Housing</u>	<u>Parking Plan based on population served and projected needs should be submitted and approved by the Director</u>	
<u>Emergency Shelter</u>	<u>Parking Plan based on population served and projected needs should be submitted and approved by the Director</u>	
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	
<u>Permanent Supportive Housing</u>	<u>Parking Plan based on population served and projected needs should be submitted and approved by the Director</u>	
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	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Religious Use Facility Accessory	1 per 500 gsf	
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.	