



Planning Commission Agenda

August 3, 2021
5:30pm
Virtual Meeting

Due to the current COVID-19 public health emergency, this meeting will be conducted virtually. The public may listen to the meeting by calling 206.973.4555 and muting your phone. Public comment opportunities for this meeting are below.

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.

Members: Tejvir Basra, Chair; Leslie Baker, Vice Chair; Tom Dantzler, Alyne Hansen, Andrew Ried-Munro, Jagtar Saroya, Tony Zuniga Sanchez.
Staff Coordinator: Jenn Kester, Planning Manager

A quorum of the Council may be present.

| ITEM | TOPIC | PROCESS | WHO | TIME |
|------|---|--|----------------|------------------|
| 1 | Call to Order / Roll Call | | Chair | 5:30 |
| 2 | Note: Minutes from 7/20 meeting will be available at the 8/17 meeting | | | 5:30 |
| 3 | Public Comment on items <u>not</u> on the agenda. <i>Comments on agenda items will be addressed after the staff presentation and Commission discussion on each item below.</i> <i>See Public Comment Process below.</i> | | Chair | 5:30 (3 min) |
| 4 | Supportive Housing Facilities Code Amendments (HB 1220) | Presentation, Public Hearing, and Recommendation | Staff, Members | 5:33 (60 min) |
| 5 | CED Staff Report | Briefing | Staff | 6:33 (3 min) |
| 6 | Planning Commission Comments (including suggestions for next meeting agenda) | Discussion | Members | 6:36 (3 min) |
| 7 | Adjourn | | | 6:39 |

Public Comment Process: In an effort to adhere to the social distancing protocols, and in order to keep our residents, Planning Commission, and staff healthy, the Commission will not hear any in-person public comments. The committee is providing remote oral and written public comment opportunities. All comments shall be respectful in tone and content. Signing-up for remote comments or providing written comments must be done

by 3:30pm the day of the meeting. Any requests to speak or provide written public comments which are not submitted following the instructions provided or by the deadline will not be included as part of the record.

- Instructions for providing remote oral public comments are located at the following link: [Council Committee and Citizen Advisory Committee Virtual Meetings](#).
- Submit email/text public comments to PCPublicComment@seatacwa.gov. The comment will be mentioned by name and subject and then placed in the committee handout packet posted to the website.



Public Hearing Staff Report

File Number(s): CAM21-0003, SEP21-0007

Project Name: Supportive Housing Facilities Code Amendments (HB 1220)

Project Summary: The City is proposing amendments the SeaTac Zoning Code related to emergency housing, emergency shelters, permanent supportive housing, and transitional housing consistent with Washington State Legislature ESSHB 1220.

Applicant: City of SeaTac

I. Background

House Bills 1070 and 1220 passed in May 2021, which together provide funding for supportive housing and require cities to allow four types of supportive housing through its zoning code. In April 2021, the City passed a six-month moratorium on the establishment of overnight shelters and transitional housing. HB 1220 limits such a moratorium and requires zoning allowances for emergency housing services to be in place by September 30, 2021.

II. Summary of Amendments

The following amendments related to supportive housing facilities, as detailed in Exhibit A, the draft code, is proposed. This approach and draft code have been reviewed by the Legal Department for consistency with HB 1220 and State Law.

- A.** New uses and definitions for “emergency shelters,” “emergency housing,” and “permanent supportive housing” will be added to the zoning code to be consistent with HB 1220. The “overnight shelters” use and definition will be removed from the zoning code. The “transitional housing” use and definition will be amended to be consistent with HB 1220. *(See Items 1, 3, 4, and 6 in Exhibit A)*
- B.** Emergency housing and indoor emergency shelters will be permitted in all zones that allow hotels. These are indoor uses and require a major conditional use permit (Hearing Examiner approval). *(See Items 7, 8, 9, 10, and 15 in Exhibit A)*
- C.** Permanent supportive housing and transitional housing will be permitted in all zones that allow hotels and residential uses. A minor conditional use permit will be required (Director approval). *(See Items 7, 8, 9, 10, and 15 in Exhibit A)*
- D.** Permanent supportive housing and transitional housing serving 5 residents or less (“small-scale”) will be classified at Community Residential Facilities Category I to allow such uses in the Urban Low Density Residential (UL) zones. Larger such supportive housing facilities will not be allowed in the UL zones. No conditional permit approval required. *(See Items 2, 4, 6, and 14 in Exhibit A)*
- E.** Performance standards for public health and safety, intensity, occupancy, and spacing/separation will be established through a new Supportive Housing Standards section. *(See Item 13 in Exhibit A)*
- F.** Landscape and Parking requirement charts will be updated for the new and amended uses. *(See Items 11 and 12 in Exhibit A)*
- G.** Current outdoor homeless encampment standards in SMC 15.475.050 will be maintained.
- H.** Current allowance for religious facilities to provide indoor emergency housing and shelters as an accessory use will be maintained. *(See Item 5 in Exhibit A)*

III. Planning Commission Review

- A.** The Planning Commission reviewed this topic at its June 15, July 6, and July 20, 2021, meetings. Planning Commission has been considering code amendments that will:
1. Establish definitions and use allowances for the housing types in HB 1220;
 2. Ensure the provision of necessary programs and services to support occupants of these housing types; and,
 3. Establish reasonable occupancy, spacing, and intensity of use requirements.
- B. Emergency Housing and Shelter Options Considered.** As part of the Commission review of potential regulations for emergency housing and emergency shelters, the Commission looked at three options for zoning districts and three options for separation from schools, as shown below. While the draft code (Exhibit A) incorporates both Options 1 below, the Planning Commission is considering and seeking comments on all options.
- Location Options:**
1. Allow is zoning that currently allow hotels
 2. Allow is majority of zones within 1 mile of transit, but does not include zones in the City Center Overlay District.
 3. Allow is majority of zones within 1 mile of transit, but does not include the Community Business in Urban Center (CB-C) zone.
- Separation Options:**
1. 1,000 feet from elementary, middle, and high schools, and other emergency housing/shelter uses.
 2. 1,500 feet from elementary, middle, and high schools, and other emergency housing/shelter uses.
 3. 2,500 feet from elementary, middle, and high schools, and other emergency housing/shelter uses.
- C. Changes since July 20, 2021, Planning Commission Meeting.** Based on comments from Commissioners and further staff review, the following changes to the draft code occurred since the July 20 Commission meeting:
1. An approved operations plan is now required for small-scale permanent supportive housing and small-scale transitional housing. These small-scale facilities can locate in the Urban Low Density Residential (UL) zones under the Community Residential Facility category I provisions. *(See Section 14 of Exhibit A.)*
 2. Updated definitions to remove references to overnight shelters and replace with updated terms.
 3. Updated SMC 15.465 to reflect supportive housing in Purpose and Authority and Application. *(See Section 13 of Exhibit A.)*
 4. Updated supportive housing performance standards to specify which zones are considered residential. *(See Section 13 of Exhibit A.)*
 5. Changed maximum parking requirement to minimum. *(See Section 13 of Exhibit A.)*

IV. Regulatory Requirements

A. SEPA Review

The City served as SEPA Lead Agency for this proposal and issued a Determination of Nonsignificance (DNS) on July 28, 2021 (Exhibit C). The comment period for the SEPA action will expire on August 11, 2021. No public comments have been received to date.

B. Washington State Department of Commerce Review

The City submitted a Request for 60-day Review with Notice of Intent to Adopt Amendments to Commerce on July 15, 2021. No comments from Commerce have been received to date.

C. Public Hearing Notice

Notice of this public hearing was published in the Seattle Times on July 20, 2021.

V. Staff Recommendation

Staff believes these proposed regulations are consistent with the requirements of HB 1220.

VI. Planning Commission Consideration

Planning Commission should hold a public hearing, take testimony, and provide City Council a recommendation to approve or deny the proposed amendments, or approve with specific modifications. The Planning Commission recommendation is requested by August 17, 2021.

VII. Exhibits

- A. Supportive Housing Code Amendments
- B. SEPA Determination of Nonsignificance
- C. Maps

Prepared by: Jenn Kester, Planning Manager and Neil Tabor, Associate Planner
Prepared on: 07/30/2021

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.

Community Center

A facility used for providing recreational and/or social programs, but not including ~~overnight shelters~~ emergency housing, and emergency shelters.

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.

15.465.005 Purpose

The purpose of this chapter is to delineate regulations that apply to the following residential uses: accessory dwelling units, accommodation of persons with disabilities, supportive housing, community residential facilities, home occupations and mobile homes, manufactured homes and mobile home parks. (Ord. 15-1018 § 1)

15.465.010 Authority and Application

The provisions of this chapter shall apply to the following residential uses: accessory dwelling units, accommodation of persons with disabilities, supportive housing, community residential facilities, home occupations and mobile homes, manufactured homes and mobile home parks. (Ord. 15-1018 § 1)

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 purposed 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 facility 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 minimum 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 emergency housing or emergency shelter 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. For the purposes of this consideration the following zones are considered residential zones: UL, UM, UH, UH-UCR, T, MHP.
 - 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. For the purposes of this consideration the following zones

are considered residential zones: UL, UM, UH, UH-UCR, T, MHP.

- 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.
 - e. **Small-Scale Permanent Supportive Housing and Small-Scale Transitional Housing.** An approved operations plan consistent with 15.465.350(B)(1)(h).
 - 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.



CITY OF SEATAC SEPA NOTICE



DETERMINATION OF NONSIGNIFICANCE FILE SEP21-0007; CAM21-0003

DESCRIPTION OF PROPOSAL: Supportive Housing Code Amendments. This non-project proposal includes 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. Emergency housing and emergency shelters will be allowed in all zones that allow hotels. Permanent supportive housing and transitional housing will be allowed in all zones that allow hotels and residential uses. Performance standards for public health and safety, intensity, occupancy, and spacing will be established.

PROPONENT: City of SeaTac, Community and Economic Development
LOCATION: All zoning districts in the City that allow hotels or residential uses.
LEAD AGENCY: City of SeaTac

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment, and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed Environmental Checklist and other information on file with the lead agency.

COMMENT PERIOD:

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for **14 days** from the date of issuance. Comments must be submitted by **5:00 P.M. on August 11, 2021**. Detailed information is available to the public upon request. CONTACT: Jennifer Kester at 206-973-4842/jkester@seatacwa.gov.

APPEAL PERIOD:

Any person wishing to appeal this determination may file such an appeal to the SeaTac City Clerk within **ten (10) days** from the end of the comment period. All appeals of the above determination must be filed by **5:00 P.M. August 23, 2021**. **THERE IS A FEE TO APPEAL THIS DETERMINATION (SEE CITY OF SEATAC FEE SCHEDULE).**

RESPONSIBLE OFFICIAL: Jennifer Kester, Planning Manager,
Community and Economic Development
4800 S. 188th Street
SeaTac, Washington 98188
(206) 973-4750

A handwritten signature in black ink, appearing to read "Jennifer Kester".

Jennifer Kester, Planning Manager
Department of Community & Economic Development

7/28/2021

Date

DATE ISSUED/PUBLISHED IN THE SEATTLE TIMES:

JULY 28, 2021

ENVIRONMENTAL (SEPA) CHECKLIST

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Date Checklist Prepared: 7/19/2021 Parcel No. N/A

A. BACKGROUND

1. **Name of proposed project:** Supportive Housing Code Amendments (File No.: CAM21-0003/SEP21-0007)

2. **Applicant:**

Name: City of SeaTac
Mailing Address: 4800 South 188th Street
SeaTac, WA 98188
Phone: 206-973-4750 Fax: _____
Alt. Phone: 206-973-4842 Email: jkester@seatacwa.gov
Status: (Owner, Lessee, Agent, Etc.) _____

3. **Designated Contact Person:** (The person who will receive and disseminate all correspondence from the City)

Name: Jennifer Kester, Planning Manager
Mailing Address: 4800 South 188th Street
SeaTac, WA 98188
Phone: 206-973-4750 Fax: _____
Alt. Phone: 206-973-4842 Email: jkester@seatacwa.gov

4. **Agency requesting checklist:** City of SeaTac

5. **Proposed timing or schedule (including phasing):** Planning Commission
Public Hearing:
August 3, 2021
Proposed Council Action:
September 28, 2021

6. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**

None.

7. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

None.

8. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Explain:**

None at this time.

9. **List any government approvals or permits that will be needed for your proposal.**

- Pursuant to RCW 36.70A.106, the Washington State Department of Commerce conducts review of the proposed code amendments. The amendments were submitted for consideration for 60-day review on July 15, 2021
 - Ordinance adoption by City Council expected on September 28, 2021
-

10. **Give a brief, complete description of your proposal, including the proposed uses and the size, with square footage, of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

This non-project proposal includes 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. Emergency housing and emergency shelters will be allowed in all zones that allow hotels. Permanent supportive housing and transitional housing will be allowed in all zones that allow hotels and residential uses. Performance standards for public health and safety, intensity, occupancy, and spacing will be established.

11. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, and section, township, and range. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

This code affects any property in the City within a zoning district that allows hotels or allows residential uses.

B. ENVIRONMENTAL ELEMENTS

1. Earth:

- a) **General description of the site (article one): Flat, rolling, hilly steep slopes, mountainous, other _____**

The City occupies a plateau that is generally flat, sloping gently down from north to south. Section 1.b below describes sloped areas.

- b) **What is the steepest slope on the site (approximate percent slope?)**

There are slopes exceeding 40% in the east and southeast portions of the City. Along 28th Avenue S, where the land is rolling the slopes are approximately 15%.

- c) **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

The soil in the City is predominantly Alderwood gravelly sandy loam (Ag), Arents-Alderwood, Indianola loam fine sandy, Kitsap soils, Everett gravelly sandy loam, Norma sandy loam.

- d) **Are there surface indications or history of unstable soils in the immediate vicinity? Describe:**

There are areas of landslide hazard on the City's eastern edge sloping down to the Green River Valley.

- e) **Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill:**

This is a non-project action. No filling or grading is proposed.

- f) **Could erosion occur as a result of clearing, construction, or use? Generally describe:**

No. This is a non-project action.

- g) **About what percent of the site will be covered with impervious surfaces after project construction (e.g. asphalt and buildings)?**

This is a non-project action. No construction is proposed.

- h) **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**
-

This is a non-project action and therefore would not directly result in erosion or other impacts to earth.

2. Air:

- a) **What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? Generally describe and give approximate quantities if known:**

This is a non-project action. No emissions would result.

- b) **Are there any off-site sources of emissions or odor that may affect your proposal? Generally describe:**

This is a non-project action.

- c) **Proposed measures to reduce or control emissions or other impacts to the air:**

This is a non-project action and therefore would not directly result in emissions or other impacts to the air.

3. Water:

- a) **Surface**

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, or wetlands)? Describe type and provide names. If appropriate, state what stream or river it flows into.**

There are three lakes in SeaTac: Angle Lake, Bow Lake and Tub Lake. Angle Lake and Bow Lake are located in the Urban Center east of International Boulevard. Tub Lake is located in the southwest corner of an undeveloped area of North SeaTac Park. Angle Lake is the only water body of sufficient size to be considered as a "water of the state" and therefore subject to the Shoreline Management Act. Major streams include Des Moines Creek, Miller Creek and Walker Creek.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters. Please describe and attach available plans.**

This is a non-project action. No work is proposed.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

This is a non-project action. No fill or dredging is proposed.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

This is a non-project action. No withdrawals or diversions of surface water are proposed.

- 5) **Does the proposal lie within a 100-year floodplain? Note location on the site plan.**

Only one small area of the City lies within a flood plain; that of Miller Creek on the City's west edge. This non-project action will affect the development regulations applicable to this area.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? Describe the type of waste and anticipated volume of discharge.**

This is a non-project action. No discharges of waste materials are proposed.

b) **Ground Water**

- 1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

This is a non-project action. No ground water will be withdrawn.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial containing the following chemicals; toxic or non-toxic, agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

This is a non-project action. No waste material will be discharged.

Water Runoff (including storm water)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. (include quantities). Where will this water flow? Will this water flow into other waters? Describe

This is a non-project action. No changes to surface water flows will result.

- 2) Could waste materials enter ground or surface waters? Generally describe.

No. This is a non-project action.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is a non-project action. No changes to drainage patterns will result.

- 4) Proposed measures to reduce or control surface, ground, and runoff impacts, if any.

This is a non-project action and therefore would not directly result in surface water runoff impacts. Surface water impacts are regulated by the King County Surface Water Design Manual, regulations under the SeaTac Shoreline Master Program and provisions of SMC Title 12, Public Utilities. The City is also subject to NPDES Phase 2 permit requirements.

4. Plants:

- a) Check the types of vegetation found on the site:

This non-project action is not site-specific. Most plants found in the Central Puget Sound basin are likely found in SeaTac, including trees, shrubs, grasses, and wet soil plants.

- Deciduous tree: Alder Maple Aspen Other _____ N/A
- Evergreen tree: Fir Cedar Pine Other _____
N/A _____
- Shrubs N/A
- Grass N/A
- Pasture N/A
- Crop or grain N/A
- Wet soil plants: Water Lily Eelgrass Milfoil Other _____
N/A _____
- Other types of vegetation: _____
N/A _____

- b) What kind and amount of vegetation will be removed or altered?

This is a non-project action. No vegetation will be removed or altered.

c) **List threatened or endangered species known to be on or near the site.**

No threatened or endangered species known to be resident in the city.

d) **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site.**

This is a non-project action and therefore would not directly result in impacts to plants.

e) **List all noxious weeds and invasive species known to be on or near the site.**

This non-project action is not site-specific. Most plants found in the Central Puget Sound basin are likely found in SeaTac, including invasive species.

5. Animals:

a) **Check any birds and animals which have been observed on or near the site or are known to be on or near the site:**

This non-project action is not site-specific. Most animals found in the Central Puget Sound basin are likely found in SeaTac.

Birds: Hawk Heron Eagle Songbirds Other__ N/A

Mammals: Deer Bear Elk Beaver Other__ N/A

Fish: Bass Salmon Trout Herring Shellfish Other__ N/A

b) **List any threatened or endangered species known to be on or near the site:**

This non-project action is not site-specific.

c) **Is the site part of a migration route? Explain:**

This non-project action is not site-specific.

d) **Proposed measures to preserve or enhance wildlife:**

This is a non-project action and therefore would not directly result in impacts to wildlife.

e) **List any invasive animal species known to be on or near the site.**

This non-project action is not site-specific and therefore would not directly result in impacts to threatened or endangered animal species. Impacts to wildlife habitat are addressed through application of provisions of section 15.700.370 of the SeaTac Municipal Code.

6. Energy and Natural Resources:

- a) **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

This is a non-project action.

- b) **Would your project affect the potential use of solar energy by adjacent properties? Generally describe:**

This non-project action is not site-specific. No properties are adjacent.

- c) **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:**

This is a non-project action, therefore no measures are proposed.

7. Environmental Health:

- a) **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? Describe:**

This is a non-project action. There are no environmental health hazards associated with this proposal.

- 1) **Describe any known or possible contamination at the site from present or past uses**

This non-project action is not site-specific.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity**

This non-project action is not site-specific.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project**

This is a non-project action.

4) Describe special emergency services that might be required

This is a non-project action and therefore would not directly result in the need for additional services.

5) Proposed measures to reduce or control environmental health hazards, if any:

No specific measures are proposed.

b) Noise:

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This non-project action is not site-specific. There is traffic noise and other noise typical of an urbanized area. There is also commercial aircraft noise in certain parts of the City.

2) What types and levels of noise would be created by or associated with the project on a short time or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

This is a non-project action and therefore would not directly generate noise.

3) Proposed measures to reduce or control noise impacts:

No specific measures are proposed. New development is subject to Chapter 13.240 of the SeaTac Municipal Code, Sound Transmission Code.

8. Land and Shoreline Use:

a) What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe

This non-project action is not site-specific. SeaTac contains commercial, industrial and residential uses typical of a Central Puget Sound basin suburban community, in addition to the Seattle-Tacoma International Airport. There are no significant changes to land use proposed.

Site N/A

North N/A

South N/A

East N/A

West N/A

- b) Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

This non-project action is not site-specific. Some areas of SeaTac were used for agriculture in the past.

- c) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

Not applicable. The City is urban and surrounded by urban uses.

- d) Describe any structures on the site:**

This non-project action is not site-specific.

- e) Will any structures be demolished?**

This non-project action is not site-specific.

- g) What is the current zoning classification of the site?**

This non-project action is not site-specific.

- h) What is the current Comprehensive Plan designation of the site?**

This non-project action is not site-specific.

- i) If applicable, what is the current Shoreline Master Program designation of the site?**

This non-project action is not site-specific. The SeaTac Shoreline Master Program applies only to one water body in the city, Angle Lake. The proposal does not change any aspect of the Shoreline Master Program.

- j) Has any part of the site been classified as an “environmentally sensitive” area? Specify:**

This non-project action is not site-specific. Chapter 15.700 of the SeaTac Municipal Code regulates development potentially impacting sensitive areas, which include wetlands, streams, aquifer recharge areas, fish and wildlife habitat conservation areas, steep slopes, erosion and landslide hazard areas.

- k) **Approximately how many people would reside or work in the completed project?**

This is a non-project action and therefore would not directly result in new residents.

- l) **Approximately how many people would the completed project displace?**

This is a non-project action. No people would be displaced.

- m) **Proposed measures to avoid or reduce displacement impacts:**

This is a non-project action and would not create displacements.

- n) **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

This is a non-project action that is consistent with the adopted Comprehensive Plan

9. Housing:

- a) **Approximately how many units would be provided? Indicate whether high, middle, or low-income housing.**

This is a non-project action and would not directly result in new housing units.

- b) **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

This is a non-project action and therefore would not directly result in housing units being eliminated.

- c) **Proposed measures to reduce or control housing impacts.**

This is a non-project action and therefore would not impact housing.

10. Aesthetics:

- a) **What is the tallest height of any proposed structure(s), not including antennas; what is/are the principal exterior building material(s) proposed?**

This is a non-project action. No structures are proposed.

- b) **What views in the immediate vicinity would be altered or obstructed?**

This is a non-project action. No views will be affected.

- c) **Proposed measures to reduce or control aesthetic impacts:**

This is a non-project action. Aesthetics will not be impacted.

11. Light and Glare:

- a) **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

This is a non-project action. No light or glare will be produced.

- b) **Could light or glare from the finished project be a safety hazard or interfere with views?**

This is a non-project action.

- c) **What existing off-site sources of light or glare may affect your proposal?**

This non-project action is not site-specific.

- d) **Proposed measure to reduce or control light and glare impacts, if any:**

This is a non-project action.

12. Recreation:

- a) **Would the proposed project displace any existing recreational uses? Describe:**

This is a non-project action. No existing uses will be displaced.

- b) **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant:**

This is a non-project action. Recreation will not be impacted.

- c) **What designated and informal recreational opportunities are in the immediate vicinity?**

This non-project action is not site-specific. All of the City's parks are identified on City maps.

13. Historic and Cultural Preservation:

- a) **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe**

This non-project action is not site-specific.

- b) **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources**

This non-project action is not site-specific.

- c) **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

N/A

- d) **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required**

N/A

14. Transportation:

- a) **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site Plans.**

This non-project action is not site specific. The freeways serving the City include I-5, SR 518, and SR 509. Principal arterial streets include International Boulevard (SR 99), S. 188th Street, S. 200th Street, and 28th/24th Avenue S. Minor arterial streets include S.128th Street, S.154th Street, S. 170th Street, S.176th Street, S.208th Street, Military Road, Des Moines Memorial Drive, and 51st Avenue S.

- b) **Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

This non-project action is not site specific. The City is served by public transit including Sound Transit's Link light rail and bus service provided by King County Metro and Sound Transit.

- c) **How many parking spaces would the completed project have? How many would the project eliminate?**

This is a non-project action and therefore will not directly affect changes in the number of parking spaces city-wide.

- d) **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? Generally describe (indicate whether public or private):**

This is a non-project action and does not directly include any streets or improvements.

- e) **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? Generally describe:**

This is a non-project action and therefore no direct use of water, rail, or air transportation will result.

- f) **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

This is a non-project action and therefore would not directly result in additional trips.

- g) **Proposed measures to reduce or control transportation impacts:**

This is a non-project action and will not directly result in transportation impacts.

- h) **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:**

This is a non-project action and therefore will not directly affect the movement of agricultural and forest products.

15. Public Services:

- a) **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? Generally describe:**

This is a non-project action and therefore would not directly result in impacts to public services.

b) Proposed measures to reduce or control direct impacts on public services:

This is a non-project action, therefore there are no measures proposed to reduce or control impacts on public services.

16. Utilities

a) Check utilities currently available at the site:

Electricity Natural Gas Water Refuse Service Telephone
Sanitary Sewer Septic System Other _____

This non-project action is not site-specific. These utility services are available to properties throughout SeaTac.

b) Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

This is a non-project action and therefore would not directly result in impacts to utilities. Except for the Stormwater Utility, the City does not directly provide any utility services.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge, I understand that the lead agency is relying on them to make its decision.



7/19/2021

Signature

Date Submitted

Jennifer Kester

Planning Manager, City of SeaTac Department of
Community and Economic Development

Printed Name

Position and Agency/Organization

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do Not Use This Sheet For Project Actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal, or how the types of activities likely to result from the proposal would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise?

The proposed amendments, in and of themselves, are not likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise.

Proposed measures to avoid or reduce such increases are:

The potential for subsequent projects to produce the noted effects that are not addressed through the application of existing federal, state or local laws will be addressed through appropriate environmental review as needed.

Surface Water: Impacts to surface waters from pollutants carried by stormwater are mitigated through the implementation of the current King County Surface Water Design Manual (Section 12.10.010, SeaTac Municipal Code) and compliance with the City's Western Washington Phase II Municipal Stormwater Permit.

Air: Production of air emissions is regulated under Sections 15.460.060, 15.460.070, 15.460.080, and 15.460.100 SMC.

Noise: Production of noise is regulated by Section 15.460.020 SMC.

Toxic or Hazardous Substances: The storage or release of toxic or hazardous substances is regulated by the International Fire Code (WAC 51-54A, adopted by reference in Section 13.150.010, SeaTac Municipal Code), and through the application of existing federal, state or other local laws. Potential impacts not addressed under these regulations will be addressed through appropriate environmental review as needed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal amends the regulations for the siting and operation of supportive housing facilities. While siting of such facilities area may result in impacts to plants, animals, fish, or marine life at a site-level, none of the city's protections for critical areas or shoreline are being reduced.

Proposed measures to avoid or reduce such increases are:

Impacts not addressed by these regulations will be addressed through appropriate environmental review as needed.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed amendments, in and of themselves, would not be likely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None are presently proposed.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designed (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplain, or prime farmlands?**

No amendments to regulations for environmentally sensitive areas are proposed.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The proposed regulation are the protection measures.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The proposal includes new and amended use types for supportive housing facilities consistent with ESSHB 1220. With the establishment of performance standards included in this proposal regarding public health and safety, intensity, occupancy, and spacing, any incompatibilities between new and existing uses will be mitigated.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The proposed amendments include the necessary performance standards to mitigate uses.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

The proposed amendments, in and of themselves, would not be likely to increase demands on transportation or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

None are presently proposed. Impacts related to specific developments at the project level will be mitigated subject to appropriate environmental review, as needed.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposed action will not conflict with local, state or federal laws or requirements for the protection of the environment.

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, 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

(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). |

15-77

(Revised 5/18)

Land Use Chart

(Revised 5/18)

15-78

| 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 | | | |

15.205.040

City of SeaTac ZONING CODE

| | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|---|---|---|---|--|---|
| Opiate Substitution Treatment Facility | | | | | | | | | | C | C | C | C | | Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process. |
|--|--|--|--|--|--|--|--|--|--|---|---|---|---|--|---|

15-79

(Revised 5/18)

| 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 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 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 | | | | |

15-85

(Revised 11/18)

Land Use Chart

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 | | | | | | | | | | |

(Revised 5/16)

15-120

15.300.055

City of SeaTac ZONING CODE

ONLY PAGES RELATED TO AMENDMENTS INCLUDED

(Revised 5/16)

15-122

| 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 | | | |

15.300.055

City of SeaTac ZONING CODE

| | | | | | | | | | | |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--|--|
| 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 | | | | | | | | | | |

15-123

(Revised 6/17)

City Center Overlay District

15-127

(Revised 1/1/18)

| 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 (1) | P | P | P | P | P | P | P | | | (1) <u>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. |

City Center Overlay District

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

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. |
|--|-------------|-----------------------|-----------------------|-----------------------|-------------|--|
| 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> |

15-234.7

(Revised 5/18)

Angle Lake Station Area Overlay District

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

(Revised 5/18)

15-234.8

| 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. |

15.310.055

City of SeaTac ZONING CODE

(Revised 11/1/8)

15-234.10

| 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 | |

15.310.055

City of SeaTac ZONING CODE

ATTACHMENT E

15.445.210 Landscaping Standards Chart

(Revised 5/18)

15-306

| 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. |

15.445.210

City of SeaTac ZONING CODE

ONLY PAGES RELATED TO AMENDMENTS INCLUDED

(Revised 8/16)

15-308

| 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. |

15.445.210

City of SeaTac ZONING CODE

| 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. |

15-309

(Revised 8/16)

Landscaping and Tree Retention

(Revised 11/18)

15-314

| 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. |

15.445.210

City of SeaTac ZONING CODE

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

(Revised 8/16)

15-330

| 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 | |

15.455.120

City of SeaTac ZONING CODE

| 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. | |

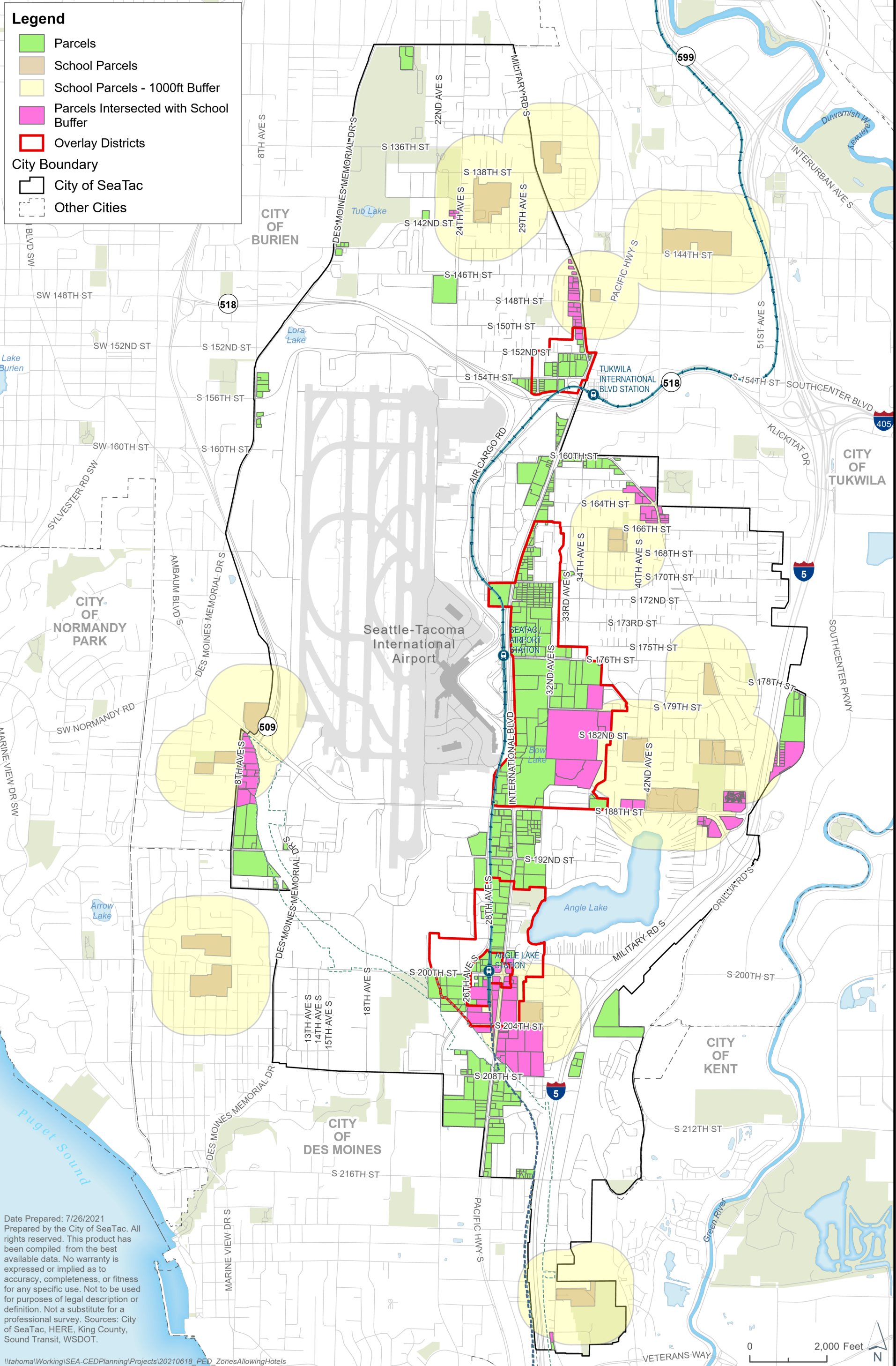
15-333

(Revised 8/16)

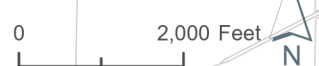
Parking and Circulation

ZONES ALLOWING HOTELS, REQUIRED TO ALLOW EMERGENCY SHELTERS AND EMERGENCY HOUSING

City of SeaTac



Date Prepared: 7/26/2021
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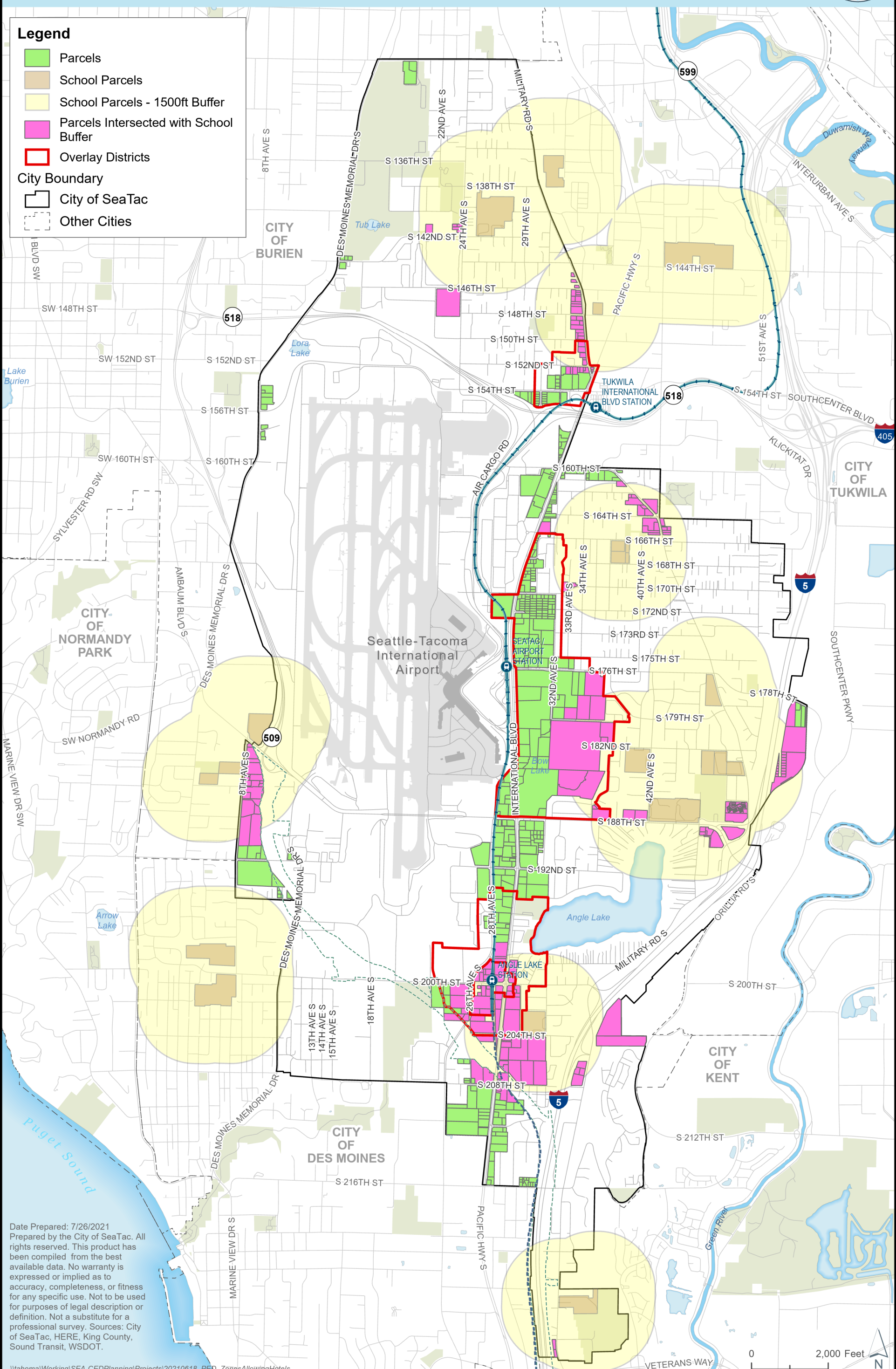
ZONES ALLOWING HOTELS, REQUIRED TO ALLOW EMERGENCY SHELTERS AND EMERGENCY HOUSING

City of SeaTac

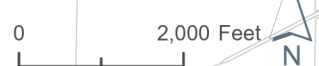


Legend

- Parcels
- School Parcels
- School Parcels - 1500ft Buffer
- Parcels Intersected with School Buffer
- Overlay Districts
- City Boundary
- Other Cities



Date Prepared: 7/26/2021
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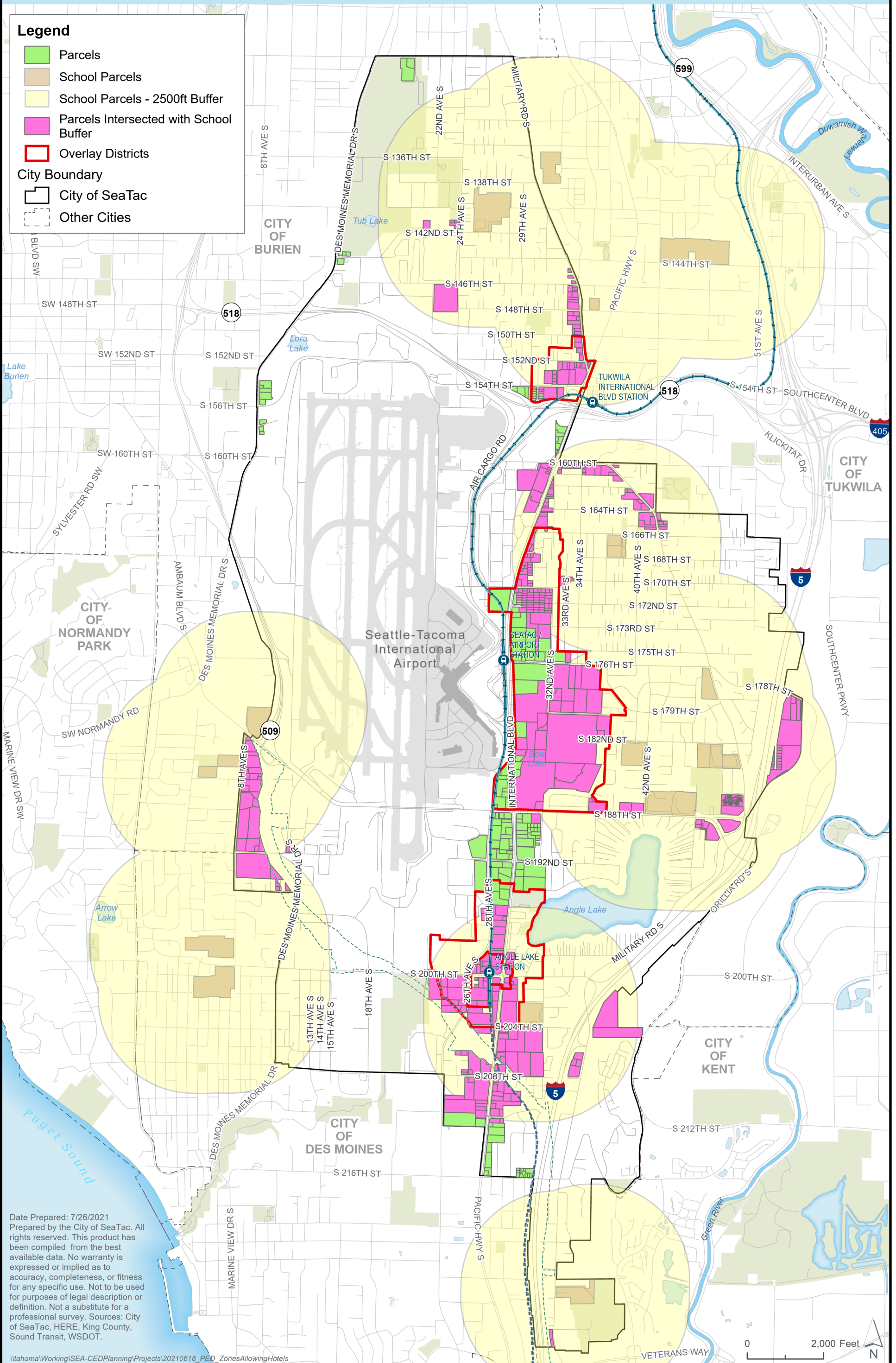
ZONES ALLOWING HOTELS, REQUIRED TO ALLOW EMERGENCY SHELTERS AND EMERGENCY HOUSING

City of SeaTac



Legend

- Parcels
- School Parcels
- School Parcels - 2500ft Buffer
- Parcels Intersected with School Buffer
- Overlay Districts
- City Boundary
- Other Cities



Date Prepared: 7/26/2021
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