

Chapter 15.120

NONCONFORMANCE AND REUSE OF FACILITIES

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15.120.070 Nonconformance – Uses of Structures

If, at the effective date of the Zoning Code of the City or any amendment thereto, a lawful use of a building or structure exists that is made no longer permissible under the terms of the Zoning Code or amendment, such use may be continued as a nonconforming use so long as it remains otherwise lawful, subject to the following conditions:

- A. No nonconforming structure or building shall be structurally altered or changed other than those alterations or changes required by law.
- B. A nonconforming use of a building or structure may be extended throughout any parts of the building or structure that were manifestly arranged, designed and constructed for such use at the time of the effective date of the Zoning Code or amendment that made the use no longer permissible, but no such use shall be extended to occupy any land outside such building or structure.
- C. Any structure, or structure and land in combination in or on which a nonconforming use is superseded by a permitted use shall thereafter conform to the regulations for the zone in which such structure is located, and the nonconforming use may not thereafter be resumed.
- D. If any such nonconforming use of a building or structure ceases for any reason for a period of more than six (6) months, that cessation shall constitute prima facie evidence of intent to abandon the use, and any subsequent use of the building or structure shall conform to the regulations specified by this title for buildings or structures in the zone in which such land is located.

E. Any detached dwelling unit made nonconforming due to a change in zoning classification, shall be considered legally nonconforming, and shall be permitted to continue as a nonconforming use, as follows: -

1. Alterations and additions may be approved provided the proposed changes meet all applicable dimensional requirements, do not increase the nonconformance of any dimensional standards, and do not create an additional dwelling or accessory dwelling unit.
2. A detached dwelling unit that experiences substantial destruction in excess of the allowance in SMC 15.120.080 shall have the rights to the nonconformance continued provided all the following apply:
 - a. The loss of the structure is the result of a fire, earthquake or other casualty not intentionally caused by the owner or tenant of the property; and
 - b. The replacement is within the original configuration of the structure immediately prior to the substantial destruction; and

c. A complete building permit application to replace or reconstruct the structure is filed with the city within three years of such fire, natural disaster, or casualty event.

Title 15

ZONING CODE

Division IV. Citywide Development Standards, Regulations and Incentives

- 15.400 Dimensional Standards and Regulations**
- 15.405 Accessory and Tent Structures**
- 15.410 Cargo Containers**
- 15.415 Commercial Standards and Regulations**
- 15.420 Day Care Facilities**
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- 15.440 Keeping of Animals**
- 15.445 Landscaping and Tree Retention**
- 15.450 Mobile Refueling Operations**
- 15.455 Parking and Circulation** Showing changes to this Chapter only
- 15.460 Performance Standards – General**
- 15.465 Residential Standards and Regulations** Showing changes to this Chapter only
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Chapter 15.455

PARKING AND CIRCULATION

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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 Helipad and Facilities	Helipad: 4 per pad Airport Helipad : 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	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
CIVIC AND INSTITUTIONAL		
Cemetery	1 per 40 sf of chapel area, plus 1 per employee	
City Hall	1 space per 250 sf of office area plus 1 per 40 sf of fixed seats or assembly area if a municipal court use is located in City Hall	
Court	1 per employee, plus 1 per 40 sf of fixed seats or assembly areas	
Fire Facility	1 per employee, plus 1 per 100 sf of public office areas	
Funeral Home/Crematory	1 per 40 sf of chapel area, plus 1 per employee	
Police Facility	1 per employee, plus 1 per 100 sf of public office areas	
Public Agency Office	1 per 250 sf	
Public Agency Yard	1 per 200 sf, plus 1 per 1,000 sf of indoor storage or repair areas	
Public Archives	1 per employee, plus 1 per 400 sf of waiting/review areas	
Social Service Office	1 per 250 sf	
EDUCATIONAL		
College/University	1 per employee, 0.7 per student	
Elementary-Middle School	1 per 50 students, 1 per faculty member	
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	
Emergency Housing	Parking Plan Study based on population served and projected needs should be submitted and from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Emergency Shelter	Parking Plan Study based on population served and projected needs should be submitted and from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
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	
Opiate Substitution Treatment Facility	1 per 275 sf of building, unless modified by a parking plan as part of the CUP-EPF process	
Permanent Supportive Housing	Parking Plan Study based on population served and projected needs should be submitted and from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
Reentry Center	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
Secure Community Transition Facility	1 per employee, plus 0.5 per resident for visitor parking	
Transitional Housing	Parking Plan Study based on population served and projected needs should be submitted and from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
MANUFACTURING		
Aerospace Equipment	1 per employee, plus 1 per 500 sf of building	
Apparel/Textile Products	1 per employee, plus 1 per 500 sf of building	
Assembly and Packaging	1 per employee, plus 1 per 500 sf of building	
Batch Plants	1 per employee, plus 1 per 500 sf of building	
Biomedical Production Facility	1 per 500 sf of gross floor area, plus 1 space per employee	
Chemical/Petroleum Products	1 per employee, plus 1 per 500 sf of building	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Commercial/Industrial Machinery	1 per employee, plus 1 per 500 sf of building	
Computer/Office Equipment	1 per employee, plus 1 per 500 sf of building	
Electronic Assembly	1 per employee, plus 1 per 500 sf of building	
Fabricated Metal Products	1 per employee, plus 1 per 500 sf of building	
Food Processing	1 per employee, plus 1 per 500 sf of building	
Furniture/Fixtures	1 per employee, plus 1 per 500 sf of building	
Laboratories, Research, Development and Testing	1 per 300 sf	
Manufacturing and Fabrication, Light	1 per employee, plus 1 per 500 sf of building	
Manufacturing and Fabrication, Medium	1 per employee, plus 1 per 500 sf of building	
Manufacturing, Light Misc.	1 per employee, plus 1 per 500 sf of building	
Micro-Winery/Brewery/Distillery	1 per employee, plus 1 per 40 sf of tasting area	
Off-Site Hazardous Waste Treatment and Storage Facilities	1 per employee, plus 1 per 500 sf of building	
Paper Products	1 per employee, plus 1 per 500 sf of building	
Primary Metal Industry	1 per employee, plus 1 per 500 sf of building	
Printing/Publishing	1 per employee, plus 1 per 500 sf of building	
Recycling Processing	1 per 1,000 sf or 1 per employee, whichever is greater	
Rubber/Plastic/Leather/Mineral Products	1 per employee, plus 1 per 500 sf of building	
Textile Mill	1 per employee, plus 1 per 500 sf of building	
Winery/Brewery/Distillery	1 per employee, plus 1 per 40 sf of tasting area	
Wood Products	1 per employee, plus 1 per 500 sf of building	
MOTOR VEHICLE RELATED		
Auto/Boat Dealer	1 per 300 sf of building, plus 1 per employee	
Auto Service Center	4 spaces, plus 6 stacking spaces	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Auto Supply Store	1 per 250 sf of leasable space	
Auto Wrecking	1 per employee (designated), plus 3 for customers	
Commercial Marine Supply	1 per 1,000 sf of gross floor area, plus 1 space per employee	
Electric Vehicle Infrastructure – Battery Exchange Station and Rapid Charging Station Only	1 per employee 0.65 spaces per rapid charging station space for customers waiting to use rapid charging station (Required only if the use is the primary use on the property)	
Fueling/Service Station	Without grocery store attached: 1 per employee, plus 1 per service bay With grocery store attached: 1 per employee, plus 1 per 200 sf of store area	
Public/Private Parking	1 per employee (designated)	
Tire Retreading	1 per employee, plus 1 per 500 sf of building	
Towing Operation	1 per employee (designated)	
Vehicle Rental/Sales	1 per 300 sf of building, plus 1 per employee plus a minimum of 3,000 sf of display area	
Vehicle Rental/Sales, Large	1 per 300 sf of building, plus 1 per employee plus a minimum of 3,000 sf of display area	
Vehicle Repair, Large	1 per 300 sf of office, plus 1 per 1,000 sf of indoor repair areas	
Vehicle Repair, Small	2 spaces per service bay	
RECREATIONAL AND CULTURAL		
Amusement Park	1 per 200 sf of area within enclosed buildings, plus 1 for every 3 persons that the outdoor facilities are designed to accommodate at maximum capacity	
Community Center	1 per 400 sf of building, plus 1 per employee	
Drive-In Theater	---	
Golf Course	3 per hole, plus 1 per employee	
Health Club	1 per 150 sf of leasable space	
Library	1 per 200 sf of building	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Museum	1 per 200 sf of building	
Park	1 space for each 3 users at maximum utilization	
Recreational Center	1 per 400 sf of building	
Religious Use Facility	1 per 4 fixed seats, or 1 per 40 sf of gfa used for assembly purposes without fixed seats	
Religious Use Facility Accessory	1 per 500 gsf	
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	
<p>Duplex</p> <p><u>Middle Housing</u> (duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing)</p>	<p>1.25 per dwelling unit</p> <p><u>Within One Mile Radius of SeaTac International Airport:</u></p> <ul style="list-style-type: none"> • 1.25 per dwelling unit <p><u>Within One-Half Mile Radius of the Major Transit Stops and Beyond One Mile Radius of SeaTac International Airport</u></p> <ul style="list-style-type: none"> • <u>No off-street parking is required</u> <p><u>Beyond One-Half Mile Radius of the Major Transit Stops:</u></p> <ul style="list-style-type: none"> • <u>1 per dwelling unit for lot smaller than 6,000 square feet</u> • <u>1.25 per dwelling unit for lot greater than 6,000 square feet</u> 	<p>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%).</p> <p><u>Standards apply before any zero lot line subdivisions or lot splits.</u></p>
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	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Mobile Home (nonHUD)	2 per dwelling unit	
Mobile Home Park	2 per dwelling unit	
Multi-Family	Studio Unit: 1 per dwelling unit 1 Bedroom Unit: 1.5 per dwelling unit 2-3 Bedroom Unit: 2 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
Townhouse	2 per dwelling unit, plus 0.25/unit for visitor parking	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING		
Assisted Living Facility	0.25 per unit/room	
Community Residential Facility I	2 per dwelling unit	
Community Residential Facility II	Parking plan based on population served and projected needs should be submitted and approved by the City Manager, or designee.	
Continuing Care Retirement Community	0.25 per assisted living unit/room 0.75 per retirement apartment dwelling unit 1 per 5 beds for convalescent/nursing care	
Convalescent Center/Nursing Home	1 per 5 beds	
Retirement Apartments	0.75 per dwelling unit	
RESIDENTIAL, ACCESSORY		
Accessory Dwelling Unit (ADU)	1 per accessory dwelling unit 2 per accessory dwelling units greater than 600 square feet in area <u>Within One Mile Radius of SeaTac International Airport:</u> <ul style="list-style-type: none"> • <u>1 per accessory dwelling unit</u> • <u>2 per accessory dwelling unit greater than 600 square feet in area</u> <u>Within One-Half Mile Radius of the Major Transit Stops and Beyond One Mile Radius of SeaTac International Airport</u> <ul style="list-style-type: none"> • <u>No off-street parking is required</u> <u>Beyond One-Half Mile Radius of the Major Transit Stops:</u> <ul style="list-style-type: none"> • <u>1 per accessory dwelling unit</u> • <u>2 per accessory dwelling unit greater than 600 square feet in area, located on lots larger than 6,000 square feet.</u> 	Minimum spaces required in addition to spaces required for existing single family residences, primary unit. <u>Standards apply before any zero lot line subdivisions or lot splits.</u>

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Home Occupation	---	
Shed/Garage	---	
RETAIL AND COMMERCIAL		
Agricultural Crop Sales (Farm Only)	1 per 250 sf of leasable space	
Arcade (Games/Food)	1 per 250 sf of building	
Beauty Salon/Personal Grooming Service	1 per 200 sf of gross floor area	
Coffee Shop/Retail Food Shop	1 per 250 sf of leasable space	
Concession Sales	To be assessed at time of application and subject to evaluation of onsite circulation	
Dry Cleaner	1 per 250 sf of building	
Espresso Stand	1 per 150 sf of gross floor area plus 3 stacking spaces with drive-through	
Financial Institution	1 per 250 sf, plus 5 stacking spaces	
Forest Products	1 per employee	
Laundromat	1 per 250 sf of leasable space	
Mobile Vending	To be assessed at time of application and subject to evaluation of onsite circulation	
Produce Stand	1 per 250 sf of gross floor area, plus 1 per employee	
Restaurant	1 per 150 sf of leasable space	
Restaurant, Fast Food	1 per 150 sf of leasable space (plus 5 stacking spaces with drive-through)	
Retail, Big Box	1 per 250 sf of leasable space	
Retail, General	1 per 250 sf of leasable space	
Sexually Oriented Business	---	
Tavern	1 per 250 sf of leasable space	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Theater/Entertainment Club	1 per 250 sf of leasable space	
Theater, Movie	1 per 3 fixed seats, plus 1 per employee	
RETAIL AND COMMERCIAL, LODGING		
Bed and Breakfast	1 per bedroom, plus 2 for residents	
Hostel	0.5 per bed	
Hotel/Motel and Associated Uses	Basic Guest and Employee (no shuttle service): 0.9 per bedroom Basic Guest and Employee (with shuttle service): 0.75 per bedroom With restaurant/lounge/bar: 1 per 150 gsf With banquet/meeting room: 1 per 150 gsf Retail (15,000 gsf or less): 1 per 1,000 gsf Retail (greater than 15,000 gsf): 1.5 per 1,000 gsf	
Short-Term Rental	1 per bedroom beyond 2 individual bedroom rentals	Short-term rentals renting out an entire dwelling unit are not required to provide any parking in addition to the code required parking for the underlying residential unit type. Short-term rentals in a parking permit area must demonstrate all parking can be provided off street.
UTILITIES		
Communications Facility	1 per 250 sf	
Utility Substation	1 per substation site	
Utility Use	1 per 250 sf	

Chapter 15.465 RESIDENTIAL STANDARDS AND REGULATIONS

Sections:

- 15.465.005 Purpose
- 15.465.010 Authority and Application
- 15.465.100 Accessory Dwelling Units (ADUs) Showing changes to this Section only
- 15.465.600 Mobile/Manufactured/Modular Homes and Mobile Home Parks Manufactured Home Park Not Included; Part of Code Package 2
- 15.465.350 Supportive Housing Facilities Standards

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, bed and breakfasts, short-term rentals, supportive housing facilities, community residential facilities, home occupations and mobile homes, manufactured homes and mobile home parks.

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, bed and breakfasts, short-term rentals, supportive housing, community residential facilities, home occupations and mobile homes, manufactured homes and mobile home parks.

15.465.100 Accessory Dwelling Units (ADUs)

A. **Purpose.** The purpose of this section is to allow for and regulate the establishment of accessory dwelling units (ADUs) within, attached to, or detached from single-family dwellings while preserving the character and property values of single-family neighborhoods. The purposes of accessory dwelling unit provisions are to:

1. Fully utilize residential housing supply in existing neighborhoods while preserving neighborhood character.
2. Improve cost efficiency of existing infrastructure.
3. Provide additional options for rental housing within a wide range of prices.
4. Increase opportunities for home ownership and allow older homeowners to remain in their homes and obtain extra income, companionship, and security.

B. **Authority.** This section is adopted under authority of RCW 43.63A.215.

C. General Regulations.

1. **Review and Approval.** To gain approval for an ADU, a property owner shall submit a registration form, ~~sign an affidavit of owner occupancy~~, and apply for a building permit for necessary remodeling or construction. The Department and the Building Official shall review and approve or disapprove the application.

2. **Registration.**

- a. An approved ADU shall be registered with the City of SeaTac, the registration certificate shall be recorded and filed as a deed restriction with the King County Recorder, and a certificate of occupancy shall be issued by the SeaTac Building Official.

- b. Illegally created nonconforming ADUs, existing prior to the enactment of these requirements, shall be registered. The property owner shall submit an application, a signed affidavit of owner occupancy and bring the unit up to minimum standards set forth in the City's building code no later than twelve (12) months after the effective date of this code. Except for the conversion of ADUs from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage, all other projects must comply with current zoning regulations.

- c. Owners of legal ADUs, created prior to the adoption of this chapter under the requirements set forth in SMC 15.205.040, shall register their unit ~~and file a signed affidavit of owner occupancy with the Department.~~

- d. Unless otherwise approved by the Director, ADU registration shall be cancelled as a result of an enforcement action due to violations of this chapter including: (1) unpermitted alteration of the ADU; ~~(2) failure of owner to reside in either the primary or accessory dwelling unit;~~ or (3) failure to maintain required off-street parking spaces.

D. **General Standards and Criteria.**

1. **General.**

a. **ADUs Per Lot.** ~~Only one (1) ADU is allowed per residential lot as a subordinate use in conjunction with any new or existing legal, conforming or nonconforming, detached single family structure. Within urban growth area, a maximum of two ADUs are allowed on all lots in zoning districts that allow for single-family homes. The ADUs may be:~~

- ~~Two attached ADUs such as unit in a basement, attic, or garage;~~
- ~~One attached ADU and one detached ADU; or~~
- ~~Two detached ADUs, which may be comprised of either one or two detached structures.~~
- A conversion of an existing structure, such as a detached garage.

b. **Applicable Standards.** The accessory dwelling unit must meet all technical codes and standards including standards for a one (1) or two (2) family dwelling unit, as referenced in SMC Title 13.

c. **Addresses.** The Building Division will assign an address to the ADU.

d. **Subdivision.** ~~ADUs created within the single family structure shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit. Detached ADUs may be segregated in ownership from the primary dwelling unit if such segregation meets all minimum requirements for a separate legal lot under City of SeaTac zoning and subdivision standards. Detached and Attached ADUs may be segregated in ownership from the primary dwelling unit by utilizing unit lot subdivision or by conveying a condominium unit independently of a principal unit.~~

2. ~~**Owner Occupation.** An owner of the property must occupy either the primary single family dwelling or the accessory dwelling unit.~~

a. ~~**Qualifying as Owner Occupant.** In order to qualify as an owner occupant, a fee owner must physically reside on the property at least nine (9) months in any twelve (12) month period.~~

b. ~~**Absences.** If an owner must be absent from the property for a longer period due to good cause, such as job dislocation, sabbatical leave, education, or illness, evidence must be submitted to the Director, and a waiver may be granted for up to three (3) months additional absence from the property.~~

e. ~~**Affidavit/Certification.** An owner shall sign an affidavit verifying that one (1) of the dwelling units is the legal residence of said property owner. An additional form of documentation such as a driver's license or voter registration records shall be required to verify property owner occupancy of one (1) of the dwelling units. Falsely certifying owner occupancy or failure to comply with the terms of the owner certification shall result in loss of ADU registration and certificate of occupancy, and a penalty of five hundred dollars (\$500.00) as prescribed by SMC 1.15.100.~~

d. ~~**Violations.** If the owner occupancy requirement is violated, an owner shall:~~

- i. ~~Re occupy the structure;~~
- ii. ~~Remove the accessory dwelling unit; or~~

iii. ~~Submit evidence to the Director as specified in subsection (D)(2)(b) of this section for a waiver of this requirement for up to three (3) months.~~

E. **Building Setbacks.** ADUs shall conform to the setback requirements for a main structure. Except for the conversion of ADUs from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage, all other projects must comply with current zoning regulations.

F. **Size.**

1. **Detached ADU.**

- a. Minimum: two hundred twenty (220) square feet (not including bathrooms and closets).
- b. Maximum: ~~eight hundred (800)~~ one thousand (1000) square feet (including bathrooms and closets).

2. **Attached ADU** ~~—New. Attached ADUs created through an addition or designed into a new structure at time of construction.~~

- a. Minimum: two hundred twenty (220) square feet (not including bathrooms and closets).
- b. Maximum: ~~eight hundred (800)~~ one thousand (1000) square feet (including bathrooms and closets).

3. **Attached ADU** ~~—Existing. Attached ADU, created within an existing a single family residence.~~

- a. ~~Minimum: two hundred twenty (220) square feet (not including bathrooms and closets).~~
- b. ~~Maximum: forty five percent (45%) of the total square footage of the existing dwelling (including bathrooms and closets).~~

G. **Dimensional Standards when Combined with Accessory Structure.** Accessory dwelling units combined with an accessory structure, as defined under Chapter 15.105 SMC, Definitions, shall not exceed the following dimensional standards:

1. **Height.**

~~a. Twenty-four (2024) feet in height (to the highest point of the structure) if the ADU is one (1) story.~~

~~b. Twenty (20) feet in height, as determined pursuant to SMC 15.110.070, if the ADU is two (2) stories.~~

2. **Size for ADU.** ~~One thousand (1,000) Eight hundred (800)~~ square feet for the ADU.

3. **Size for Accessory Structure.** One thousand ~~two hundred (1,000) 1,200~~ square feet for the accessory structure.

H. **Maximum Occupancy.**

1. ADUs two hundred twenty (220) to four hundred (400) square feet: two (2) persons.

2. ADUs four hundred one (401) to six hundred (601) square feet: three (3) persons.

3. ADUs six hundred one (601) square feet and greater: four (4) persons.

I. **Design.**

1. **Appearance.** An ADU shall be designed to preserve or complement the architectural design, style, and appearance of the primary single-family home. Specifically, whether attached or detached, the roof pitch, siding materials, color, and window treatment of the ADU shall be the same as, similar to, or an improvement to the appearance of, the primary structure. Where attached garage space is converted to an accessory dwelling unit, the garage door shall be replaced with materials that complement the exterior of the house.

2. **Entrances.** A separate entrance for the ADU is necessary and shall be located on the side or rear of the structure. On a corner lot, no more than one (1) entrance shall be visible from either street.

3. **Exterior Stairs.** Any exterior stairs shall be placed in the rear or side yard and must comply with setback standards set forth in SMC 15.400.330. Exterior stairs shall be subject to the same setback standards applied to uncovered porches and decks which exceed eighteen (18) inches above the finished grade.

J. **Parking.**

1. **Minimum.** ~~The parking requirements are based on the location of lots as follows: A minimum of one (1) off-street parking space is required for an accessory dwelling unit, in addition to the number of spaces required for the existing single-family residence.~~

~~a. A second parking space shall be required for units greater than six hundred (600) square feet in area.~~

~~a. Within One Mile Radius of SeaTac International Airport:~~

~~i. One (1) off-street parking space is required for an ADU, in addition to the spaces required for the primary unit.~~

~~ii. A second space is required for ADUs over six hundred (600) square feet.~~

~~b. Within One-Half Mile Radius of the Major Transit Stops and Beyond One Mile Radius of SeaTac International Airport~~

~~i. No off-street parking is required for ADUs.~~

~~c. Beyond One-Half Mile Radius of the Major Transit Stops:~~

~~i. One (1) off-street parking space is required for an ADU, in addition to the spaces required for the primary unit.~~

~~ii. For lots larger than six thousand (6,000) square feet, one (1) off-street parking space is required for an ADU, in addition to the spaces required for the primary unit. A second space is required for ADUs over six hundred (600) square feet.~~

~~b. Waiver. A waiver of the requirement for the parking space(s) may be granted by the Director if topography of the site or existing structure location make its provision physically or economically infeasible and it is demonstrated that on-street parking is available.~~

2. **Location.** The location for the parking space(s) shall be determined through consultation with the Department staff during plan review.

3. **Additional Parking.** If additional parking is necessary, new parking space(s) shall utilize existing curb cuts, when possible.

K. **Home Occupations.** Home occupations may be allowed in either the primary residence or the accessory unit, subject to the applicable provisions of the SeaTac Municipal Code. Special home occupation permits (SHOPS) shall not be granted for accessory dwelling units.