

ENVISION SEATAC 2044 CODE AMENDMENTS

SUMMARY OF CODE AMENDMENTS IN THIS DOCUMENT:

Code amendments in this document are proposed to support the new Goals, Policies, Land Use Map, and Growth Strategies in the Comprehensive Plan update. In addition, as part of a major periodic required by the Growth Management Act (RCW 36.70A), cities must update their development regulations to meet recent state legislation. This document includes changes required by this legislation.

ADDITIONAL EDITS BEFORE COUNCIL ADOPTION ON DECEMBER 10, 2024:

Staff expects changes to these proposed amendments. Planning Commission, public comments, agency review, and staff refinements will shape these into the final code amendments for Council adoption. At a minimum, staff is planning for the following changes.

- 1. Overlay and Airport Use Charts:** This package only includes changes to the General Land Use Chart (SMC 15.205). Corresponding changes will be made to the use charts in the City Center (SMC 15.300), S. 154th Street Station (SMC 15.305) and Angle Lake Station Area (SMC 15.310) overlay districts. Change will also be made to the use chart for Airport Zones (SMC 15.210). All of these changes will be consistent with the zones and use allowances of the proposed General Land Use Chart (SMC 15.205).
- 2. Zoning Name Changes:** Several existing zones are being renamed, such as “Urban Low (UL)” is renamed to “Residential Low (RL).” Zone names and references have not yet been changed in all chapters of the municipal code. These will be changed prior to Council adoption.
- 3. Location of New Zoning Regulations:** Some new zoning regulations may move to different locations in the zoning code prior to final Council adoption. One example: The location of the design standards for Neighborhood and Urban Village zones (currently in SMC 15.400) may move to Mixed Use Development Design Standards (SMC 15.520).

Title 15

ZONING CODE

Division I. General Provisions

15.100 Authority, Purpose, Interpretation and Administration

15.105 Definitions – CHANGES TO THIS SECTION ONLY

15.110 Calculations, Measurements and Lot Designations

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Chapter 15.105

Definitions

Sections:

- 15.105.010 “A” Definitions.
- 15.105.020 “B” Definitions.
- 15.105.030 “C” Definitions.
- 15.105.040 “D” Definitions.
- 15.105.050 “E” Definitions.
- 15.105.060 “F” Definitions.
- 15.105.070 “G” Definitions.
- 15.105.080 “H” Definitions.
- 15.105.090 “I” Definitions.
- 15.105.100 “J” Definitions.
- 15.105.110 “K” Definitions.
- 15.105.120 “L” Definitions.
- 15.105.130 “M” Definitions.
- 15.105.140 “N” Definitions.
- 15.105.150 “O” Definitions.
- 15.105.160 “P” Definitions.
- 15.105.170 “Q” Definitions.
- 15.105.180 “R” Definitions.
- 15.105.190 “S” Definitions.
- 15.105.200 “T” Definitions.
- 15.105.210 “U” Definitions.
- 15.105.220 “V” Definitions.
- 15.105.230 “W” Definitions.
- 15.105.240 “X” Definitions.
- 15.105.250 “Y” Definitions.
- 15.105.260 “Z” Definitions.

15.105.010 “A” Definitions.

Accessory Dwelling Unit (ADU)

~~A habitable living dwelling unit created within, attached to, or detached from located on the same lot as a single-family residence housing unit, that provides the basic requirements of shelter, heating, cooking and sanitation within the unit. duplex, triplex, townhome, or other housing unit.~~

Accessory Dwelling Unit (ADU), Attached

An ADU located within or attached to a single-family housing unit, duplex, triplex, townhome, or other housing unit.

Accessory Dwelling Unit (ADU), Detached

An ADU that consists partly of or entirely of a building that is separate and detached from a single-family housing unit, duplex, triplex, townhome or other housing unit and is on the same property.

Affordable Housing

Unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty percent of the monthly income of a household whose income is:

A. For rental housing, sixty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

B. For owner-occupied housing, eighty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

15.105.030 “C” Definitions.

Cottage Housing

Residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of twenty (20) percent of the lot size as open space.

Courtyard Apartments

Attached dwelling units arrange on two (2) or three (3) sides of a yard or court.

15.105.040 “D” Definitions.

Duplex

~~A residential building containing with two (2) attached dwelling units totally separated from each other by either an unpierced wall extending from basement to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall.~~

Dwelling Unit

~~Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation for not more than one (1) family. A residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking and sanitation.~~

~~Dwelling Unit, Caretaker/Manager~~

~~A dwelling unit attached to a nonresidential building.~~

~~Dwelling Unit, Detached~~

~~A dwelling unit that is not attached to any other dwelling unit by any means. (Ord. 17-1008 § 1 (Exh. A); Ord. 16-1009 § 8; Ord. 15-1018 § 1)~~

15.105.050 “E” Definitions.

Emergency Shelter

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

15.105.060 “F” Definitions.

Family

An individual or two (2) or more persons related by genetics, marriage, or adoption, or a group of not more than five (5) persons who need not be related by genetics or marriage, living together in a dwelling unit.

Fiveplex

A residential building with five (5) attached dwelling units.

Fourplex

A residential building with four (4) attached dwelling units.

15.105.070 “G” Definitions.

Ground Floor Active Use

A ground floor use of a mix-use building that attracts pedestrian activity, provides access to the general public, and conceals uses parking and other non-active uses if present on site. Examples of active ground floor uses include but are not limited to offices, retail, restaurants, cafes, and barber shop or hair salons. Ground floor active uses shall not include uses with access limited to the residents of the building; for example on-site gyms that do not allow public access.

15.105.080 “H” Definitions.

~~Homeless Encampment~~

~~An emergency homeless encampment, hosted by a church or other organization, which provides temporary housing to homeless persons.~~

15.105.130 “M” Definitions.

Major Transit Stop

A. A stop on a high-capacity transportation system found or expanded under the provisions of chapter 81.104 RCW;

B. Commuter rail stops;

C. Stops on rail or fixed guideway systems; or

D. Stops on bus rapid transit routes.

~~Mobile Manufactured Home Park~~

Land under single ownership and control designed and used for the temporary or permanent placement of two (2) or more manufactured ~~or mobile~~ homes for human occupancy.

Middle Housing

Buildings that are compatible in scale, form, and character with single-family houses and contain two (2) or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

Multi-Family Building

A building containing ~~three (3)~~ seven (7) or more or more dwelling units that does not meet the definition of ~~a townhouse~~ middle housing.

15.105.150 “O” Definitions.

Outdoor Encampment

Any temporary tent or structure encampment, or both

15.105.180 “R” Definitions.

Religious Organization

A federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property. (RCW 36.01.290(6)(c))

Resident-Oriented Uses

A non-residential use that primarily seeks to serve local residents and the community’s day-to-day needs. Examples of resident-oriented uses include, but are not limited to cafes, restaurants, barber shops, hair salons, libraries, community centers, and grocery or convenience stores. Resident-oriented uses do not include hotels, motels, bed and breakfast, or other short-term rentals.

15.105.190 “S” Definitions.

Sixplex

A residential building with six (6) attached dwelling units.

Stacked Flat

Dwelling units in a residential building of no more than three (3) stories on a residential zoned lot in which each floor may be separately rented or owned.

15.105.200 “T” Definitions.

Tiny Houses

Including tiny houses on wheels, are dwellings to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking and sanitation built in accordance with the state building code.

Townhouse

A building containing at least three (3) attached single-family dwelling units in a row in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one (1) or more vertical common fire-resistant walls that extend from foundation to roof and that have a yard or public way on not less than two (2) sides.

Triplex

A residential building with three (3) attached dwelling units.

Chapter 15.120

NONCONFORMANCE AND REUSE OF FACILITIES

Sections:

15.120.005	Purpose
15.120.010	Nonconformance – Applicability
15.120.020	Lots of Record
15.120.030	Nonconformance – Status Determination
15.120.040	Reestablishment of Discontinued Nonconformance
15.120.050	Nonconformance – Uses of Land
15.120.060	Nonconformance – Uses of Land, Horses/Equine Animals
15.120.070	Nonconformance – Uses of Structures – CHANGES TO THIS SECTION ONLY
15.120.080	Repair or Reconstruction of Nonconforming Structure
15.120.090	Alteration of Nonconforming Structure – CHANGES TO THIS SECTION ONLY
15.120.100	Nonconformance – Abatement
15.120.110	Reuse of Facilities

15.120.005 Purpose

- A. Establish the legal status of nonconformance of structures or use on subject sites by creating provisions through which a nonconformance may be established, maintained, altered, reconstructed, expanded or abated;
- B. Recognize public investment in existing facilities; encourage the adaptive reuse which will continue to serve the community; and ensure public review of redevelopment plans by allowing:
1. Temporary reuse of closed public school facilities retained in school district ownership, and the reconversion of a temporary reuse back to a school use;
 2. Permanent reuse of surplus nonresidential facilities (e.g., schools, fire stations, government facilities) not retained in school district ownership; or
 3. Permanent reuse of historic structures listed on the National Register or designated as county landmarks. (Ord. 15-1018 § 1)

15.120.010 Nonconformance – Applicability

- A. All nonconformance issues including, but not limited to, buildings, structures, lands and uses shall be subject to the provisions of this chapter.
- B. The provisions of this chapter do not supersede or relieve a property owner from compliance with:
1. The requirements of the Building and Fire Codes; or
 2. The provisions of this code beyond the specific nonconformance addressed by this chapter. (Ord. 15-1018 § 1)

15.120.020 Lots of Record

In any zone in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this title, a single-family dwelling may be erected on any single lot which was a lot of record on or before November 26, 1992, and which was a building site pursuant to City of SeaTac Ordinance No. 90-1025. Any request for a variance of the lot size, lot width and/or yard requirements shall be made to the City's Hearing Examiner, and the Hearing Examiner shall render a decision on the request in accordance with the provision of Chapter 1.20 SMC, Hearing Examiner System. (Ord. 15-1018 § 1)

15.120.030 Nonconformance – Status Determination

A. Any use, use of a structure or other site improvement (e.g., landscaping or signage) which was legally established prior to the effective date of this title shall be considered nonconforming if:

1. The use is now prohibited or cannot meet use limitations applicable to the zone in which it is located;
2. The use does not comply with the density, dimensions, landscaping, parking, sign or residential design standards of this title; or
3. A building is conforming, but the landscaping, parking or other standards were established by prior actions of the existing jurisdiction.

B. A change in the required permit review process shall not create a nonconformance.

C. Any nonconformance that is brought into conformance for any period of time shall forfeit status as a nonconformance, except as specified in SMC 15.120.080, Repair or Reconstruction of Nonconforming Structure.

D. The provisions of Chapter 15.600 SMC, Sign Code, and any subsequent amendments, shall exclusively control the status of a sign to a nonconforming use. (Ord. 15-1018 § 1)

15.120.040 Reestablishment of Discontinued Nonconformance

A nonconforming use may be reestablished as a nonconformance, except that any nonconforming use that is discontinued for a period of six (6) continuous months shall not be reestablished. Any nonconforming use of a building which is discontinued for a total of one (1) year (twelve (12) months) over a three (3) year period shall not be allowed to continue as the nonconforming use. (Ord. 15-1018 § 1)

15.120.050 Nonconformance – Uses of Land

If, at the effective date of the Zoning Code of the City or any amendment thereto, a lawful use of land 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 such nonconforming use shall be enlarged or increased nor extended to occupy a greater area of land than was occupied on the effective date of the Zoning Code or amendment that made the use no longer permissible.
- B. No nonconforming structure shall be moved in whole or in part to any other portion of the lot that is subject of the nonconforming use.
- C. If any such nonconforming use of land 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 land shall conform to the regulations specified by this title for the zone in which such land is located. (Ord. 15-1018 § 1)

15.120.060 Nonconformance – Uses of Land, Horses/Equine Animals

Any horse/equine animals legally located on property on the effective date of the Zoning Code or amendment thereto shall be allowed to remain on the property; provided, that the horse/equine animal is kept in a clean and safe environment and shall be subject to the following provisions:

- A. Should a legal nonconforming horse/equine animal be removed from a parcel of property for a period of more than six (6) months, that cessation shall constitute prima facie evidence of the intent to abandon the use of the property for horses/equine animals.
- B. Should a legal nonconforming horse/equine animal expire/pass away, another horse/equine animal may be moved to the property to replace the expired horse/equine animal; provided, that the new horse/equine animal is moved onto the property within six (6) months.
- C. Should legal nonconforming horse/equine animals produce progeny, the progeny may be allowed on the property up to a maximum of nine (9) months from the date of birth. (Ord. 15-1018 § 1)

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. (Ord. 15-1018 § 1)

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.

15.120.080 Repair or Reconstruction of Nonconforming Structure

A damaged or destroyed nonconforming structure may be repaired or reconstructed provided that:

- A. The extent of the previously existing nonconformance is not increased, and the extent of damage does not exceed fifty percent (50%) of the King County assessment value of land and improvements.
- B. The building permit application for repair or reconstruction is submitted within six (6) months of the occurrence of the damage.
- C. Should such structure be moved for any reason for any distance whatever, it shall hereafter conform to the regulations for the zone in which is located after it is moved.

15.120.090 Alteration of Nonconforming Structure

- A. Alterations to a nonconforming structure may be permitted; provided the alteration does not increase the area, height or degree of an existing nonconformity.
- B. Upkeep, repairs and maintenance of a nonconforming building are permitted. Approval of such a permit shall be based on a finding that the repairs will be done in such a manner as to improve the building's safety or

functionality, and thereby make its existence in the area less detrimental to surrounding uses than would be the case if the status quo were maintained.

C. Conversion of existing structures to accessory dwelling units may be permitted, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage

15.120.100 Nonconformance – Abatement

A. **Abatement of Illegal Use, Structure, or Development.** Any use, structure or other site improvement that cannot be established with a record of compliance with Zoning Code standards in effect at the time of establishment shall be deemed illegal and shall be subject to abatement.

B. **Abatement of Nonconforming Use of Land, Buildings and Structures.** The nonconforming use of land, buildings or structures shall be subject to abatement if any of the following circumstances apply:

1. Any nonconforming use of land involving a building or a structure as defined by this title which building or structure has an assessed value of more than one hundred dollars (\$100.00) but less than five hundred dollars (\$500.00) on the date of notification shall be completely removed or made to conform within one (1) year from the date of notification as required by subsection (C) of this section, Notice of Abatement or Required Conformance.
2. Any nonconforming use of a building which cannot be legally established with adequate documentation (King County Tax lot number creation date, tax records of business) shall be required to be removed or made to conform within three (3) years from the date of notification as required by subsection (C) of this section, Notice of Abatement or Required Conformance.

C. **Notice of Abatement or Required Conformance.** When any nonconforming condition exists which is subject to abatement, it shall be the responsibility of the Department to ascertain, with all available means, the approximate date upon which the nonconforming use was established or acquired. Upon determination of legal or illegal nonconforming rights, the Department will follow the following process:

1. The Department shall notify the owner and lessee of the subject property of the intent to consider the matter and the date of such consideration before the Hearing Examiner.
2. The Department shall consider all pertinent dates and facts in the written determination and provide the opportunity for the owner or lessee to present such evidence which properly relates to such case. The division shall establish the facts upon which the determination is made to require such property owner to abate or make the use conforming.
3. The Department shall notify the owner of record and any occupants, in writing, of the staff determination by certified mail and notify all property owners within three hundred (300) feet of the subject property boundaries of the determination and the appeal process.
4. The staff determination shall present a decision by which the use or uses shall be abated or made conforming. Any person in opposition of the decision may appeal that decision to the Hearing Examiner.
5. The appeal shall be filed no more than ten (10) working days from the date of mailing of the decision. (Ord. 15-1018 § 1)

15.120.110 Reuse of Facilities

A. **General Standards.** Upon major conditional use permit review and approval an interim or permanent reuse of surplus, nonresidential facilities in residential zone classifications shall require that no more than fifty percent (50%) of the original floor area may be demolished for either permanent or interim reuse of facilities.

B. **Reestablishment of Closed Public School Facilities.** Upon major conditional use permit review and approval the reestablishment or reconversion of an interim nonschool use of school facilities back to school uses shall have a site plan approved by the Hearing Examiner decision and administered by the Director.

C. Standards for Conversion of Historic Buildings. In order to insure that significant features of the property are protected pursuant to City Codes, the following standards shall, through the major conditional use permit review, apply to conversion of historic buildings:

1. Gross floor area of building additions or new buildings required for the conversion shall not exceed twenty percent (20%) of the gross floor area of the building, unless allowed by the zone classifications;
2. Conversions to apartments shall not exceed one (1) dwelling unit for each three thousand six hundred (3,600) square feet of lot area, unless allowed by the zone classifications;
3. Any construction required for the conversion shall require certification of appropriateness from the City and the King County Landmark Commission. (Ord. 15-1018 § 1)

Title 15

ZONING CODE

Division II. Zone Classifications and Land Use Charts

15.200 Establishment of Zones – CHANGES TO THIS CHAPTER ONLY

15.205 Land Use Chart – CHANGES TO THIS CHAPTER ONLY

15.210 Uses and Standards for the AVO and AVC Airport Zones

15.215 Planned Unit Development (PUD)

**Chapter 15.200
ESTABLISHMENT OF ZONES**

Sections:

15.200.010 Zones and Map Designations – Established – CHANGES TO THIS SECTION ONLY

15.200.020 Official Zoning Map

15.200.030 Zones and Map Designations – Purpose Statements – CHANGES TO THIS SECTION ONLY

15.200.040 Zones and Map Designations – Interpretation of Boundaries

15.200.010 Zones and Map Designations – Established

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

ZONE	MAP SYMBOL
Urban Residential Low Density (followed by a designation indicating minimum lot area in square feet)	UL-15,000 UL-9,600 UL-7,200 RL
Urban Residential Medium Density (followed by a designation indicating minimum lot area in square feet)	UM-3,600 UM-2,400 RM
Urban Residential Medium	URM
Mobile Manufactured Home Park	MHP
Residential High	RH
Urban Residential High Density (followed by a designation indicating minimum lot area in square feet)	UH-1,800 UH-900 URH
Urban Residential High – Urban Center Residential Mixed Use	URH-MUUCR
Townhouse	T
Neighborhood Business Commercial Low	NB-CL
Neighborhood Village Medium	NVM
Office/Commercial/Mixed Use Urban Village Medium	O/CMUUVM
Neighborhood Village High	NVH
Office/Commercial Medium Urban Village High	O/CMUVH
Community Business	CB
Community Business in the Urban Center	CB-C
Regional Business Mix	RBX
Industrial	I
Park	P
Aviation Commercial	AVC
Aviation Operations	AVO

15.205.020 Official Zoning Map

No change to code section. However, a new Zoning Map will be adopted consistent with the changes identified herein.

15.200.030 Zones and Map Designations – Purpose Statements

The purpose statement for each zone and map designation sets forth the type of development within the zones and the general goals of the zone classifications. The purpose also shall guide interpretation and application of land use regulations within the zone classifications, and any changes to the range of permitted uses within each zone through amendments to the code.

- A. ~~Urban Residential Low Density Zone (RUL).~~ The purpose of this zone is to create a ~~single family lower density residential environment outside of the Urban Center~~ that creates high quality housing ~~and~~ diversity ~~in housing types~~ and affordability. This is accomplished by requiring appropriate residential uses, requiring open space in conjunction with residential development, providing incentives for affordable housing, and protecting environmentally sensitive sites from over-development.
- B. ~~Townhouse Zone (T).~~ The purpose of this zone is to create a medium density residential environment that functions as a buffer between adjacent single family areas and more intensely developed higher density residential or commercial/mixed use areas. This is accomplished by applying design standards that result in a building type that has some single family characteristics while allowing medium residential densities that will support transit ridership, and allowing some commercial uses in the mixed use context.
- C-B. ~~Urban Residential Medium Density Zone (RUM).~~ The purpose of this zone is to create a ~~higher medium density residential environment than single family located outside of the Urban Center,~~ while maintaining a ~~desirable family environment residential neighborhood patterns.~~ This zone acts as a ~~transition between the Residential Low Zone and other higher density zones.~~ This is accomplished by ~~effective clustering and zero lot line planned developments,~~ requiring adequate public facilities and establishing incentives for greater open space, recreational facilities and potential linkage to high-capacity transit modes.
- D-C. ~~Urban Residential Medium Zone (URM).~~ The purpose of this zone is to create medium density residential options within the Urban Center. This zone acts as a transition between higher intensity zones in the Urban Center and medium density zoning outside of the Urban Center. This is accomplished by ~~requiring adequate public facilities and establishing incentives for greater open space, recreational facilities and potential linkage to high-capacity transit modes.~~
- E-D. ~~Mobile Manufactured Home Park Zone (MHP).~~ The purpose of this zone is to provide areas for existing ~~manufactured/mobile home parks,~~ locate potential sites for relocation purposes, and/or allow the creation of parks which serve ~~citizens residents~~ while providing sense of ownership and pride. ~~Additionally, this zone will provide appropriate areas for senior citizen parks.~~
- F-E. ~~Residential High Zone (RH).~~ The purpose of this zone is to create a high-density multi-family housing environment outside of the Urban Center that encourages and, when possible, utilizes high-capacity transit, and allows for some small resident-oriented businesses. This is accomplished by requiring adequate public facilities and services be in place to support higher density living including, allowing school and church uses, and establishing incentives for greater open space, recreational facilities, and potential linkage to high-capacity transit modes.
- G-F. ~~Urban Residential High Density Zone (URH).~~ The purpose of this zone is to create a high-density multi-family housing environment ~~in of the Urban Center~~ that encourages and, when possible, utilizes high-capacity transit ~~modes~~ and allows for a ~~limited amount of some~~ small resident-oriented businesses ~~as part of a mixed-use development,~~ while ensuring an adequate balance of single family to multi-family housing in the City of SeaTac. This is accomplished by requiring adequate public facilities and services be in place to support a ~~high density level higher density living including,~~ ~~encouraging clustering and zero lot line developments with some neighborhood business support,~~ allowing school and church uses, and establishing incentives for greater open space, recreational facilities, and potential linkage to high-capacity transit modes.
- H-G. ~~Urban Residential High - Urban Center Residential Mixed Use (UH-UCR) Zone (URH-MU).~~ The ~~UH-UCR~~ purpose of this zone is to provide for higher-density residential and mixed-use development, ~~located,~~ within the ~~Urban Center~~ that complements bordering high intensity ~~commercial commercial~~ areas, ~~specifically provides for special urban densities and design standards.~~

- ~~I.H. **Neighborhood Business Zone (NB)-Commercial Low (CL)**~~ The purpose of this zone is to ~~provide convenient daily retail and some personal services for a limited service area, and to maintain or enhance the residential area that is served by the businesses. This is accomplished by limiting nonresidential uses to specific needed services, permitting mixed use of multi-family and retail, excluding community/regional business scale uses, and encouraging potential linkages to high-capacity transit modes~~serve nearby residential and commercial neighborhoods outside of the Urban Center by providing convenient, primarily resident- and daily need-oriented goods and services.
- ~~J.I. **Neighborhood Village Medium Zone (NVM)**~~. The purpose of this zone is to ~~primarily provide access to everyday needs to local community members located outside of the Urban Center, including a range of moderately scaled housing options that are compatible with adjacent Neighborhood Residential areas, and provides a transition to the higher-density Neighborhood Village High Zone.~~
- ~~K.J. **Office/Commercial/Mixed Use Zone (O/CMU)Urban Village Medium (UVM)**~~. The purpose of this zone is to create a ~~commercial-mixed-use medium-density designation in the Urban Center that is more resident-neighborhood services oriented and less intense than the O/CMUVH zone. This is accomplished by excluding larger-scale commercial uses, and requiring that most retail and commercial uses be allowed only in the mixed-use context. This zone is designed to be a transitional zone that is compatible~~compatible with the Neighborhood Neighborhood Residential areas surrounding the Urban Center.
- ~~L.K. **Neighborhood Village High Zone (NVH)**~~. The purpose of this zone is to provide access to everyday needs to local community members located outside of the Urban Center, through mixed-use development types, including a range of moderate- to higher-scaled housing options that are compatible with adjacent Neighborhood Residential areas, while still providing a moderate intensity of resident-orientated commercial uses.
- ~~M.L. **Office/Commercial Medium Zone (O/CM)Urban Village High (UVH)**~~. The purpose of this zone is to create a ~~commercial-primarily mixed-use medium-density designation that provides retail and service-oriented businesses on the ground floor or on the same site to serve residents, employees, and visitors in the Urban Center. This is accomplished by allowing professional offices, a multitude of retailing types, personal services and smaller hotels, restaurants and coffee shops. Developers will be encouraged to mix uses. Mid-rise apartments or mixed residential-commercial or office-residential developments shall also be encouraged in this designation. Structured parking shall be encouraged where feasible. This zone is designed to be a transitional zone between the Urban Village Medium zone and the higher intensity commercial uses within the Urban Center.~~
- ~~N.M. **Community Business Zone (CB)**~~. The purpose of this zone is to provide retail/personal services for a local service area which exceeds the needs of adjacent neighborhood or commercial areas outside of the Urban Center, and to provide retail and personal services on a community-oriented basis. This is accomplished by providing for professional offices, a wide range of retail and personal services, sale of commodities, mixed use development, and ~~the potential integration of~~provide access to high-capacity transit ~~stations or lines and other complete neighborhood infrastructure and services.~~
- ~~O.N. **Community Business in the Urban Center (CB-C) Zone (CB-C)**~~. In the ~~CB-C zone, located within the urban center, special design standards apply.~~ The purpose of this zone is to provide retail/personal services for a local service area which exceeds the needs of adjacent neighborhood or commercial areas within the Urban Center, and to provide retail and personal service on a community-oriented basis. This is accomplished by providing for professional ~~offices~~offices, a wide range of retail and personal services, sale of commodities, mixed-use development, and access to high-capacity transit and other complete neighborhood infrastructure and services.
- ~~P.O. **Regional Business Mix (RBX)**~~. The purpose of this zone is to provide a higher intensity commercial zone providing areas for the compatible development of heavy commercial uses such as warehouse/distribution, light assembly and service commercial in tandem with people-intensive commercial uses, such as office and related retail uses. It is a transitional zone between industrial areas and less intensive commercial, mixed use or residential zones. The Regional Business Mix zone implements the Comprehensive Plan's Regional Business Mix land use designation.
- ~~Q.P. **Industrial Zone (I)**~~. The purpose of the industrial zone is to provide for the location and grouping of industrial enterprises, regional airport, airport related facilities, and activities involving manufacturing, assembly, fabrication, processing, bulk handling, storage, research, warehousing and heavy trucking. These purposes are accomplished by permitting a wide range of industrial uses, establishing appropriate development standards and public review for developments that have potential adverse impacts, and ensuring the location of clean industries.

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

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

T.S. **Aviation Operations (AVO)**. The purpose of this designation is to create a zone for development of the range of facilities that provide for safe and efficient commercial operations and support, together with security, access, the needs and convenience of the traveling public, and handling of air cargo.

15.200.040 Zones and Map Designations - Interpretation of Boundaries

Where uncertainties exist as to the location of any zone boundaries, the following rules of interpretation, listed in priority order, shall apply:

A. Where the boundaries are not clearly designated in regard to rights-of-way, the Director shall determine the nearest lot line to be the boundary for a zone boundary;

B. Where boundaries are indicated as following lines of ordinary high water, or government or meander line, the lines shall be considered to be the actual boundaries, and if these lines should change, the boundaries shall be considered to move with them;

C. Where a public right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property with which it is first merged; and

D. If none of the rules of interpretation described in subsections (A) through (C) of this section apply, then the zoning boundary shall be determined by map scaling.

**Chapter 15.205
LAND USE CHART**

Sections:

- 15.205.010 Establishment of Uses/Interpretation of Land Use Chart
- 15.205.020 Classification of Unlisted Uses and Clarification
- 15.205.030 Use Chart Guide – CHANGES TO THIS SECTION ONLY
- 15.205.040 Use Chart – CHANGES TO THIS SECTION ONLY
- 15.205.050 Hazardous Waste Use Requirements

15.465.005 Purpose

- A. About the Use Chart. The following chart lists all of the permitted and conditional land uses allowed in each zone.
- B. How the Use Chart is Organized. The uses are generally alphabetical within the following category headings:
 - 1. Animals;
 - 2. Business Services;
 - 3. Civic and Institutional;
 - 4. Educational;
 - 5. Health and Human Services;
 - 6. Manufacturing;
 - 7. Motor Vehicles;
 - 8. Recreational and Cultural;
 - 9. Residential;
 - 10. Retail and Commercial;
 - 11. Utilities.
- C. How to Use the Use Chart. The land uses are listed vertically along the left hand side and the zones are listed horizontally across the top. Each square in the chart shows the following possibilities for the use and the zone:
 - 1. P: The use is permitted.
 - 2. C: The use is allowed subject to a conditional use permit.
 - 3. If the square is blank, the use is not permitted in that zone. [For properties zoned Aviation Operations \(AVO\) and Aviation Commercial \(AVC\) zones, the standards and permitted uses of Chapter 15.210 Uses and Standards for the AVO and AVC Airport Zones apply.](#)
- D. Additional Standards According to Use. Additional standards that apply to a particular use and zone are noted by number and described in the column on the far right of the chart. If the standard is not preceded by a number, the standard applies to all zones.

15.205.040 Use Chart

ZONES:	
RUL – Urban Residential Low	NVM – Neighborhood Village Medium
RUM – Urban Residential Medium	O/C/MU – Office/Commercial/Mixed Use UVM – Urban Village Medium
	NVH – Neighborhood Village High
URM – Urban Residential Medium	O/CM – Office/Commercial-Medium UVH – Urban Village High
MHP – Mobile Manufactured Home Park	CB – Community Business
RH – Residential High	CB-C – Community Business in the Urban Center
URH – Urban Residential High	RBX – Regional Business Mix
UH UCRURH-MU – Urban Residential High Urban Center Residential Mixed Use	I – Industrial
T – Townhouse	P – Park
NB – Neighborhood Business-Commercial Low	
P – Permitted Use; C – Conditional Use Permit required	

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU-VM (1)</u>	<u>NVH (1)</u>	<u>O/C/M-UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
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					<u>P(2)</u>	<u>P(1)</u>	<u>P(1)</u>		P	<u>P</u>	<u>CP(1)</u>	<u>P(1)</u>	P(1)	P	P	P(2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
BUSINESS SERVICES																			
Airport Support Facility																P			
Cargo Containers	P(1,2)	P(1,2)	<u>P(1,2)</u>	P(1,2)		<u>P(1,2)</u>	<u>P(1,2)</u>	<u>P(1,2)</u>	P(1,2)		<u>P(1,2)</u>		<u>P(1,2)</u>	P	P(3)	P	P	P(1,2)	See Chapter 15.410 SMC, Cargo Containers. (1) Permitted as accessory to primary use. (2) Not permitted as accessory to dwelling units. (3) Not to be used for distribution/warehouse as

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU-VM (1)</u>	<u>NVH (1)</u>	<u>O/C/M UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.</u>
																			the primary use of property.
Commercial/Industrial Accessory Uses									P				€	P	P	P	P		
Conference/Convention Center									P				P	P	P	P	P		
Construction/Trade													C	C	C	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Distribution Center/Warehouse									€				€	C		P	P		
Equipment Rental, Large																C	P		
Equipment Rental, Small									€P	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	P		P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Repair, Large																	P		
Equipment Repair, Small									P	<u>P(1)</u>		<u>P(1)</u>	<u>P(1)</u>	P	P	P(2)	P		(1) Permitted only as part of a mixed used development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted only as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU-VM (1)</u>	<u>NVH (1)</u>	<u>O/C/M UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
Helipad/ Airport Heliport and Facilities																	P		
Landscaping Business														P	P	P	P		
Professional Office					<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>		P	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	P	P	P		(1) Permitted only as part of a mixed used development, as described in SMC 15.520.100, Definition of Mixed Use.
Storage, Self-Service														P	P	C	P		
Truck Terminal													€	C		P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
CIVIC AND INSTITUTIONAL																			
Cemetery		C	<u>C</u>			€	€		€					P	P	P		C	
City Hall	<u>P</u>	€	<u>C</u>		<u>C</u>	C	C			<u>P</u>	P	<u>P</u>	P	P	P	P			
Court			<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>			<u>P</u>	P	<u>P</u>	P	P	P	P	P		
Fire Facility	C	P	<u>P</u>		<u>P</u>	P	P		P	<u>P</u>	P	<u>P</u>	P	P	P	P	P	P	
Funeral Home/Crematory									<u>P</u>				<u>P(1)</u>	P	P	P(2)	P	C	(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU VM (1)</u>	<u>NVH (1)</u>	<u>O/CM UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
																			square footage of building(s).
Police Facility	C	P	<u>P</u>		<u>P</u>	P	P		P	<u>P</u>	P	<u>P</u>	P	P	P	P	P	P	
Public Agency Office					<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>		P	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	P	P	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Public Agency Yard										<u>C</u>	C	<u>C</u>	C	P	P	C	P		
Public Archives									C	<u>P</u>	P	<u>P</u>	P	P	P	P	P	C(1)	(1) Limited to existing structures.
Social Service Office					<u>EP(1)</u>	<u>EP(1)</u>	<u>EP(1)</u>		P	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	P	P	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
EDUCATIONAL																			
College/University	<u>E</u>	<u>E</u>			<u>C(1)</u>	<u>C(1)</u>	<u>C(1)</u>				<u>PC(1)</u>	<u>PC(1)</u>	<u>PC(1)</u>	P	P	P			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Elementary/Middle School	C	C	<u>C</u>		<u>C</u>	C	C		<u>C</u>					<u>C</u>	<u>C</u>	C			
High School	C	C	<u>C</u>		<u>C</u>	C	C		<u>PC</u>					C	C	C			
Specialized Instruction School	<u>P(1,2)/ C(3)</u>	<u>P(1,2)/ C(3)</u>			<u>P(+2, 4)/C(3)</u>	<u>P(+2, 4)/C(3)</u>	<u>P(+2, 4)/C(3)</u>		<u>P(2)/C (3)</u>	<u>P(+1)</u>	P(4)	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.

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU-VM (1)</u>	<u>NVH (1)</u>	<u>O/C/M UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
																			(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	<u>P(1)</u>	P(1)	<u>P(1)</u>	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)	<u>P(1,3)</u>	<u>P(1,2)</u>	<u>P(1,2)</u>	<u>P(1)</u>	P(1)	<u>P(1,2)</u>	P(1,2)	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

LAND USE	<u>R/L</u>	<u>R/M</u>	<u>U/RM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR- URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU VM (1)</u>	<u>NVH (1)</u>	<u>O/CM UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
																			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).
Day Care II	C(1)	P	<u>P</u>	€	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>		P	<u>P</u>	P(2)	<u>P(2)</u>	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.
Emergency Housing (1)	P(1)	P(1)	<u>P(1)</u>	P(1)	<u>P(1)</u>	<u>P(1)/€ (2)</u>	<u>P(1)/€ (2)</u>	<u>P(+)</u>	<u>P(1)/€ (2)</u>	<u>P(1)</u>	<u>P(1)/€ (2)</u>	<u>P(1)</u>	<u>P(1)/€ (2)</u>	<u>P(1)/€ (2)</u>	<u>P(1)/€ (2)</u>	<u>P(1)/€ (2)</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

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MUUV (1)</u>	<u>NVH (1)</u>	<u>O/C/MUVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.</u>
																			<u>noise impacts to neighbors, and that health and safety standards are met.</u> <u>(12) See SMC 15.465.350, Supportive Housing Facilities Standards.</u>
Emergency Shelters <u>(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P</u>	<u>P(1)</u>	<u>P</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)</u>	<u>P(1)/C(2)</u>	<u>P</u>	<u>P(1)/C(2)</u>	<u>P</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>(12) See SMC 15.465.350, Supportive Housing Facilities Standards.</u>
Hospital									P				<u>C</u>	P	P	P			
Medical Dental Lab						<u>C</u>	<u>C</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Medical Office/Outpatient Clinic					<u>P</u>	P	P		P	<u>P</u>	P	<u>P</u>	P	P	P	P	P		
Miscellaneous Health									<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>			
Opiate Substitution Treatment Facility														C	C	C	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU VM (1)</u>	<u>NVH (1)</u>	<u>O/CM UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
Permanent Supportive Housing (1)- (3)	<u>P(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2)</u>	<u>PC(2)</u>	<u>C(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>CP(2)</u>	<u>PC(2)</u>	<u>PC(2)</u>	<u>PC(2)</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. (2) See SMC 15.465.350, Supportive Housing Facilities Standards. (3) Permanent supportive housing facilities require a minor conditional use permit. See SMC 15.115.020.
Reentry Center														C	C	C	C		Permitted as a major conditional use, subject to the criteria in SMC 15.115.020(D), Conditional Use Permit (CUP).
Secure Community Transition Facility													<u>C</u>	C	C	C	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Transitional Housing (1)- (3)	<u>P(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2)</u>	<u>PC(2)</u>	<u>C(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2) 1</u>	<u>PC(2)</u>	<u>PC(2)</u>	<u>PC(2)</u>			(1) Small-scale transitional housing facilities are defined as a CRF I. See Residential, Retirement and Assisted Living section of this use chart.

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU/VM (1)</u>	<u>NVH (1)</u>	<u>O/C/M UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
																			(2) See SMC 15.465.350, Supportive Housing Facilities Standards. (3) Transitional housing facilities require a minor conditional use permit. See SMC 15.115.020.
MANUFACTURING																			
Aerospace Equipment																	C		
Apparel/Textile Products														C	C		P		
Batch Plants																	C		Cement batch plants are prohibited.
Biomedical Product Facility																P	P		
Chemical/Petroleum Products																	P		
Commercial/Industrial Machinery																	P		
Computer/Office Equipment																C	P		
Electronic Assembly																C	P		
Fabricated Metal Products																	P		
Food Processing									P				E	P	P		P		
Furniture/Fixtures																	P		
Laboratories, Research,									E				E	C	C	P	P		

LAND USE	<u>RL</u>	<u>RM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU/VM (1)</u>	<u>NVH (1)</u>	<u>O/C/M UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
Development and Testing																			
Manufacturing, Light Misc.																	P		
Off-Site Hazardous Waste Treatment and Storage Facilities																	C		Must comply with RCW 70.105.210.
Paper Products																	P		
Primary Metal Industry																	P		
Printing/Publishing														P	P	C	P		
Recycling Processing																	C		
Rubber/Plastic/Leather/Mineral Products																	P		
Textile Mill														C			P		
Winery/Brewery/Distillery										<u>C(1)</u>	C(1)	<u>P(1)</u>	P(1)	P	P	P(1)	P		(1) Micro winery/brewery/distillery shall have a retail section.
Wood Products	<u>E(+)</u>																P		(1) Minimum lot size of 5 acres.
MOTOR VEHICLES																			
Auto/Boat Dealer													<u>E(+)</u>	P	P		P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Auto Service Center									P					P	P	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total

LAND USE	RUL	RUM	URM	MHP	RH	URH	UH-UCR-URH-MU	T	NBCL	NVM (1)	O/C/MU/VM (1)	NVH (1)	O/C/M UVH (1)	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
																			square footage of building(s).
Auto Supply Store									P	P(1)	EP(1)	EP(1)	EP(1)	P	P			P	(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Auto Wrecking																		C	
Commercial Marine Supply									E					P	P			P	
Electric Vehicle Infrastructure	P(1)	P(1)	P(1)	P(1)	P(2)	P(2)	P(2)	P(+)	P	P(3)	P(3)	P(3)	P	P	P	P	P	P(1)	(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Fueling/Service Station									P					P	P			P	See SMC 15.415.100, Fueling/Service Stations.
Mobile Refueling Operations	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(+)	P(1)	P(1)	P(1)	P(1)	P(1)	P	P	P	P	P(1)	See Chapter 15.450 SMC, Mobile Refueling Operations. (1) Permitted only to refuel heavy equipment at a construction site.

LAND USE	<u>RL</u>	<u>RM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU-VM (1)</u>	<u>NVH (1)</u>	<u>O/C/M-UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
Public/Private Parking									e				e(+)	P	P	P	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Tire Retreading																	P		
Towing Operation																	C		
Vehicle Rental/Sale													e(+)	P	P	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Vehicle Repair, Large																	P		
Vehicle Repair, Small									C					P	P		P		
<u>Re</u> RECREATIONAL AND CULTURE																			
Amusement Park													e	C	C			C(1)	(1) Site must be adjacent to an improved arterial.
Community Center	<u>C</u>	C	<u>C</u>		<u>C</u>	C	C		P	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	P	P(1)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Drive-In Theater														P					
Golf Course	e													C				P	

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU-UM (1)</u>	<u>NVH (1)</u>	<u>O/C/M UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
Health Club					<u>C(1)</u>	C(1)	<u>CP(1)</u>		P	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	P	P		P(+)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Library	P	P	<u>P</u>		<u>C</u>	C	C	<u>C</u>	P	<u>P</u>	P	<u>P</u>	P	P	P	P			
Museum		<u>C</u>	<u>C</u>		<u>C</u>	C	C		<u>PC</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P			
Nonprofit Organization	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>		<u>P</u>	P	P		P	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	P	P		P(1)/C(2)	(1) Permitted as subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Park	P	P	<u>P</u>	P	<u>P</u>	P	P	<u>P</u>	P	<u>P</u>	P	<u>P</u>	P	P	P	P	P	P	
Recreational Center	P(1)	P(1)	<u>P(1)</u>		<u>P(1)</u>	P(1)	P(1)		<u>CP</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	P	P(2)	P	P	(1) The hours to conduct outdoor activities may be limited dependent on their location relative to adjacent residential properties. Such activities may be limited due to potential noise impacts, activities between the hours of 10:00 p.m. to

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU-VM (1)</u>	<u>NVH (1)</u>	<u>O/C/M-UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
																			8:00 a.m. or lighting that cannot be screened that would cast glare on adjacent residents. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Religious Use Facility	C	C	<u>C</u>		<u>P</u>	P	P	<u>C</u>	P	<u>P</u>	P	<u>P</u>	P	P	P	P		P(1)/C(2)	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Religious Use Facility Accessory	<u>C(1,2)</u>	<u>C(1,2)</u>	<u>C(1)</u>		<u>C</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(1)</u>	<u>P(2)</u>	<u>P</u>	P	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>		<u>P(3,2)/C(4,3)</u>	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) May include an overnight shelter, not to exceed 20% of total building square footage, providing an operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU VM (1)</u>	<u>NVH (1)</u>	<u>O/CM UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
																			and safety standards are met. (3) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (4) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Sports Club	P(1) C (2)	<u>C(2)</u>	<u>C(2)</u>		<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>		<u>€P</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	P	P	P		(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Stadium/Arena													<u>€</u>	C	C		C	C	
RESIDENTIAL																			
College Dormitory						<u>P</u>	<u>P(1)</u>		<u>€</u>	<u>P(1)</u>	P(1)	<u>P(1)</u>	<u>P(1)</u>	P	P	P			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Duplex-		<u>P(+)</u>	<u>P</u>		<u>P</u>	<u>P(+)</u>	<u>P(+)</u>	<u>P(+)</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>						See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU-VM (1)</u>	<u>NVH (1)</u>	<u>O/C/M-UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
																			(1) Duplexes are only permitted as part of a townhouse development.
Dwelling Unit, Caretaker/Manager										<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			-
Dwelling Unit, Detached	P(1)	P(1) (2)	<u>P(1) (2)</u>		<u>P(2)</u>	P(2)	P			<u>P</u>									(1) Efficiency unit permitted within primary dwelling, not to exceed 25% of gross square feet of dwelling. (2) Small lot single-family allowed subject to design standards in Chapter 15.500 SMC, Small Lot Single-Family Design Standards.
Manufactured/Modular Home	P	P	<u>P</u>	P															See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks.
Mobile Home				<u>P</u>															See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks.
<u>Mobile Manufactured Home Park</u>	C(1)	C(1)	<u>C(1)</u>	P		<u>C(1)</u>	<u>C(1)</u>												See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks. (1) A park outside established or proposed <u>mobile manufactured</u> home park zone is permitted

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU/VM (1)</u>	<u>NVH (1)</u>	<u>O/C/M UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
Accessory Dwelling Unit	P	P	<u>P</u>																See SMC 15.465.100, Accessory Dwelling Units (ADUs).
Home Occupation	P	P	<u>P</u>	P	<u>P</u>	P	P	<u>P</u>	P	<u>P</u>	P	<u>P</u>	P	P	P	P	P		See SMC 15.465.500, Home Occupations.
Shed/Garage	P	P	<u>P</u>			P	P	<u>P</u>											See Chapter 15.405 SMC, Accessory and Tent Structures.
Tent Structure	P	<u>P</u>																	See Chapter 15.405 SMC, Accessory and Tent Structures.
Tent Structure, Canopy	P	<u>P</u>																	See Chapter 15.405 SMC, Accessory and Tent Structures.
RETAIL AND COMMERCIAL																			
Agricultural Crop Sales (Farm Only)	P(1)								<u>P</u>					P	P	P	P		(1) No permanent retail sales structures permitted. Retail sales allowed on a seasonal basis for no more than 90 days in a calendar year. Wholesale sales permitted year round only for products produced/grown on site.
Arcade (Games/Food)					<u>P(1)</u>	P(1)	P(1)		P	<u>P(1)</u>	P(1)	<u>P(1)</u>	P(1)	P(1)	P(1)	P(1)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Beauty Salon/Personal Grooming Service					<u>C(1)</u>	C(1)	C(1)		<u>P(1)</u>	<u>P(2)</u>	P(2)	<u>P(2)</u>	<u>P(2)</u>	P	P	P			(1) Small resident-oriented use only, not to

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU-VM (1)</u>	<u>NVH (1)</u>	<u>O/CM UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
																			exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Coffee Shop/Retail Food Shop					<u>P(1)</u>	P(1)	P(1)		P	<u>P(2)</u>	P(2)	<u>P(2)</u>	<u>P(2)</u>	P	P	P			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Concession Sales	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		P	<u>P</u>	P	<u>P</u>	P	P	P	P	P	P	
Dry Cleaner					<u>P(1,2)</u>	P(1,2)	P(1,2)		P	<u>P(1)</u>	P(1)	<u>P(1)</u>	P(1)	P	P	P(2)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Espresso Stand					<u>P(1)</u>	P(1)	<u>P(+2)</u>		<u>P(1)</u>	<u>P(2)</u>	P(2)	<u>P(2)</u>	<u>P(2)</u>	P	P	P	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU-VM (1)</u>	<u>NVH (1)</u>	<u>O/C/M-UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
																			(2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Financial Institution					<u>P</u>	<u>P</u>	<u>P(1)</u>		P	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	P	P	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Forest Products					<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>		P(1)	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(2)</u>	(P1)	P(1)				(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations. (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Forest product related businesses shall provide the following: minimum of 10 acres; access to major arterial; and minimum 30 foot buffers around the perimeter of property (Type II landscaping).
Laundromat		P(1)	<u>P(1)</u>		<u>P</u>	P	P		P	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	P			P	(1) Small resident-oriented use only, not to exceed 2,000 square

LAND USE	<u>R/L</u>	<u>R/M</u>	<u>U/RM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU-UM (1)</u>	<u>NVH (1)</u>	<u>O/C/M UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
																			footage of building(s), as part of a residential mixed use project.
Mobile Food Vending					<u>P</u>	<u>P</u>	<u>P</u>		P	<u>P</u>	P	<u>P</u>	P	P	P	P	P	P	See SMC 15.415.300, Mobile Food Vending
Produce Stand					<u>P</u>	<u>P</u>	<u>P</u>		P	<u>P</u>	<u>P</u>	<u>P</u>	<u>PC</u>	P	P	P	P	P	No more than 25% of the gross floor area of the produce stand shall be used for the sale of incidental or accessory uses.
Restaurant					<u>C(1,2)</u>	C(1,2)	<u>CP(1,2)</u>		P(1,2)	<u>P(2)</u>	P(2,3)	<u>P(2,3)</u>	P(3)	P	P	P	P	P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) No drive-through facilities allowed. (3) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Restaurant, Fast Food												<u>P(1)</u>	P(1)	P	P	P	P	P	(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Retail, Big Box							<u>P(1)</u>				P(1)		<u>PC(1)</u>	C	C	C	P	P	(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU VM (1)</u>	<u>NVH (1)</u>	<u>O/CM UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
Retail, General					<u>P(1)</u>	P(1)	<u>P(42)</u>			<u>P(1)</u>	<u>P(2)</u>	P(2)	<u>P(2)</u>	P(2)	P	P	P(3)		(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Sexually Oriented Business														C	C	C	C		See SMC 15.415.200, Sexually Oriented Business.
Tavern					<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>			P(1)	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	P				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Theater/Entertainment Club																			
Theater, Movie							<u>P(1)</u>			P			P	P	P	P(1)	P	P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	<u>R/L</u>	<u>R/M</u>	<u>U/RM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU VM (1)</u>	<u>NVH (1)</u>	<u>O/CM UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, NVH, and UVH zones.
RETAIL AND COMMERCIAL, LODGING																			
Bed and Breakfast	P	P	<u>P</u>		<u>P</u>	P	P		P	<u>P</u>	P	<u>P</u>	<u>CP</u>						See SMC 15.465.300, Bed and Breakfast Standards.
Hostel		<u>C</u>	<u>C</u>		<u>C</u>	C	<u>CP</u>		P	<u>C</u>	C	<u>C</u>	P	P	P	P			
Hotel/Motel and Associated Uses						<u>C</u>	<u>C</u>		P		<u>C(1)</u>		<u>P(1)</u>	P	P	P			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Short-Term Rental	P	P	<u>P</u>	P	<u>P</u>	P	P	<u>P</u>	P	<u>P</u>	P	<u>P</u>	P	P	P	P			See SMC 15.465.320, Short-Term Rentals.
UTILITIES																			
Utility Substation	C	C	<u>C</u>		<u>C</u>	C	C		C	<u>C</u>	C	<u>P</u>	C	P	P	P	P		
Utility Use	C	C	<u>C</u>		<u>C</u>	C	C		C	<u>C</u>	C	<u>C</u>	C	C	C	P	P		
Wireless Communications Facilities	C/P	C/P	<u>C/P</u>	C/P	<u>C/P</u>	C/P	C/P	<u>CP</u>	C/P	<u>C/P</u>	C/P	<u>C/P</u>	C/P	C/P	C/P	C/P	C/P	C/P	See Chapter 15.480 SMC, Wireless Communication Facilities, for specific use and development standards.

Title 15

ZONING CODE

Division IV. Citywide Development Standards, Regulations and Incentives

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Chapter 15.400

Dimensional Standards and Regulations

Sections:

- 15.400.005 Purpose
- 15.400.010 Authority and Application
- 15.400.015 Standards Charts Guide
- 15.400.100 Residential Standards Chart
- 15.400.200 **Commercial, Industrial, Park Standards Chart – CHANGES TO THIS SECTION ONLY**
- 15.400.300 Lot Use – Dwelling Units Allowed Per Lot
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- 15.400.360 **Ground Floor Active Use Standards for Neighborhood and Urban Villages – NEW SECTION**

15.400.200 Commercial, Industrial, Park Standards Chart

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	NBCL	NVM	O/C/MU UVM	NVH	O/C/M UVH (1)	RBX (1)	CB	CB-C (1)	I	P	
MINIMUM LOT AREA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM AREA – DEVELOPMENT SITE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM LOT WIDTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM FRONT YARD SETBACK	10'	0'	0' (1)	0'	0'	N/A	10'	0'	10'	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) Ten-foot setback if adjacent to a UL-RL zone.
MAXIMUM FRONT YARD SETBACK	N/A	10' (1)(4)	10' (1)	10' (1)(4)	10' (1)(4)	N/A	(5)	10' (1)(2)(3)(4)	N/A	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS	
	NBCL	NVM	O/C/MU UVM	NVH	O/C/M UVH (1)	RBX (1)	CB	CB-C (1)	I	P		
												<p>(1) See Chapter 15.515 SMC for additional development standards for the RBX, URH-MU, CB-C, NVM, NVH, –and UVH zones.</p> <p>(1) Within the City Center Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC 15.300.210 for additional standards.</p> <p>(2) Within the S. 154th St. Station Area Overlay District, see SMC 15.305.210 for setback standards.</p> <p>(3) Within the Angle Lake Station Area Overlay District, see SMC 15.310.210 for setback standards.</p> <p>(4) Within the NVM, NVH, UVM, O/C/MUVH and CB-C zones outside of the overlay districts, maximum setback is 20 feet for multi-family and residential mixed use projects. See SMC 15.515.200 for additional standards and maximum setback waiver requirements.</p>

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	<u>NBCL</u>	<u>NVM</u>	<u>O/C/MU</u> <u>UVM</u>	<u>NVH</u>	<u>O/C/M</u> <u>UVH</u> (1)	<u>RBX</u> (1)	<u>CB</u>	<u>CB-C</u> (1)	<u>I</u>	<u>P</u>	
MAXIMUM STRUCTURE HEIGHT	35'	<u>4 stories</u> <u>(45') (1)</u>	<u>5 stories</u> <u>(45'55')</u> <u>(1)</u>	<u>5 stories</u> <u>(55') (1)</u>	<u>6 stories</u> <u>(6545')</u> <u>(1)</u>	(<u>2+</u>)	(<u>2+</u>)	(<u>2+</u>)	75'	N/A	<p>(1) See Chapter 15.515 SMC for additional development standards for the RBX, URH-MU, CB-C, NVM, NVH, –and UVH zones.</p> <p>(1) See Residential Incentives (Chapter 15.425 SMC) for additional height incentives.</p> <p>(<u>2+</u>) Limited by FAA and Fire Department regulations.</p>

15.400.360 Ground Floor Active Use Standards for Neighborhood and Urban Villages

In addition to the permitted uses (Chapter 15.205 SMC), dimensional standards and regulations (Chapter 15.400 SMC), and applicable design and performance standards, the following section outlines requirements for ground floor active uses (SMC 15.070.180 “G” Definitions).

- A. Applicability.** This section applies to all new developments and redevelopments located within the following zones: Neighborhood Village Medium (NVM); Urban Village Medium (NVM); Neighborhood Village High (NVH); and Urban Village High (UVH).
- B. General ground floor active use requirements.**
- 1. Neighborhood Village Medium (NVM).** Ground floor active uses are not required in the NVM zone; however, they are encouraged, and if provided, allow height increases of the building as outlined in SMC 15.425.600, Maximum Building Heights Permitted through Height Incentive Review, through SMC 15.425.800, Height Incentive Chart. If provided, all ground floor active uses shall be resident-oriented uses (SMC 15.105.180 “R” Definitions). Residential ground floor active uses are also permitted in this zone. See the design standards for residential ground floor active uses in subsection D below.
 - 2. Urban Village Medium (UVM).** Ground floor active uses of fifty (50) percent are required in the UVM zones.
 - 3. Neighborhood Village High (NVH).** Ground floor active uses are required in the UVMNVH zones and shall be resident-oriented uses (SMC 15.105.180 “R” Definitions).
 - 4. Urban Village High (UVH).** Ground floor active uses are required in the UVMH zones.
- C. Dimensional Standards.** All ground floor active uses shall meet the following dimensional standards. These standards do not apply to residential ground floor active uses.
- 1. Depth of ground floor use.** Ground floor active uses shall have a minimum leasable ground floor area that extends to depth of thirty (30) feet from the exterior building facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet.
 - 2. Width of street frontageMinimum ground floor use.** Ground floor active uses shall be a minimum of fifty (50) percent (50%) of the length of the exterior ground floor facing the street(s), excluding vehicle entrances, exits, and alleys.
 - 3. Interior Ceiling Height.** Ground floor active uses shall have a minimum ceiling height of ten (10) feet for all street level building spaces.
- D. Design Standards.** All ground floor active uses shall meet the following design standards:
- 1. Transparency.** Ground floor active uses shall provide sixty (60) percent window coverage adjacent to public streets.
 - ~~Residential ground floor active uses shall provide forty (40) percent window coverage in a manner that provides privacy for residents, utilizing strategies such as windows raised a~~

~~minimum of four (4) feet above ground level, and at least five (5) horizontal feet from public sidewalks or pathways.~~

2. **Pedestrian-Level Architecture.** Ground floor active uses shall be visually distinctive from attached residential units and shall utilize separate pedestrian entrances.
 - i. Residential ground floor active uses shall have individual entrances that are: accessed directly from the sidewalk, raised at least two and a half (2.5) feet above grade, and are visually distinct from one another.
3. **Identity Signs.** Ground floor active uses shall provide identity signs that fit with the architectural character of the site and shall conform with applicable sign requirements identified in the SeaTac Municipal Code.
 - i. Residential ground floor active uses do not require identity signs.

Chapter 15.425

DEVELOPMENT INCENTIVES

Sections:

- 15.425.005 Purpose
- 15.425.010 Authority and Application – CHANGES TO THIS SECTION ONLY
- 15.425.020 Review Process
- 15.425.100 Maximum Densities Permitted through Density Incentive Review
- 15.425.200 Types of Public Benefits and Density Incentives – CHANGES TO THIS SECTION ONLY
- 15.425.300 Density and Development Incentive Chart – CHANGES TO THIS SECTION ONLY
- 15.425.400 Rules for Calculating Total Permitted Dwelling Units/Increased Site Coverage
- 15.425.500 Tree Retention, Landscaping, and Other Development Standards
- 15.425.600 Maximum Building Heights Permitted through Height Incentive Review – NEW SECTION
- 15.425.700 Types of Public Benefits and Height Incentives – NEW SECTION
- 15.425.800 Height Incentive Chart – NEW SECTION

15.425.010 Authority and Application

- A. Permitted Locations of Residential Density Incentives. Residential density incentives (RDI) shall be used only on sites served by public sewers and public water and only in the:
 - 1. URL, UMR, URM, RH, URH, NVM, NVH and MHP zones; or
 - 2. CB, UVM, O/CMUVH, and RBX zones when part of a mixed use development that includes a residential component.

- B. Permitted Locations of Commercial Density Incentives. Commercial density incentives (CDI) shall be used only on sites served by public sewers and public water and only in the:
 - 1. CB and RBX zones; or
 - 2. I zone when part of a mixed use development.

- C. Permitted Locations of Village Height Incentives. Village Height Incentives (VHI) shall be used only on sites served by public sewers and public water, and only in the Neighborhood and Urban Village Zones:
 - 2.1. Neighborhood Village Medium (NVM), Urban Village Medium (UVM), Neighborhood Village High (NVH), and Urban Village High (UVH) zones.

15.425.200 Types of Public Benefits and Density Incentives

- A. Types of Benefits/Incentives. The public benefits eligible to earn increased densities, and the maximum incentive to be earned by each benefit, are set forth in SMC 15.425.300.
 - 1. Residential Projects. For residential developments the density incentive is expressed as bonus dwelling units (or fractions of dwelling units) earned per level of public benefit provided.
 - 2. Commercial/Industrial Projects. For commercial or industrial projects, the incentive is expressed as an increase in the allowed lot coverage, or a reduction in the required landscaping/parking.

B. Residential Projects in URL, URM and URH Zones. Residential development in the URL, URM, and URH zones with property-specific development standards pursuant to Chapter 15.460 SMC, Performance Standards – General, which require any public benefit enumerated in this chapter, shall be eligible to earn bonus dwelling units set forth in SMC 15.425.300, Development Incentive Chart, by complying with the property-specific standards when the public benefits provided exceed the basic development standards of this title. If the basic standards are modified through the application of an overlay zone, bonus points may be earned if the development provides public benefits exceeding corresponding standards of the overlay zone. (Ord. 15-1018 § 1)

15.425.300 Development Incentive Chart

The following are the public benefits eligible to earn density incentives or reduced development standards through Residential Development Incentive (RDI) or Commercial Development Incentive (CDI) review:

<u>BENEFIT</u>	<u>DENSITY INCENTIVE</u>
<p>AFFORDABLE HOUSING A. Rental housing permanently priced to serve non-elderly, low-income households (no greater than 30% of gross income for households at or below 50% of King County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to the City or authorized housing agency shall be recorded at final approval.</p>	<p>1.5 bonus units per benefit unit, up to a maximum of 30 low-income units per 5 acres of site area; projects on sites of less than 5 acres shall be limited to 30 low-income units.</p>
<p>B. Rental housing designed and permanently priced to serve low-income senior citizens (i.e., no greater than 30% of gross income for one (1) or two (2) person households, one (1) member of which is 62 years of age or older, with incomes at or below 50% of King County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to the City or authorized housing agency shall be recorded before final approval.</p>	<p>1.5 bonus units per benefit unit, up to a maximum of 60 low-income units per 5 acres of site area; projects on sites of less than 5 acres shall be limited to 60 low-income units.</p>
<p>C. Moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80% of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing with prices restricted based on typical underwriting ratios and other lending standards, and with no restriction placed on resale. Final approval conditions shall specify requirements for reporting.</p>	<p>0.75 bonus units per benefit unit. Must report to the City or authorized housing agency on both buyer eligibility and housing prices.</p>
<p>D. Moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80% of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing, with prices restricted, based on typical underwriting ratios and other lending standards, with a 15-year restriction placed on resale. Final approval conditions shall specify requirements for reporting to City or authorized housing agency on both buyer eligibility and housing prices.</p>	<p>1.0 bonus units per benefit unit.</p>
<p>E. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80% of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing, with prices restricted to same income group, based on typical underwriting ratios and other lending standards for 30 years from date of first sale. A covenant on the site that specifies the income level and other aspects of buyer eligibility, price levels and requirements for reporting to the City or authorized housing agency shall be recorded at final approval.</p>	<p>1.5 bonus units per benefit unit.</p>
<p>F. Mobile home park space or pad reserved for the relocation of an insignia or non-insignia mobile home that has been or will be displaced due to closure of a mobile home park located within the City.</p>	<p>1 bonus unit per benefit unit.</p>
<p>G. Affordable housing developments on property owned or controlled by a religious organization.</p>	<p>30% increase in site/density coverage.</p>
<p>PARK SITES A. Dedication of park site or trail right-of-way meeting City location and size standards for neighborhood, community or regional park, and accepted by the City.</p>	<p>For an RDI, 0.5 bonus units per acre of park area exceeding the minimum requirements of Chapter 15.510 SMC, Multi-Family Housing Design Standards, for on-site recreation space, computed</p>

<u>BENEFIT</u>	<u>DENSITY INCENTIVE</u>
	<u>on the number of dwelling units permitted by the site’s base density.</u>
B. <u>Improvement of dedicated park site to City standards for developed parks.</u>	0.75 bonus units per acre of park improvements. If the applicant is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by dedication. <u>5% increase of site density/coverage for a CDI site.</u>
C. <u>Creation of open space/park for general public and employees in a commercial development.</u>	5% increase in site coverage and reduce parking landscaping by 5%.
D. <u>Enhanced pedestrian elements in the commercial development (i.e., mode separations between bicycle/auto/pedestrian; pedestrian corridors; service/retail outlets for employees/citizens).</u>	Reduce overall parking and landscaping requirements by 5%.
<u>HISTORIC PRESERVATION</u>	
A. <u>Dedication of a site containing a historic landmark to the City or a qualifying nonprofit organization capable of restoring and/or maintaining the premises to standards set by the City in SMC 15.120.110(C), Standards for Conversion of Historic Buildings.</u>	– For an RDI site, 0.5 bonus units per acre of historic site. <u>10% increase of site density/coverage for a CDI site.</u>
B. <u>Restoration of a site or structure designated as a historic landmark in accordance to City standards. Specific architectural or site plan layout, approved by the City.</u>	0.5 bonus units per acre of site for an RDI site, or 1,000 square feet of floor area of building. <u>10% increase site density/coverage for a CDI site.</u>
<u>ENERGY CONSERVATION</u>	
A. <u>Incorporation of conservation features in the construction of all on-site dwelling units heated by electricity that save at least 20% of space heat energy use from the maximum permitted by the Northwest Energy Code, as amended. No more than 50% of the required savings may result from the installation of heat pumps. None of the required savings shall be achieved by reduction of glazing area below 15% of floor area. Energy use shall be expressed as allowable energy load per square foot or as total transmittance (UA).</u>	– 0.15 bonus units per base unit that achieves the required savings.
B. <u>Incorporation of conservation features in the construction of all on-site dwelling units heated by natural gas, or other non-electric heat source, that save at least 25% of space heat energy use from the maximum permitted by the Northwest Energy Code, as amended. None of the required savings shall be achieved by reduction of glazing area below 15% of floor area. Energy use shall be expressed as allowable energy load per square foot or as total transmittance (UA).</u>	0.10 bonus units per base unit that achieves the required savings.
NOTE: When proposed energy conservation bonus units of this section are reviewed in conjunction with a subdivision or a short subdivision, the applicant shall provide data and calculations for a typical house of the type to be built in the development that demonstrates to the City’s satisfaction how the required savings will be achieved. A condition of approval shall be recorded with the plat and shown on the title of each lot specifying the required energy savings that must be achieved in the construction of the dwelling unit. The plat notation shall also specify that the savings shall be based on the energy code in effect at the time of preliminary plat application.	
<u>ECONOMIC REDEVELOPMENT</u>	
A. <u>Creation of a pedestrian-oriented core/frontage that incorporates an element of High Capacity Transit (HCT) or the Personal Regional/Rapid Transit (PRT).</u> B. <u>Orientation of buildings to street frontage with parking to the rear or side of the development site, if not otherwise required.</u> C. <u>Construction of an HCT/PRT component that will benefit the site and the City’s transportation infrastructure.</u>	– – – Any one or a combination of the three noted benefits qualifies for: <u>15% increase in site density/coverage and a 10% reduction in required parking spaces.</u>

(Ord. 15-1018 § 1)

15.425.300 Density and Development Incentive Chart

15.425.600 Maximum Building Heights Permitted through Height Incentive Review

- A. Maximum Heights Permitted in the NVM Zone.** The maximum height permitted through VHI in the NVM zone is 6 stories or 70' feet. No portion of the building may exceed 70' feet.
- B. Maximum Heights Permitted in the UVM Zone.** The maximum height permitted through VHI in the UVM zone is 7 stories or 80' feet. No portion of the building may exceed 80' feet.
- C. Maximum Heights Permitted in the NVH Zone.** The maximum height permitted through VHI in the NVH zone is 8 stories or 90' feet. No portion of the building may exceed 90' feet.
- D. Maximum Heights Permitted in the UVH Zone.** The maximum height permitted through VHI in the UVH zone is 9 stories or 100' feet. No portion of the building may exceed 100' feet.
- E. All maximum heights limited by FAA and Fire Department regulations.**

15.425.700 Types of Public Benefits and Height Incentives

- A. Types of Benefits/Incentives.** The public benefits eligible to earn increased heights are set forth in SMC 15.425.800, Height Incentive Chart.
 - 1. Neighborhood Village Medium Zone.** For developments in the Neighborhood Village Medium Zone (NVM), public benefits required for height incentives include providing affordable housing units, additional open space beyond the standard requirements, and providing ground floor active uses.
 - 2. Urban Village Medium Zone.** For developments in the Urban Village Medium Zone (UVM), public benefits required for height incentives include providing affordable housing units, additional open space beyond the standard requirements.
 - 3. Neighborhood Village High Zone.** For developments in the Neighborhood Village High Zone (NVH), public benefits required for height incentives include providing affordable housing units, additional open space beyond the standard requirements.
 - 4. Urban Village High Zone.** For developments in the Urban Village High Zone (UVH), public benefits required for height incentives include providing affordable housing units, additional open space beyond the standard requirements.

15.425.800 Height Incentive Chart

The following are the public benefits eligible to earn density incentives or reduced development standards through Residential Development Incentive (RDI) or Commercial Development Incentive (CDI) review. Multiple incentives may be utilized to achieve the maximum heights permitted for the zone, as established in SMC 15.425.600.

<u>BENEFIT</u>	<u>HEIGHT INCENTIVE</u>
<p><u>AFFORDABLE HOUSING</u> <u>A. Rental housing permanently priced to serve low-income households (no greater than 30% of gross income for households at or below 50% of King County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to the City or authorized housing agency shall be recorded at final approval.</u></p>	<p><u>A one (1) story increase in the allowed height shall be permitted with a mixture of unit sizes in a development with at least ten (10%) of the units are affordable to serve low-income households.</u></p>
<p><u>B. Rental housing permanently priced to serve moderate income housing (total household income at or below 80% of King County median, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to the City or authorized housing agency shall be recorded at final approval.</u></p>	<p><u>A one (1) story increase in the allowed height shall be permitted with a mixture of unit sizes in a development with at least fifteen percent (15%) of the units are affordable to serve moderate income households.</u></p>
<p><u>PUBLIC OPEN SPACE</u> <u>A. Additional public open space, above and beyond what is required for the development, in order to enhance recreational and gathering space opportunities for the public.</u></p>	<p><u>A one (1) story increase in the allowed building height shall be permitted when at least fifteen percent (15%) additional public open space over what is required is provided.</u></p>
<p><u>GROUND FLOOR ACTIVE USES</u> <u>A. For developments located in the Neighborhood Village Medium (NVM) zones, provide ground floor active uses, in accordance with SMC 15.400.360, to provide an active and vibrant street scape for the community.</u></p>	<p><u>A one (1) story increase in the allowed building height shall be permitted when a development in the NVM zone provides ground floor active uses, consistent with SMC 15.400.360.</u></p>

Chapter 15.455

PARKING AND CIRCULATION

Sections:

15.455.005	Purpose
15.455.010	Authority and Application
15.455.100	Off-Street Parking Requirements and Reductions
15.455.110	Required Off-Street Parking Spaces
15.455.120	Parking Chart for Required Off-Street Spaces
15.455.130	Ride Share and Accessible Parking Requirements
15.455.140	Parking Reductions
15.455.150	Location of Parking
15.455.200	Off-Street Loading Requirements
15.455.300	Bicycle Parking Requirements
15.455.400	General Design and Construction Standards
15.455.410	Off-Street Parking Design Standards
15.455.420	Driveway Entrances
15.455.430	Tandem Parking Spaces
15.455.440	Stacking Spaces for Drive-Through
15.455.450	Off-Street Parking Construction Standards
15.455.500	Surface Parking Standards
15.455.600	Structured Parking Standards
15.455.610	Parking Structure Design
15.455.620	Ground Floor Uses in Parking Structures
15.455.700	Single-Family Parking

15.455.005 Purpose

The purpose of this chapter is to provide adequate parking for all uses permitted in the code, to reduce demand for parking by encouraging alternative means of transportation including public transit, ride-sharing and bicycles, and to increase pedestrian mobility in the City of SeaTac by:

- A. Setting minimum, off-street parking standards for different land uses that assure safe, convenient and adequately sized parking facilities within activity or business centers;
- B. Providing incentives to ride-share through preferred parking arrangements;
- C. Providing for parking and storage of bicycles;
- D. Providing incentives to encourage employee and citizen use of present and future high capacity transit (HCT) modes; and
- E. Requiring uses which attract large numbers of employees or customers to provide transit stops.

15.455.010 Authority and Application

- A. All new uses locating in any new building shall be required to meet the off-street parking, internal circulation, loading space, bicycle parking and storage, and pedestrian circulation requirements of this chapter.
- B. Any use that requires an addition to an existing building or a change of use encompassing more than forty percent (40%) of the gross floor area (gfa) of the building/complex shall require the current parking standards be implemented relative to only the new square footage.

C. If this chapter does not specify a parking requirement for a specific land use, the Director shall establish the minimum requirement based on a comparable parking demand. The applicant may be required to provide a parking study for the proposed use demonstrating that the parking demand for the specific land use will be satisfied. The study shall be prepared by a professional with expertise in traffic and parking analysis, or an equally qualified individual authorized by the Director.

D. If the required amount of off-street parking has been proposed to be provided off-site, the applicant shall provide a satisfactory written contract with cooperating landowners showing the provision of adequate off-street parking. Additionally, satellite parking is permitted for accessory uses in conjunction with primary uses in SMC 15.455.150, Location of Parking.

E. Once a use has approved parking layout and spaces, different uses/companies off-site cannot use the parking created for the subject property/development.

15.455.100 Off-Street Parking Requirements and Reductions

All properties shall conform to the parking requirements in this section. Additional or superseding parking regulations may apply in the designated overlay districts, and as required elsewhere in this title.

15.455.110 Required Off-Street Parking Spaces

A. **Minimum Parking Requirements.** Off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in the following parking chart in SMC 15.455.120.

B. **Rounding Up Calculations.** If the calculation for determining the number of off-street parking spaces results in a fraction, the applicant shall be required to provide the number of spaces rounded up to the nearest whole number.

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 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	<p>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</p>	

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 (duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing)</u></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"> • <u>1.25 per dwelling unit</u> <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 Parking Study from the applicant documenting the number of parking spaces needed by the land use submitted to and approved by the decision maker	
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)	<p>1 per accessory dwelling unit 2 per accessory dwelling units greater than 600 square feet in area</p> <p>Within One Mile Radius of SeaTac International Airport:</p> <ul style="list-style-type: none"> • 1 per accessory dwelling unit • 2 per accessory dwelling unit greater than 600 square feet in area <p>Within One-Half Mile Radius of the Major Transit Stops and Beyond One Mile Radius of SeaTac International Airport</p> <ul style="list-style-type: none"> • No off-street parking is required <p>Beyond One-Half Mile Radius of the Major Transit Stops:</p> <ul style="list-style-type: none"> • 1 per accessory dwelling unit 	<p>Minimum spaces required in addition to spaces required for-existing single-family residences primary unit.</p> <p>Standards apply before any zero lot line subdivisions or lot splits.</p>

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
	<ul style="list-style-type: none"> • 2 per accessory dwelling unit greater than 600 square feet in area, located on lots larger than 6,000 square feet. 	
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	---	

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Tavern	1 per 250 sf of leasable space	
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	

15.455.130 Ride Share and Accessible Parking Requirements**A. Ride-Share Requirements.**

1. All land uses in government/business, retail/commercial, manufacturing and any other land use where employees are a basis for computing the required off-street parking spaces in SMC 15.455.120, Required Off-Street Parking Spaces, shall be required to reserve one (1) parking space of every fifteen (15) required spaces for ride-share parking as follows:

- a. The ride-share parking spaces shall be located closer to at least one (1) entrance than other employee parking except handicapped;
- b. Reserved areas shall have markings and signs indicating that the space is reserved for ride-share vehicles; and
- c. Parking in reserved areas shall be limited to vanpools, carpools, and any other vehicles meeting minimum ride-share qualifications set by the employer.

B. Accessible Parking Requirements. Off-street parking and access for physically handicapped persons shall be provided in accordance with Section 7503 of the regulations adopted pursuant to Chapter 19.27 RCW, State Building Code, Chapter 70.92 RCW, Public Buildings – Provisions for Aged and Handicapped, and any subsequent amendments to SMC Title 13, Buildings and Construction.

15.455.140 Parking Reductions

A. Transit Availability. The Director may reduce the number of required off-street parking spaces when one (1) or more regularly scheduled high capacity public (or recognized private/public systems, i.e., Regional Personal Transit) transit routes serve the site. The amount of reduction shall be based on the frequency of the transit service and shall be limited as follows:

1. Residential/commercial – Thirty-five percent (35%) maximum – see the parking chart in SMC 15.455.120 for limits to the maximum reduction for some residential uses;
2. Government/business/manufacturing – Forty percent (40%) maximum;
3. Recreation/culture/retail/wholesale/general service – Thirty percent (30%) maximum.

B. Shared Parking.

1. **Shared Parking Facilities.** The amount of off-street parking required by the SMC 15.455.120 parking chart may be reduced by an amount determined by the Director when shared parking facilities for two (2) or more uses are designed and developed, or developed adjacent to an existing use, as one (1) common parking facility, provided:

- a. The amount of the reduction shall not exceed ten percent (10%) of each use.
- b. A covenant or other contract for shared parking between the cooperating property owners is approved by the Director. The covenant or contract cannot be amended without the consent of the Director.
- c. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the Director, or provide the full amount of required off-street parking for each use, within sixty (60) days of notification.

2. **Nonprofit Uses.** Nonprofit uses adjacent to each other shall be allowed to share parking, regardless of zoning classification; provided, that:

- a. If the shared parking requires an expansion of the parking lot on the property receiving the additional parking, all permit requirements otherwise required for such expansion (such as a conditional use permit and environmental (SEPA) review) must be met.
- b. All requirements of SMC 15.455.150(A)(4) and (B)(1) through (5) are met.
- c. Temporary shared parking arrangements between nonprofit uses not exceeding three hundred sixty (360) days, shall meet all the requirements of SMC 15.455.110(D)(1) through (D)(2) and SMC 15.455.110(5)(b) through (5)(e).

C. Joint Use of Driveways and Parking Areas for Day and Night Uses.

1. The joint use of driveways and parking areas shall be encouraged to reduce overall parking needs. A convenient pedestrian connection must exist between the building facilities and/or properties to qualify as a joint use parking facility.
2. As an incentive, the City will consider an overall reduction in the parking ratio of up to fifty percent (50%) of the minimum required for primary night-time uses such as theaters, bowling alleys, and restaurants when coordinated with a parking supply serving primarily daytime uses such as banks, offices, and retail stores.

D. Small, Resident-Oriented Uses. The amount of off-street parking required by SMC 15.455.120, Parking Chart for Required Off-Street Spaces, may be reduced by the Director for uses meeting the definition of “small, resident-oriented uses” (see Chapter 15.105 SMC for definition), provided:

1. The amount of the reduction shall not exceed fifty percent (50%) of each use.
2. If a use changes to one not meeting the definition of “small, resident-oriented uses,” then the affected property owners shall provide the full amount of off-street parking required by SMC 15.455.120, Parking Chart for Required Off-Street Spaces, within sixty (60) days of such change in use.

15.455.150 Location of Parking

A. Off-Street Parking Facilities. Off-street parking facilities shall not be located more than five hundred (500) feet from the building they are required to serve for all uses, except those specified below, and a marked pedestrian walkway shall be incorporated into the layout. Where parking facilities do not abut the building they serve, the required maximum distance shall be measured along the pedestrian walkways from the parking facility to the nearest building entrance.

1. **Assisted Living Facilities and Community Residential Facilities (CRFs).** All senior citizen assisted housing facilities and CRFs shall have the parking facilities connected to the building they are required to serve.
2. **Residential Dwellings Except for Assisted Living Facilities and CRFs.** For all other residential dwellings, the parking facilities shall not be located more than one hundred (100) feet from the building(s) they are required to serve.
3. **Religious Organizations and Hospitals.** For all religious organizations and hospitals, the parking facilities shall not be located more than one hundred fifty (150) feet from the building they are required to serve.

B. Parking Facilities Allowed Off-Site.

1. Accessory Uses or Uses Up to Thirty Percent (30%) of Primary Use. The Director may authorize a portion of the required parking for an accessory use (or for up to thirty percent (30%) of the primary use) to be located on a site other than the subject property if:
 - a. Adequate parking exists for the primary use on the property receiving the additional parking. For the purpose of this section, adequate parking is parking that conforms to current off-street parking requirements for the primary use on the property;

- b. Adequate pedestrian, van or shuttle connection between the sites exists;
 - c. The sites are within one (1) mile of each other; and
 - d. The site used for off-site parking is zoned to allow public/private parking as a permitted use.
2. **Off-Site Parking Criteria.** Criteria to be used by the Director in authorizing off-site parking are:
- a. Off-site parking shall be accessed only by employees, not by the general public.
 - b. The proposed connections between the sites are safe for pedestrians and vehicles.
 - c. The proposed plan is compatible with adjacent uses.
 - d. Off-site impacts are negligible or minimized.
 - e. A contingency plan is submitted by the applicant and approved by the City that would provide for the parking to be developed on the subject property or established elsewhere if the off-site parking arrangement is no longer available.
 - f. Legal documentation is required for the approved, off-site parking location and shall be recorded with the City of SeaTac City Clerk and the Department. Off-site parking may be removed only if alternative parking is provided in conformance with the code and such parking is approved by the Director.

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) – CHANGES TO THIS SECTION ONLY
- 15.465.350 Supportive Housing Facilities Standards – CHANGES TO THIS SECTION ONLY
- 15.465.600 ~~Mobile/Manufactured/Modular Homes and Mobile Home Parks~~ **Manufactured Home Park** – CHANGES TO THIS SECTION ONLY

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. (Ord. 22-1002 § 3; Ord. 21-1031 § 8; 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, bed and breakfasts, short-term rentals, supportive housing, community residential facilities, home occupations and mobile homes, manufactured homes and mobile home parks. (Ord. 22-1002 § 4; Ord. 21-1031 § 9; Ord. 15-1018 § 1)

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.~~

~~c. **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, 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.~~

H. **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.

I. **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.

~~KJ~~. **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. (Ord. 15-1018 § 1)

15.465.350 Supportive Housing Facilities Standards

A. Purpose and Applicability.

1. The purpose of this section is to establish reasonable standards for the safe operation and appropriate siting of supportive housing facilities within the City of SeaTac, so as to protect public health and safety for both facility residents and the broader community. This section does not include regulations for community residential facilities regulated by SMC [15.465.400](#), ~~homelessoutdoor~~ encampments regulated by SMC [15.475.050](#), and accessory religious use facilities.

As defined in Chapter [15.105](#) SMC, “supportive housing facilities” includes emergency housing, emergency shelters, permanent supportive housing, and transitional housing in buildings or other permanent structures.

2. Supportive housing facilities ~~that house residents with less complex needs~~ are 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 (“Facilities”).

a. General.

i. When a site includes more than one (1) type of supportive housing facility, the more restrictive requirements of this section shall apply.

ii. Specific needs of each facility will be reviewed through the ~~conditional use permit~~ [site plan review](#) process in SMC ~~15.115.020~~ [15.115.055](#). The decision maker may relax one (1) 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 decision maker 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.

iii. All supportive housing facilities must comply with the provisions of the Building and Construction Code under SMC Title [13](#) and are subject to the provisions of crime prevention through environmental design (CPTED) under SMC Title [17](#).

b. Site and Transit.

~~i. 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.~~

ii. If provided, exterior lighting must comply with Chapter [17.20](#) SMC and SMC [15.510.150](#) and be directed downward, and glare must be contained within the facility site to limit the impact on neighboring properties.

~~iii. The minimum number of off-street parking spaces required for each facility will be determined by the decision-maker through the approval process taking into consideration factors such as the potential number of residents, site constraints, and impact on the surrounding neighborhood.~~

iv. 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.

c. Facility Operations.

i. The sponsor or managing agency shall comply with all federal, state, and local laws and regulations, including King County Department of Health regulations. The sponsor or managing agency shall be subject to inspections by local agencies and/or departments to ensure such compliance and shall implement all directives resulting therefrom within the specified time period.

ii. Service providers must exercise reasonable and appropriate on-site supervision of facilities and program participants 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.

iii. The sponsor or managing agency must provide an operation plan at the time of the application that adequately addresses the following elements:

(A) Name and contact information for key staff;

(B) Roles and responsibilities of key staff;

(C) Site/facility management, including security policies and an emergency management plan;

(D) Site/facility maintenance;

(E) 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;

(F) Provision for human and social services, including staffing plan, credentials or certification, and outcome measures;

(G) Outreach with surrounding property owners and residents and ongoing good neighbor policy; and

(H) Procedures for maintaining accurate and complete records.

iv. Sponsors or managing agencies shall demonstrate applicable experience providing similar services to people experiencing homelessness.

v. Sponsors 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.

vi. Managing agencies and the SeaTac Police Department (SPD) shall establish reasonable requirements for appropriate access and coordination for the subject facility and its residents.

2. Additional Requirements for Emergency Housing and Emergency Shelters. In addition to the requirements under subsection (B)(1) of this section, emergency housing and emergency shelters are required to comply with the following:

a. Facility Standards.

i. Facilities shall not be located closer than ~~one thousand seven hundred fifty (1,750) feet~~ eight hundred eighty (880) feet to an elementary-middle school, high school, public park, library, community center, 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.

ii. In residential zones, no more than one (1) adult bed per two hundred fifty (250) square feet of floor area is allowed per facility, up to eighty (80) residents. For the purposes of this section the following zones are considered residential zones: URL, URM, URH, URH-MUCR, NVM, NVH, UVM, UVH, T-MHP.

iii. In all other zones, no more than one (1) adult bed per thirty-five (35) square feet of floor area is allowed per facility, up to eighty (80) residents.

b. Facility Operations.

i. In residential zones, and in order to maintain the residential nature of the facility, residents must be screened off-site by providers of housing and services for people experiencing homelessness.

ii. 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.

iii. Residents and staff must comply with all King County Health Department requirements related to food donations.

iv. No children under the age of eighteen (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 eighteen (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.

v. No person under court supervision or under sex offender registration requirements can receive services from a provider, unless providing such services is consistent with the laws, regulations, and/or supervisory requirements related to such persons.

c. Facility Services.

i. Residents shall have access to the following services on site; if not provided on site, transportation shall be provided:

(A) For all facilities, medical services, including mental and behavioral health counseling.

(B) For emergency housing facilities, access to resources on obtaining permanent housing and access to employment and education assistance.

(C) For emergency shelter facilities, substance abuse assistance.

ii. 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.

iii. The number of toilets and other hygiene facilities required for each facility will be determined by the decision maker 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.

iv. Facilities serving more than five (5) residents shall have dedicated spaces for residents to meet with service providers.

v. 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. **Additional Requirements for Permanent Supportive and Transitional Housing.** In addition to the requirements under subsection (B)(1) of this section, permanent supportive housing and transitional housing are required to comply with the following:

a. **Facility Standards.**

i. Individual facilities shall not have more than eighty (80) dwelling units and are subject to the density standards of residential uses allowed in the zone where the facility is located.

ii. The multi-family housing design standards of Chapter [15.510](#) SMC shall apply to all facilities with more than five (5) dwelling units.

b. **Facility Services.**

i. All residents shall have access to appropriate cooking and hygiene facilities.

ii. Facilities serving more than five (5) dwelling units shall have dedicated spaces for residents to meet with service providers.

iii. Residents shall have access to the following services on site or shall be provided transportation to such services by the sponsor or managing agency:

(A) Medical services, including mental and behavioral health counseling.

(B) Employment and education assistance.

15.465.600 ~~Mobile/Manufactured/Modular Homes and Mobile Home Parks~~ Manufactured Home Park

A. ~~Mobile Home Park~~ **Manufactured Home Park Zone Classification.** ~~The mobile home park zone classification is created in order to allow and encourage mobile home parks within the City boundaries. The zone creates general standards for the siting of mobile homes on individual lots and parks, allows limited recreational vehicle storage and locations, encourages higher density and enhanced aesthetics while still providing moderate and low income housing alternatives. The purpose of this zone is to provide areas for existing manufactured home parks, locate potential sites for relocation purposes, and/or allow the creation of parks which serve residents while providing sense of ownership and pride.~~

B. Definitions.**Leasable Space**

That area within mobile home parks designated on an approved master plan as lots for locating mobile home units with utility hook-ups.

Recreational Vehicle (RV)

A vehicle designed primarily for recreational camping, travel or seasonal use which has its own power or is towed by another vehicle, limited to motor home, travel trailer, camping trailer, park trailer, multi-use vehicle and truck camper.

Utility Hook-Ups

The minimum required utility hook-up apparatus (pursuant to city approval) including, but not limited to, sanitary sewer, water and electrical services.

C. ~~Modular and Manufactured Homes – Standards for Locating on Individual Lots.~~ ~~Modular and mManufactured~~ homes may be located within the RL, RM, ~~URM, and MHP, CS, NVM, NVH~~ zone classifications; provided the following conditions are met:

1. The home shall be installed in accordance with the manufacturer's instructions, in accordance with the requirements of Chapter 296-150F or 296-150M WAC, as applicable, and shall be hooked up to all utility services;
2. The home must meet the required sound insulation standards as set forth by applicable Federal Aviation Administration regulations when located within established noise remedy zones;
3. Minimum size shall be eight hundred sixty-four (864) square feet;
4. The home shall have exterior siding and skirting similar in appearance to siding materials commonly used on conventional site-built building code single-family residences.

D. ~~Mobile/Manufactured~~ Manufactured Home Park – Standards for Existing Parks.

1. ~~Manufactured Mobile/manufactured~~ home parks established prior to the effective date of this code shall continue to be governed by all standards relating to density, setbacks, landscaping and off-street parking in effect at the time they were approved.
2. Placement of new accessory structures and replacement of mobile homes, either standard or nonstandard, in these ~~Manufactured mobile/manufactured~~ home parks shall be governed by the dimensional standards in effect when the parks were approved. If the information is not available to determine the standards, then the average of the prevailing setbacks on the pads to either side of the proposed new or replacement structure shall apply.
3. No spaces or pads in an existing mobile home park shall be used to accommodate RVs except when the spaces or pads were specifically designated (or approved) for RVs by the City pursuant to subsection (G) of this section, Recreational Vehicle Areas, or by King County at the time the park was established.

4. All mobile homes installed in established parks shall meet the minimum standards set forth by the existing HUD standards and applicable Building Code and any amendments in effect.

E. **Manufactured Mobile Home Park – Standards for New Parks.** New mobile home parks shall be developed in the mobile home park zone and subject to the following standards:

1. A mobile home park shall be at least three (3) acres in area.
2. Residential densities in a mobile home park shall be as follows:
 - a. Five (5) dwellings per acre in a RL zone classification;
 - b. Seven (7) dwellings per acre in a RM ~~and RH~~ zone classification.
3. A mobilemanufactured home park shall be exempt from the building footprint and impervious surface limits set forth in SMC 15.400.100, Residential Standards Chart, and 15.400.200, Commercial, Industrial, Park Standards Chart.
4. At least two (2) off-street parking spaces shall be required for each mobilemanufactured home and located on or adjacent to each mobile home pad.
5. Internal roads and sidewalks shall provide access to each mobilemanufactured home space and shall be constructed in accordance with the adopted City road standards for residential minor access streets.
6. Access to the park site shall be from a major or arterial roadway.
7. There shall be a minimum of sixteen (16) feet of separation maintained between all mobilemanufactured homes on the site. Accessory structures shall be located no closer than:
 - a. Ten (10) feet to mobilemanufactured homes on adjacent spaces unless constructed of noncombustible materials, in which case the minimum setback shall be five (5) feet;
 - b. Five (5) feet to accessory structures of mobilemanufactured homes on adjacent spaces; and
 - c. Five (5) feet to the mobilemanufactured home or other accessory structures on the same space. A carport or garage may be attached to the mobilemanufactured home, and the separation may be waived when such structures are constructed of noncombustible materials.
8. All mobilemanufactured homes shall be pit set and tied down per manufacturer's standards or as prescribed by a licensed engineer in the State of Washington.
9. A mobilemanufactured home park may include a storage area for RVs owned by residents of the park; provided the storage area contains no utility hook-ups. No RV within the storage area shall be used as living quarters.

F. **Manufactured Mobile Home Park – Alternative Design Standards.** As an alternative to the building separation and internal streets standards of subsection (E) of this section, MobileManufactured Home Park – Standards for New Parks:

1. Building separation requirements or setbacks between mobilemanufactured homes and accessory structures on adjacent spaces may be modified, provided:
 - a. The common walls meet the fire protection standards set forth in the Building Code and the standards set forth in the Fire Code for duplexes, multi-family and condominium developments, as applicable; and
 - b. Rental agreements, clauses, by-laws or other legal mechanisms stipulate maintenance responsibilities for structures, fences and yards; and

- c. An open space area for children shall be provided at a ratio of ten percent (10%) of the total park area.
2. Private streets may be used with a minimum driving surface of twenty-two (22) feet in width, provided:
 - a. The circulation/street pattern is established in one (1) direction and approved by the Fire Marshal;
 - b. All required parking is located off-street and as specified in Chapter 15.455 SMC, Parking and Circulation; and
 - c. Such streets shall not serve over one hundred (100) dwelling units within the park.

G. **Recreational Vehicle Areas.**

1. **Purpose.** To allow the economic use of perimeter areas in [mobilemanufactured](#) home parks; to foster affordable housing options; to create designated areas for recreational vehicles; to allow alternative use of land within [mobilemanufactured](#) home parks, yet protect existing and future [mobilemanufactured](#) home units.
2. **Siting Standards of Recreational Vehicles in Existing [Manufactured Mobile/Manufactured Home Parks](#).**

- a. A site plan shall be submitted with the following standards for review and approval by the Director.
- b. **Recreational Vehicle Sites.** RVs may be located in a perimeter designated area. The designated area shall be a logically geometric shape, which does not encroach significantly into the area for [manufactured mobile/manufactured](#) home units.

It is provided, however, that once the owner of a [mobilemanufactured](#) home park has given notice of intention to close the [mobilemanufactured](#) home park pursuant to any applicable relocation plans, pending final closure of the [mobilemanufactured](#) home park, and in keeping with the provisions of subsections (G)(2)(c), (d) and (e) of this section, the owner may site recreational vehicles in such [mobilemanufactured](#) home spaces as may become vacant during the closure period without regard to the number of such recreational vehicles or their locations within the [mobilemanufactured](#) home park. The closure period, which shall include the period of time from the date of the notice of the intention to close the [mobilemanufactured](#) home park to the final closure of the [mobilemanufactured](#) home park, shall not exceed one (1) year.

- c. Recreational vehicles shall hook up to the utility hook-ups (under permits) and maintain the minimum standards on those utilities.
- d. Recreational vehicles shall not remain on the leased space longer than one hundred eighty (180) days a year. The recreational vehicle must be physically detached from the utility hook-ups and out of the park for at least twenty-four (24) hours before hooking up again.
- e. The recreational vehicles shall meet all applicable health and building standards.
- f. The recreational vehicle section shall be screened from both the road and the [manufactured mobile/manufactured](#) home park with Type IV landscaping at a width of five (5) feet.

H. **[Manufactured Mobile Home Park Relocation Standards](#).**

1. The owner of a [mobilemanufactured](#) home park that is relocating must comply with the applicable requirements of Chapters 59.20 and 59.21 RCW.
2. The owner of a [mobilemanufactured](#) home park that is relocating must notify the City prior to giving notice to the tenants in accordance with RCW 59.20.080(1)(e).

Chapter 15.475 TEMPORARY USES

Sections:

- 15.475.005 Purpose
- 15.475.010 Authority and Application
- 15.475.020 Temporary Uses
- 15.475.030 Seasonal Uses
- 15.475.040 Temporary Use Permits
- 15.475.050 [HomelessOutdoor Encampment – Criteria/Requirements for Approval](#)
- 15.475.060 Emergency Animal Shelter/Animal Control Offices
- 15.475.070 Temporary Off-Site Construction Staging and Parking for Construction Workers
- 15.475.080 Temporary Emergency Evacuation Storage Sites
- 15.475.090 Conditions
- 15.475.100 Coordination with Other City Codes

15.475.050 [HomelessOutdoor Encampment – Criteria/Requirements for Approval](#)

The Director may issue a temporary and revocable permit for an [homelessoutdoor](#) encampment subject to the following criteria and requirements:

A. Procedure for Approval.

1. The sponsoring agency shall notify the City of the proposed [homelessoutdoor](#) encampment a minimum of thirty (30) days in advance of the proposed date of establishment for the [homelessoutdoor](#) encampment and at least fourteen (14) days before submittal of the temporary use permit application. The advance notification shall contain the following information:
 - a. The date the [homelessoutdoor](#) encampment will encamp.
 - b. The length of encampment.
 - c. The maximum number of residents proposed.
 - d. The host location.
2. The sponsoring agency shall conduct at least one (1) public informational meeting within, or as close to, the neighborhood where the proposed [homelessoutdoor](#) encampment will be located, a minimum of two (2) weeks prior to the submittal of the temporary use permit application. The time and location of the meeting shall be agreed upon between the City and sponsoring agency. All property owners within one thousand (1,000) feet of the proposed [homelessoutdoor](#) encampment shall be notified fourteen (14) days in advance of the meeting by the sponsoring agency.

B. Site Criteria.

1. If the sponsoring agency is not the host agency of the site, the sponsoring agency shall submit a written agreement from the host agency allowing the [homelessoutdoor](#) encampment.
2. The property must be sufficient in size to accommodate the tents and necessary on-site facilities, including, but not limited to, the following:
 - a. Sanitary portable toilets in the number required to meet capacity guidelines;
 - b. Hand-washing stations by the toilets and by the food areas;
 - c. Refuse receptacles; and

d. Food tent and security tent.

3. The host and sponsoring agencies shall provide an adequate water source to the [homelessoutdoor](#) encampment, as approved by the local water district and the City.
4. No [homelessoutdoor](#) encampment shall be located within a sensitive (critical) area or its buffer as defined under Chapter 15.700 SMC, [Critical Areas](#).
5. No permanent structures will be constructed for the [homelessoutdoor](#) encampment.
6. No more than one hundred (100) residents shall be allowed. The City may further limit the number of residents as site conditions dictate.
7. Adequate on-site parking shall be provided for the [homelessoutdoor](#) encampment. No off-site parking will be allowed. The number of vehicles used by [homelessoutdoor](#) encampment residents shall be provided. If the [homelessoutdoor](#) encampment is located on a site with another use, it shall be shown that the [homelessoutdoor](#) encampment parking will not create a shortage of on-site parking for the other use(s) on the property.
8. The [homelessoutdoor](#) encampment shall be within a quarter (1/4) mile of a bus stop with seven (7) days per week service, whenever possible. If not located within a quarter (1/4) mile of a bus stop, the sponsoring agency must demonstrate the ability for residents to obtain access to the nearest public transportation stop (such as carpools or shuttle buses).
9. The [homelessoutdoor](#) encampment shall be adequately buffered and screened from adjacent right-of-way and residential properties. Screening shall be a minimum height of six (6) feet and may include, but is not limited to, a combination of fencing, landscaping, or the placement of the [homelessoutdoor](#) encampment behind buildings. The type of screening shall be approved by the City.
10. All sanitary portable toilets shall be screened from adjacent properties and rights-of-way. The type of screening shall be approved by the City and may include, but is not limited to, a combination of fencing and/or landscaping.

C. Security.

1. An operations and security plan for the [homelessoutdoor](#) encampment shall be submitted to the City.
2. The host agency shall provide to all residents of the [homelessoutdoor](#) encampment a “code of conduct” for living at the [homelessoutdoor](#) encampment. A copy of the “code of conduct” shall be submitted to the City at the time of application.
3. All [homelessoutdoor](#) encampment residents must sign an agreement to abide by the code of conduct and failure to do so shall result in the noncompliant resident’s immediate and permanent expulsion from the property.
4. The sponsoring agency shall keep a log of all people who stay overnight in the encampment, including names and birth dates, and dates of stay. Logs shall be kept for a minimum of six (6) months.
5. The sponsoring agency shall take all reasonable and legal steps to obtain verifiable ID, such as a driver’s license, government-issued identification card, military identification or passport from prospective and existing encampment residents.
6. The sponsoring agency will use identification to obtain sex offender and warrant checks from the King County Sheriff’s Office or relevant local police department.
 - a. If said warrant and sex offender checks reveal either (i) an existing or outstanding warrant from any jurisdiction in the United States for the arrest of the individual who is the subject of the check; or (ii) the subject of the check is a sex offender, required to register with the County Sheriff or their county of

residence pursuant to RCW 9A.44.130, then sponsoring agency will reject the subject of the check for residency to [homelessoutdoor](#) encampment or eject the subject of the check if that person is already a [homelessoutdoor](#) encampment resident.

b. The sponsoring agency shall immediately contact the SeaTac Police Department if the reason for rejection or ejection of an individual from the [homelessoutdoor](#) encampment is an active warrant or if, in the opinion of the on-duty executive committee member or the on-duty security staff, the rejected/ejected person is a potential threat to the community.

7. The sponsoring agency shall self-police and self-manage its residents and flatly prohibit alcohol, drugs, weapons (except the lawful possession of firearms), fighting, abuse of any kind, and littering or disturbing neighbors while located on the property. Nothing in this subsection is intended to require a sponsoring agency to allow the lawful possession of firearms.

8. The sponsoring agency will appoint an executive committee member to serve “on-duty” at all times to serve as a point of contact for City of SeaTac Police and will orient the Police as to how the security tent operates. The names of the on-duty executive committee members will be posted daily in the security tent. The City shall provide contact numbers of non-emergency personnel which shall be posted at the security tent.

D. **Timing.**

1. ~~The duration of the homeless encampment shall not exceed ninety (90) days. The duration of an outdoor homeless encampment shall not exceed four consecutive months and is limited to a total of six (6) months within any calendar year.~~

2. ~~No additional homeless encampments may be allowed in any twelve (12) month period beginning on the date the homeless encampment locates on a parcel of property. Simultaneous and adjacent hosting of outdoor encampments by religious organizations may be limited only if they are located within one thousand eight hundred eighty (1,000880) feet of another outdoor encampment concurrently hosted by a religious organization.~~

3. ~~No more than one (1) homeless encampment may be located in the City at any time.~~

E. **Health and Safety.**

1. All temporary structures within the [homelessoutdoor](#) encampment shall conform to all building codes.

2. The [homelessoutdoor](#) encampment shall conform to the following fire requirements:

a. Material used as roof covering and walls shall be of flame retardant material.

b. There shall be no open fires for cooking or heating.

c. No heating appliances within the individual tents are allowed.

d. No cooking appliances other than microwave appliances are allowed.

e. An adequate number and appropriate rating of fire extinguishers shall be provided as approved by the Fire Department.

f. Adequate access for fire and emergency medical apparatus shall be provided. This shall be determined by the Fire Department.

g. Adequate separation between tents and other structures shall be maintained as determined by the Fire Department.

h. Electrical service shall be in accordance with recognized and accepted practice; electrical cords are not to be strung together and any cords used must be approved for exterior use.

3. The sponsoring and host agencies shall permit inspections by SeaTac staff and the King County Health Department at reasonable times without prior notice for compliance with the conditions of this permit.

F. **Termination.** If the sponsoring agency fails to take action against a resident who violates the terms and conditions of this permit, it may result in immediate termination of the permit. If the City learns of uncontrolled violence or acts of undisciplined violence by residents of the encampment and the sponsoring agency has not adequately addressed the situation, the temporary use permit may be immediately terminated.

Chapter 3.85

MULTI-FAMILY PROPERTY TAX EXEMPTION

Sections:

- 3.85.010 *Repealed.*
- 3.85.020 **Purpose.**
- 3.85.030 **Definitions.**
- 3.85.040 ~~Tax exemption – Duration – Valuation – Exceptions.~~ Residential Target Area – Criteria – Designation.
- 3.85.050 ~~Project eligibility.~~ Tax exemption – Duration – Valuation – Exceptions.
- 3.85.060 ~~Application procedure.~~ Project eligibility.
- 3.85.070 ~~Application review – Approval – Required findings – Issuance of conditional certificate – Denial Appeal.~~ Application procedure.
- 3.85.080 ~~Amendment of contract.~~ Application review – Approval – Required findings – Issuance of conditional certificate – Denial Appeal.
- 3.85.090 ~~Extension of conditional certificate – Required findings – Denial – Appeal.~~ Amendment of contract.
- 3.85.100 ~~Final certificate – Application – Issuance – Denial – Appeal.~~ Extension of conditional certificate – Required findings – Denial – Appeal.
- 3.85.110 ~~Annual certification.~~ Final certificate – Application – Issuance – Denial – Appeal.
- 3.85.120 ~~Cancellation of tax exemption – Appeal.~~ Annual certification.
- 3.85.130 ~~Review of program.~~ Cancellation of tax exemption – Appeal.
- 3.85.140 **Conflict of provisions.**

3.85.010 Findings of fact.

Repealed by Ord. 19-1023. (Ord. 08-1022 § 1 (part))

3.85.020 Purpose.

As provided for in Chapter [84.14 RCW](#), the purpose of this chapter is to provide limited exemptions from ad valorem property taxation for qualified new multi-family housing constructed in the Urban Center in order to:

- A. Accomplish the planning goals of the Growth Management Act (Chapter [36.70A RCW](#)), the City of SeaTac Comprehensive Plan, [the Housing Action Plan](#), [the City Center Plan](#), ~~and~~ the South 154th Street Station Area, and Angle Lake Station Area Plans; and
- B. Encourage residential opportunities within the Urban Center; and
- C. Stimulate new construction [of](#) multi-family housing in the Urban Center to increase housing opportunities; [including affordable housing](#); and
- D. Assist in directing future population growth into the Urban Center, thereby encouraging the most efficient use of the City’s infrastructure and high-capacity transit; and
- [E. Encourage the creation of mixed-income housing that is affordable to households with a range of incomes within the Urban Center; and](#)
- ~~E~~F. Achieve development densities that enhance the use of the community’s mass transit opportunities and the public investment in such opportunities and promote community development and fulfillment of the City’s South 154th Street, [City Center](#) and Angle Lake Station Area Plans. (Ord. 19-1023 § 2 (part); Ord. 08-1022 § 1 (part))

3.85.030 Definitions.

In construing the provisions of this chapter, the definitions set forth in [RCW 84.14.010](#), as set forth now or hereafter amended, shall apply, unless modified in this section. The following definitions shall also apply:

[A. “Ad valorem property taxation” is a term used by RCW 84.14 and is a tax based on value.](#)

[A. “Assessor” means the King County Assessor.](#)

B. “Affordable housing” has the same meaning as set forth in [RCW 84.14.010\(1\)](#), as set forth now or hereafter amended.

~~C. “City Manager” means the City of SeaTac City Manager, or his/her authorized designee.~~

C. “Assessor” means the [King County Assessor](#).

D. “Contract” means the standard form agreement between the owner and the city that contains the terms and conditions, including for each MFTE unit as designated according to the Final Certificate, for the duration of the compliance period as a condition of eligibility of the property tax exemption according to this chapter.

E. “Director” means the [Director of Community and Economic Development](#) or designee.

F. “Eligible household” means a household that certifies that their household income does not exceed the applicable percentage of the area median income, adjusted for household size, and who certify that they meet all qualifications for eligibility including, if applicable, any requirements for recertification on income eligibility.

G. “Growth Management Act” means [Chapter 36.70A RCW](#).

H. “Household” means the definition provided for in [RCW 84.14.010](#).

I. “Household income” means the aggregate income of all persons over eighteen (18) years of age residing within the same household for a period of at least four months.

J. “Income-based housing” means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone and any mandatory recurring fees required as a condition of tenancy for the unit, do not exceed 30 percent of the household’s monthly income.

K. “Low-income household” means the definition provided for in [RCW 84.14.010](#).

L. “Moderate-income household” means the definition provided for in [RCW 84.14.010](#).

~~DM.~~ “Multi-family housing” or “multiple-unit housing” means a building having ~~twenty (20)~~four (4) or more dwelling units designed for permanent residential occupancy.

N. “Owner” means the property owner of record.

O. “Permanent residential occupancy” means multi-family housing that provides either rental or owner occupancy for a period of at least one (1) month. This excludes hotels, motels and short-term rentals that predominantly offer rental accommodation on a daily or weekly basis.

P. “Project” means the multi-family housing or portion of multi-family housing that is to receive the tax exemption.

~~EQ.~~ “Residential targeted area” means an area ~~so designated by the City Council as a residential targeted area in accordance with RCW 84.14.040. If a part of any legal lot is within the residential targeted area, then the entire lot shall be deemed to lie within the residential targeted area. Specifically, the following area is designated as a residential targeted area within an urban center that has been designated by the city council as lacking sufficient,~~ available, desirable, and convenient residential housing to meet the needs of the public.

~~1. The Urban Center, as designated in the City’s Comprehensive Plan. (Ord. 19-1023 § 2 (part); Ord. 08-1022 § 1 (part))~~

R. “Urban center” means the definition provided for in [RCW 84.14.010](#).

3.85.040 Residential Target Area – Criteria – Designation.

A. Criteria. Following notice and a public hearing, as prescribed in [RCW 84.14.040](#), the City Council may, in its sole discretion, designate one or more residential target areas. The designated target area must meet the following criteria:

1. The target area is located within an urban center; and

2. The target area lacks sufficient available, desirable, and convenient residential housing to meet the needs of the public who would likely live in the mixed-use center if desirable, attractive, and livable places were available; and

3. The provision of additional housing opportunities in the target area will assist the city in achieving the following purposes:

a. Increasing residential opportunities within the target area, including income-based housing opportunities; or

b. Stimulating the construction of new multi-family housing.

B. Designation. In designating the target area, the city council may also consider other factors, including, but not limited to:

1. Whether additional housing will attract and maintain an increase in the number of permanent residents and help alleviate detrimental conditions caused by a lack of investment in underutilized vacant buildings; and

2. Whether an increased permanent residential population in the targeted area will help the city achieve the planning goals mandated by the Growth Management Act under RCW 36.70A.020; and

3. Whether additional housing may contribute to revitalization of a distressed neighborhood or area within the city.

C. Designated target area. The City Council has adopted the Urban Center, as designated in the City’s Comprehensive Plan, as the Residential Target Area.

3.85.0403.85.050 Tax exemption – Duration – Valuation – Exceptions.

A. Duration of Exemption. The value of improvements for property qualifying under this chapter is exempt from ad valorem property taxation ~~as follows: for eight (8) or twelve (12) successive years (depending on whether or not the property includes an affordable housing component) beginning January 1st of the year immediately following the calendar year of issuance of the final certificate of tax exemption.~~

1. For eight (8) successive years beginning January 1st of the year immediately following the calendar year of issuance of the final certificate of tax exemption; or

2. For twelve (12) successive years beginning January 1st of the year immediately following the calendar year of issuance of the final certificate of tax exemption, if the property otherwise qualifies for the exemption under Chapter 84.14 RCW and this chapter, and meets the conditions in this subsection. For the property to qualify for the twelve (12) year exemption under this subsection, the applicant must commit to renting or selling at least twenty percent (20%) of the multi-family housing units as affordable housing units to low- and moderate-income households, and the property must satisfy that commitment and any additional affordability and income eligibility conditions adopted by the local government under this chapter. In the case of projects intended exclusively for owner occupancy, the minimum requirement of this subsection may be satisfied solely through housing affordable to moderate-income households.

B. Limits on Exemption. The exemptions provided in subsections (A)(1) and (2) of this section do not include the value of land or the value of nonhousing improvements, nor does the exemption apply to increases in assessed valuation of land and nonqualifying improvements. This chapter also does not apply to increases in assessed valuation made by the assessor on nonqualifying portions of building and value of land, nor to increases made by lawful order of a county board of equalization, the Department of Revenue, or a county, to a class of property throughout the county or a specific area of the county to achieve the uniformity of assessment or appraisal required by law. (Ord. 19-1023 § 2 (part); Ord. 08-1022 § 1 (part))The exemption shall not apply:

1. To the land or to the value of nonhousing-related improvements not qualifying under this chapter.

2. To increases in assessed valuation made by the King County assessor on nonqualifying portions of building or other improvements and value of land nor to increases made by lawful order of a county board of equalization, the Department of Revenue, or King County, to a class of property throughout the county or specific area of the county to achieve the uniformity of assessment or appraisal required by law.

3. To the following tax-exempt government and non-profit properties:

- a. Housing owned by housing authorities, including Tribal, city, and county authorities (RCW 35.82.210); and
- b. Emergency and transitional housing (RCW 84.36.043); and
- c. Low-income housing for people with developmental disabilities (RCW 84.26.042); and
- d. Low-income housing for seniors (RCW 84.36.041); and
- e. Rental housing or group homes for households making 50% AMI or below (RCW 84.36.560); and
- f. Military housing developed under privatization initiatives (RCW 84.36.665); and
- g. Limited-equity, low-income cooperative housing (RCW 84.36.675).

C. Conclusion of Exemption. At the conclusion of the exemption period, the new housing cost shall be considered as new construction for the purposes of Chapter 84.55 RCW.

3.85.0503.85.060 Project eligibility.

To qualify for exemption from property taxation under this chapter, the property must satisfy all of the following requirements:

A. 8-Year Exemption Project Eligibility.

- 1. The property must be located in the designated residential targeted area; and
- 2. The project must include at least four (4) dwelling units of multi-family housing, located within a residential structure or as part of a mixed-use development, in which at least fifty (50) percent of the space within such residential structure or mixed-use development is intended for permanent residential occupancy. A minimum of four (4) new units must be constructed or at least four (4) additional multifamily units must be added to existing occupied multi-family housing; and
- 3. No application may result in the net loss of existing affordable housing which receives housing assistance through federal low- or moderate-income housing programs (e.g., those referenced in SMC 3.85.050(B)(3)); and
- 4. The property must be used and/or developed in a way that increases or preserves property valuation, and the use or development of the property must represent an increased investment in the property and property maintenance that results in an increase in the over-all property values in the target area; and
- 6. The project must comply with the City's comprehensive plan, all zoning requirements, land use regulations, and building code requirements contained in the SeaTac Municipal Code and applicable upon land use permit approval or submittal of a complete building permit application, whichever occurs sooner; and
- 7. For the duration of the exemption granted under this chapter, the property shall be in full compliance with the provisions of the SeaTac Municipal Code; and
- 8. New construction of multi-family housing must be scheduled to be completed within three (3) years from the date of approval of the application or by any extended deadline granted by the Director, pursuant to SMC 3.85.100; and

9. The applicant must enter into a contract with the City, approved by the Director, in which the applicant has agreed to the implementation of the development on terms and conditions satisfactory to the City; and

B. 12-Year Exemption Project Eligibility.

1. All requirements set forth in subsection A of this section; and

2. The applicant must commit to renting or selling at least twenty (20) percent of the multi-family housing units as affordable housing as follows:

a. Ten (10) percent shall be affordable at a maximum of fifty (50) percent of the King County median household income. The remaining ten (10) percent of the units must be rented as affordable housing units to low- and moderate-income households. The property must satisfy that commitment, and any additional affordability and income eligibility conditions adopted by the City of SeaTac.

i. In the case of projects consisting of less than ten (10) units, a minimum of one (1) unit shall be affordable at a maximum of fifty (50) percent of the King County median household income.

b. In the case of projects intended exclusively for owner occupancy, at least twenty percent (20%) of the multi-family housing units as affordable housing units to eligible moderate-income households, and the property must satisfy that commitment. Affordable units intended for owner occupancy must be sold by the applicant with a covenant running with the land that prevents the use of the property as a rental unit and includes a resale restriction designed to maintain affordability for future moderate-income homebuyers prior to the expiration of the exemption.

3. For any affordable units required in this section, the following shall apply:

a. Affordable units shall adhere to the definition of “affordable housing” as defined in SMC 3.85.030; and

b. The mix of unit types (e.g. studio, one-bedroom, two-bedroom, etc.), configuration and size of affordable units at each affordability level shall be substantially proportional to the mix, configuration and size of the total housing units in the project unless otherwise approved by the Director; and

c. When the project contains more than one building or multiple floors, all of the affordable units required by this chapter may not be located in the same building or on the same floor. The affordable units shall be interspersed with all other dwelling units within the project; and

d. The quality of construction and finish materials in those affordable units used to qualify for the exemption shall be the same as other housing units in the project; and

e. If, in calculating the number of affordable units, the number contains a fraction, then the number of affordable units shall be rounded up to the next whole number.

f. Properties approved by the City for a 12-year exemption are not eligible to amend an approved application, a conditional certificate, or convert the final certificate of tax exemption to an 8-year tax exemption.

g. Prior to issuing a certificate of occupancy, the owner shall record with the King County recorder’s office an MFTE covenant in a form acceptable to the city attorney that addresses price restrictions, eligible household qualifications, long-term affordability, and any other applicable topics of the affordable units. This MFTE covenant shall run with the land and shall be binding on the assigns, heirs and successors of the owner. Affordable units that are provided under this section shall continue to be made available to eligible households as affordable units for a minimum of twelve (12) years from the date of initial occupancy.

h. Affordable units will be reserved for occupancy by eligible households who certify that their household income does not exceed the applicable percentage of the King County median income and who

certify that they meet all qualifications for eligibility, including any requirements for recertification on income eligibility as set forth in the MFTE covenant.

i. The property owner must provide relocation assistance at the end of the exemption period equal to one (1) month's rent within the final month of a tenant's lease under RCW 84.14.020(8). Tenants must occupy income-restricted units and qualify as low-income households to be eligible for this assistance.

j. For projects under a 12-year extension, the property owner must provide notice of intent to provide this relocation assistance at the end of both the tenth and eleventh years of the extension.

C. Extension for Projects Receiving an Initial 12-Year Exemption. Any project in the Urban Center receiving a 12-year exemption may apply for a subsequent 12-year extension in exchange for continued income restrictions on affordable units. The City may authorize the extension based upon the following criteria:

1. Application must be received within eighteen (18) months of expiration of the then-current exemption;

2. The applicant must remain consistent with the requirements in subsection (B) of this section .

3. The project has not previously received an extension of their exemption.

~~A. The property must be located in the designated residential targeted area; and~~

~~B. The project must consist of at least twenty (20) dwelling units of multi-family housing, located within a residential structure or a mixed use development, which are intended for permanent residential occupancy; and~~

~~C. The property must be used and/or developed in a way that increases or preserves property valuation, and the use or development of the property must represent an increased investment in the property and property maintenance that results in an increase in the over all property values in the target area; and~~

~~D. The project must comply with all zoning requirements, land use regulations, and building code requirements contained in the SeaTac Municipal Code and applicable upon land use permit approval or submittal of a complete building permit application, whichever occurs sooner; and~~

~~E. For the duration of the exemption granted under this chapter, the property shall be in full compliance with the provisions of the SeaTac Municipal Code; and~~

~~F. New construction of multi-family housing must be completed within three (3) years from the date of approval of the application or by any extended deadline granted by the City Manager, pursuant to SMC 3.85.070; and~~

~~G. The owner must enter into a written agreement with the City, approved by the City Manager, in which the owner has agreed to the implementation of the development on terms and conditions satisfactory to the City. (Ord. 19-1023 § 2 (part); Ord. 08-1022 § 1 (part))~~

3.85.0603.85.070 Application procedure.

A. The ~~owner~~applicant of property applying for exemption under this chapter shall submit an application to the ~~City Manager or designee~~Director, on a form established by the City. The ~~owner~~applicant shall verify the correctness of the information contained in the application by ~~his/her~~their signature and affirmation made under penalty of perjury under the laws of the State of Washington. The application shall contain such information as the ~~City Manager~~Director may deem necessary or useful, which at a minimum shall include:

1. A completed City of SeaTac application form, including information setting forth the grounds for tax exemption; and

2. A brief written description of the project, including phasing if applicable, and schematic site and floor plans of the multi-family units and the structure(s) in which they are proposed to be located; and

3. Floor and site plans of the proposed project, which plans may be revised by the ownerapplicant, provided, in the opinion of the City ManagerDirector, such revisions do not materially alter the nature of the project or the rationale substantiating the exemption application; and

4. A statement from the ownerapplicant acknowledging the potential tax liability when the property ceases to be eligible for exemption under this chapter;and

5. Verification by oath or affirmation of the information submitted.

B. At the time of initial application under this section, the ownerapplicant shall pay to the City an initial application fee as established in the City’s fee schedule, plus an amount necessary to cover recording fees, under SMC 3.85.100;

C. ~~Except as otherwise provided in SMC 3.85.070, t~~The application shall be submitted any time before or in conjunction with an application for a building or other construction permit;and.

~~D. No new applications shall be accepted under this section after December 31, 2024. (Ord. 19-1023 § 2 (part); Ord. 08-1022 § 1 (part))~~

3.85.0703.85.080 Application review – Approval – Required findings – Issuance of conditional certificate – Denial Appeal.

A. Application Review. The City ManagerDirector may certify as eligible an application which is determined to comply with the requirements of this chapter.

B. Approval. If an application is conditionally approved, the applicant shall enter into a contract with the city regarding the terms and conditions of the project. Such contract shall require the applicant to comply with SMC Title 7, Health and Safety for the property at issue.

~~1. When a new structure is being created, a minimum of twenty (20) four (4) new multi-family units are being constructed; and~~

~~2. The proposed project is, or will be at the time of completion, in conformance with all approved plans, and all applicable requirements of the SeaTac Municipal Code or other applicable requirements or regulations in effect at the time the application is approved; and~~

~~3. The owner has complied with all of the requirements of this chapter, including but not limited to project eligibility requirements contained in SMC 3.85.050, and application requirements contained in SMC 3.85.060; and~~

~~4. The project site is located within a designated residential targeted area.~~

C. Issuance of Conditional Certificate. Following approval of the contract, and acceptance of the contract by the applicant, the Director shall issue a conditional certificate of acceptance of tax exemption. The conditional certificate expires three (3) years from the date of approval unless an extension is granted as provided in SMC 3.85.100.

~~B~~D. Denial. The City ManagerDirector shall deny an application if the ~~foregoing criteria~~requirements of this chapter are not met. If the application is denied, the City ManagerDirector shall state in writing the reasons for the denial and send notice of denial to the owner’s last known address within ten (10) workingcalendar days of the denial.

~~C.~~ If the application is approved, the owner shall enter into a contract with the City, approved by the City Council, regarding the terms and conditions of the project under this chapter.

~~D.~~ Following City Council approval of the contract, and acceptance of the contract by the owner, the City Manager shall issue a conditional certificate of acceptance of tax exemption. The conditional certificate shall expire three (3) years from the date of approval unless an extension is granted as provided in SMC 3.85.090.

E. Appeal. An ownerapplicant may appeal a denial of a tax exemption application to the City CouncilHearing Examiner by filing a notice of appeal with the City Clerk within fifteen (15) calendar days of the date that the notice

of the denial was mailed, and paying an appeal fee as established in the City's fee schedule. The appeal before the ~~City Council~~Hearing Examiner shall be based upon the record before the ~~City Manager~~Director, and the ~~City Manager's~~Director's decision will be upheld unless the owner can show that there is no substantial evidence on the record to support the ~~City Manager's~~Director's decision. The decision of the ~~City Council~~Hearing Examiner on appeal is final. (Ord. 19-1023 § 2 (part); Ord. 08-1022 § 1 (part))

3.85.0803.85.090 Amendment of contract.

A. Any ~~owner~~applicant seeking amendment(s) to the contract approved by the ~~City Council~~Director may do so by submitting a request in writing to the ~~City Manager~~Director at any time within three (3) years of the date of the ~~City Council's~~Director's approval of the contract. Within sixty (60) days of the City's receipt of the written request, the ~~City Council~~Director shall either approve or deny the amendment.

B. Any ~~owner~~applicant seeking amendments to the approved form of contract shall pay to the City an amendment application fee as established in the City's fee schedule for administrative costs, plus any amount necessary to cover recording fees.

C. The date for expiration of the conditional certificate shall not be extended by contract amendment unless all conditions for extension set forth in SMC 3.85.~~090~~100 are met. (Ord. 19-1023 § 2 (part); Ord. 08-1022 § 1 (part))

3.85.0903.85.100 Extension of conditional certificate – Required findings – Denial – Appeal.

A. The conditional certificate may be extended by the ~~City Manager~~Director for a period not to exceed twenty-four (24) consecutive months. The ~~owner~~applicant shall submit a written request stating the grounds for the extension together with a fee as established in the City's fee schedule for the City's administrative cost to process the request.

B. Required findings. The ~~City Manager~~Director may grant an extension if the ~~City Manager~~Director finds that:

1. The anticipated failure to complete construction within the required time period is due to circumstances beyond the control of the owner; and
2. The owner has been acting, and could reasonably be expected to continue to act, in good faith and with due diligence; and
3. All the conditions of the original contract between the owner and the City will be satisfied upon completion of the project.

BC. Denial. If an extension is denied, the ~~City Manager~~Director shall state in writing the reason for denial and shall send notice to the ~~owner's~~applicant's last known address within ten (10) working days of the denial.

D. Appeal. An ~~owner~~applicant may appeal the denial of an extension to the Hearing Examiner by filing a notice of appeal with the City Clerk within fourteen (14) calendar days after issuance of the notice of the denial. The appeal before the Hearing Examiner shall be based upon the record before the ~~City Manager~~Director, and the ~~City Manager's~~Director's decision will be upheld unless the ~~owner~~applicant can show that there is no substantial evidence on the record to support the ~~City Manager's~~Director's decision. The decision of the Hearing Examiner on appeal is final. (Ord. 19-1023 § 2 (part); Ord. 08-1022 § 1 (part))

3.85.1003.85.110 Final certificate – Application – Issuance – Denial – Appeal.

A. Application. Upon completion of the construction as provided in the contract between the owner and the City, and upon issuance of a temporary certificate of occupancy, or a permanent certificate of occupancy if no temporary certificate is issued, the ~~owner~~applicant may request a final certificate of tax exemption. The ~~owner~~applicant shall file with the ~~City Manager~~Director such information as the ~~City Manager~~Director may deem necessary or useful to evaluate eligibility for the final certificate, which shall at a minimum include:

1. ~~An audited~~A statement of expenditures made with respect to each multi-family housing unit, including phasing if applicable, and the total expenditures made with respect to the entire property, including total project costs, ~~which statement shall be approved by the City of SeaTac Finance Director.~~
2. A description of the completed work and a statement of qualification for the exemption.

3. The total monthly rent or total sale amount of each multi-family housing unit rented or sold to date.

34. A statement that the work was completed within the required three (3) year period or any approved extension.

5. If a 12-year exemption, information on the applicant's compliance with the affordability requirements of this chapter, including the number, size, and type of units produced meeting affordable housing requirements.

6. Any additional information requested by the City pursuant to meeting any reporting requirements under Chapter 84.14 RCW.

B. Within thirty (30) calendar days of receipt of all materials required for a final certificate, the ~~City Manager~~ Director shall determine whether the completed work is consistent with the contract between the City and ~~owner applicant~~, whether all or a portion of the completed work is qualified for exemption under this chapter and, if so, which specific improvements satisfy the requirements of this chapter.

C. Issuance. If the ~~City Manager~~ Director determines that the project has been completed in accordance with the contract between the owner and the City and the requirements of this chapter, and has been completed within the authorized time period, the City shall file a final certificate of tax exemption with the King County Assessor within ten (10) calendar days of the expiration of the thirty (30) calendar day period provided under subsection (B) of this section.

D. The City ~~Manager~~ is authorized to cause to be recorded, at the owner's expense, or to require the owner or owners to record, in the real property records of the appropriate office of the county in which the property is located, the contract with the City required under SMC 3.85.0560, or such other document(s) as will identify such terms and conditions of eligibility for exemption under this chapter as the City ~~Manager~~ deems appropriate for recording, including requirements under this chapter relating to affordability of units.

E. Denial. The ~~City Manager~~ Director shall notify the ~~owner applicant~~ in writing that the City will not file a final certificate if the ~~City Manager~~ Director determines that the project was not completed within the ~~required three (3) year period or any approved extension~~ authorized time period, or was not completed in accordance with the contract between the ~~owner applicant~~ and the City and the requirements of this chapter, or the owner's property is otherwise not qualified for the limited exemption under this chapter.

F. Appeal. The ~~owner applicant~~ may appeal ~~the City Manager's decision a denial of a final certificate~~ to the Hearing Examiner by filing a notice of appeal with the City Clerk within fourteen (14) calendar days after issuance of the notice of the denial. The appeal before the Hearing Examiner shall be based upon the record before the ~~City Manager~~ Director, and the ~~City Manager's~~ Director's decision will be upheld unless the owner can show that there is no substantial evidence on the record to support the ~~City Manager's~~ Director's decision. The owner may appeal the Hearing Examiner's decision to the King County Superior Court according to the procedures contained in RCW 34.05.510 through 34.05.598, as provided in RCW 84.14.090(6), within thirty (30) days of notification by the City to the owner of the decision. (Ord. 19-1023 § 2 (part); Ord. 08-1022 § 1 (part))

3.85.1103.85.120 Annual certification.

A. Annual Compliance Review. Within thirty (30) calendar days after the first anniversary of the date the City filed the final certificate of tax exemption and each year thereafter, for the duration of the exemption as set forth in SMC 3.85.0450, the property owner shall file a ~~certification~~ notarized declaration with the ~~City Manager~~ Director, ~~verified upon signed affirmation under penalty of perjury under the laws of the State of Washington. The certification shall contain such information as the City Manager may deem necessary or useful, and shall at a minimum include the following information:~~ indicating the following:

1. A statement of occupancy and vacancy of the multi-family units during the previous year; and
2. A certification that the property has not changed use since the date of filing of the final certificate of tax exemption, and continues to be in compliance with the contract with the City and the requirements of this chapter; and

3. A description of any improvements or changes to the property made after the filing of the final certificate or most recent certification, as applicable; and

4. A report on affordable housing requirements, if applicable, including:

a. The total monthly rent or total sale amount of each unit produced; and

b. The income of each renter household at the time of initial occupancy and the income of each initial purchaser of owner-occupied units at the time of purchase for each of the units receiving a tax exemption; and

c. Any additional information requested by the City pursuant to meeting any reporting requirements under Chapter 84.14 RCW.

B. Failure to submit the annual certification may result in cancellation of the tax exemption. (Ord. 19-1023 § 2 (part); Ord. 08-1022 § 1 (part))

C. Reporting. The City shall report annually by December 31st of each year to the Washington State Department of Commerce. The report must include the following information:

1. The number of tax exemption certificates granted; and

2. The total number and type of units produced or to be produced; and

3. The number and type of units produced or to be produced meeting affordable housing requirements; and

4. The actual development cost of each unit produced; and

5. The total monthly rent or total sale amount of each unit produced; and

6. The income of each renter household at the time of initial occupancy and the income of each initial purchaser of owner-occupied units at the time of purchase for each of the units receiving a tax exemption and a summary of these figures for the City; and

7. The value of the tax exemption for each project receiving a tax exemption and the total value of tax exemptions granted.

3.85.1203.85.130 Cancellation of tax exemption – Appeal.

~~A. If at any time the City Manager determines that the property no longer complies with the terms of the contract or with the requirements of this chapter, or the use of the property for any reason no longer qualifies for the tax exemption, the tax exemption shall be cancelled and additional taxes, interest and penalties shall be imposed pursuant to State law.~~ The Director may cancel a tax exemption on a property if any of the following are determined:

1. The owner is not complying with the terms of the contract or this chapter;

2. The use of the property for any reason no longer qualifies for the tax exemption;

3. The project violates applicable zoning requirements, land use regulations, building, or fire code requirements; or

4. The owner fails to submit the annual certification specified in SMC 3.85.120.

B. If the owner intends to convert the multi-family housing to another use, the owner must notify the ~~City Manager~~ Director and the King County Assessor in writing within sixty (60) calendar days of the change in use. Upon such change in use, the tax exemption shall be cancelled and additional taxes, interest and penalties shall be imposed pursuant to State law.

C. Upon determining that a tax exemption shall be cancelled, the ~~City Manager~~Director shall notify the property owner by certified mail, return receipt requested. The property owner may appeal the determination by filing a notice of appeal with the City Clerk, together with the required appeal fee, within thirty (30) calendar days after issuance of the decision by the ~~City Manager~~Director, specifying the factual and legal basis for the appeal. The appeal will be heard by the Hearing Examiner. At the appeal hearing, all affected parties may be heard and all competent evidence received. The Hearing Examiner shall either affirm or repeal the decision to cancel the exemption based on the evidence received. The Hearing Examiner shall give substantial weight to the ~~City Manager's~~Director's decision to cancel the exemption, and the ~~City Manager's~~Director's decision will be upheld unless the owner can show that there is no substantial evidence on the record to support the ~~City Manager's~~Director's decision. An aggrieved party may appeal the Hearing Examiner's decision to the King County Superior Court in accordance with the procedures in [RCW 34.05.510](#) through [34.05.598](#), as provided in [RCW 84.14.110\(2\)](#), within thirty (30) days after issuance of the decision of the Hearing Examiner. (Ord. 19-1023 § 2 (part); Ord. 08-1022 § 1 (part))

3.85.130 — Review of program.

~~The provisions of this chapter shall be reviewed by the City Council approximately five (5) years after the effective date of the ordinance codified herein. Such review may include, but not be limited to, the number of dwelling units granted property tax exemption under this program, consideration of the multi-family development trends in the City and region, review of administrative processes and procedures, as well as public comment. If the program is terminated, no further applications for a conditional certificate of tax exemption shall be accepted. Incomplete applications shall be returned to the owner. (Ord. 19-1023 § 2 (part); Ord. 08-1022 § 1 (part))~~

3.85.140 Conflict of Provisions.

~~If any provision of this chapter is in legal conflict with the provisions of Chapter 84.14 RCW, as currently adopted or hereafter amended, the provisions of Chapter 84.14. RCW shall apply as if set forth in this chapter.~~

Title 14

SUBDIVISIONS*

Chapters:

- 14.15 Authority and Purpose
- 14.16 Definitions – CHANGES TO THIS SECTION ONLY
- 14.17 General Standards and Procedures – CHANGES TO THIS SECTION ONLY
- 14.18 Short Subdivision – CHANGES TO THIS SECTION ONLY
- 14.19 Short Subdivision – Mandatory Improvements
- 14.20 Long Subdivision
- 14.21 Long Subdivision – Mandatory Improvements
- 14.22 Binding Site Plans
- 14.23 Binding Site Plans – Mandatory Improvements
- 14.24 Lot Line Adjustments
- 14.25 Alterations and Vacations
- 14.26 Common Standards
- 14.27 Dedication and Improvement of Streets
- 14.28 Repealed

* Copies of all King County Code and Revised Code of Washington provisions adopted by reference in this title are available in the office of the City Clerk for use and examination by the public.

Chapter 14.16**DEFINITIONS**

Sections:

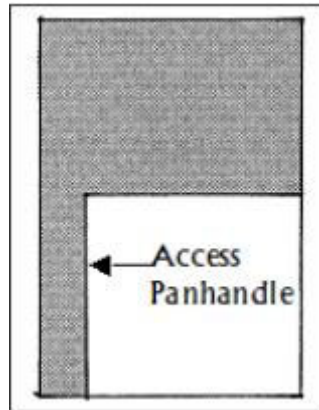
14.16.002	Access, Panhandle
14.16.006	Alteration, Subdivision
14.16.010	Applicant
14.16.014	Application
14.16.016	Binding Site Plan
14.16.018	Block (Street)
14.16.022	Block Length
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14.16.028	Building Footprint
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14.16.118	Land Surveyor, Professional
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14.16.143	Low Impact Development (LID) Best Management Practices (BMP)
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14.16.218	Subdivision
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14.16.226	Subdivision, Short
14.16.230	Tract
14.16.231	Unit Lot Subdivision
14.16.232	Vegetated LID BMPs
14.16.234	Zoning Code

14.16.002 Access, Panhandle

A strip or branch of land that is fifteen (15) feet in length or greater and is thirty (30) feet or less in width and that extends from the major portion of a lot to provide access to a public or private street.

Fig. 14.16.002a



(Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.006 Alteration, Subdivision

The process by which a recorded short subdivision, long subdivision or binding site plan may be modified. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.010 Applicant

Any owner, or duly authorized agent of the owner, of a given lot or tract who applies for a subdivision or lot line adjustment under this title. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.014 Application

All of the forms, surveys, maps, plans and accompanying documents required by this title for any particular short subdivision, long subdivision, binding site plan, or lot line adjustment. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.016 Binding Site Plan

An alternative method for the division or redivision of land where the resulting lots, tracts, or parcels will be planned, managed and/or operated as parts of an integrated project, whether commercial, industrial, mobile home or condominium projects. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.018 Block (Street)

A physically distinct land area comprising one (1) or more lots, parcels or tracts of land, and generally separated by streets, alleys or similar rights-of-way. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.022 Block Length

The distance from one (1) corner of a given street block to another corner of the same. This distance shall be measured along the centerline of a given abutting street, alley or similar right-of-way between the points at which it intersects the centerlines of other abutting streets, alleys or rights-of-way. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.026 Bond (Financial Instrument)

A surety bond, irrevocable letter of credit, cash deposit, escrow account, or assignment of funds required of a given applicant to ensure:

- A. Satisfaction of any and all conditions placed on an approved project;
- B. Performance of specified maintenance; or
- C. Installation or warranty of any and all mandatory improvements. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.028 Building Footprint

That area of a lot, exclusive of the following, where a structure can be constructed on the lot:

- A. Access easements;
- B. Utility easements;
- C. Sensitive areas easements and buffers;
- D. That area within the drip-line of any tree within a sensitive area easement; or
- E. Required building setbacks pursuant to SMC 15.400.100 and 15.400.200. (Ord. 18-1008 § 1; Ord. 17-1018 § 1; Ord. 16-1022 § 1 (Exh. B); Ord. 16-1007 § 16; Ord. 09-1012 § 1 (Exh. A))

14.16.030 Buffer Strip

A linear land area designed and established to minimize the visual, noise and other environmental impacts a given land use may have on others. A buffer strip may include, but is not limited to, preserved natural vegetation, native and drought tolerant vegetation, evergreen trees, shrubs and tree plantings, vegetated LID BMPs, or landscape berms. (Ord. 18-1008 § 1; Ord. 16-1022 § 1 (Exh. B); Ord. 09-1012 § 1 (Exh. A))

14.16.040 Common Open Space

Any open space area, as defined in Chapter 15.105 SMC, available to all residents of the subject property that is appropriate for a variety of passive or active recreational activities. (Ord. 18-1008 § 1; Ord. 16-1022 § 1 (Exh. B); Ord. 09-1012 § 1 (Exh. A))

14.16.042 Comprehensive Plan

The officially adopted City of SeaTac Comprehensive Plan as referenced in Chapter 16A.25 SMC. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.050 Cul-De-Sac

A short street having one (1) end open to an intersecting through street and the opposite end terminated by a circular turnaround, in accordance with Chapter 11.05 SMC. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.054 Dedication

The deliberate appropriation of land by an owner for any general and public uses or purposes, reserving to him/herself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.058 Density, Base Lot

A measure of the number of primary land uses present on all lands subject to a given land use application but not including any “sensitive areas” as defined by SMC 15.700.015, Definitions. As applied within this title, base lot density refers to a base or minimum land area required by the Zoning Code for every one (1) primary use, e.g., seven thousand two hundred (7,200) square feet per single-family residence – six (6) units per acre – in the UL-7200 zone. (Ord. 18-1008 § 1; Ord. 16-1007 § 17; Ord. 09-1012 § 1 (Exh. A))

14.16.066 Department

The Department of Community and Economic Development. (Ord. 18-1008 § 1; Ord. 11-1002 § 2; Ord. 09-1012 § 1 (Exh. A))

14.16.070 Development

An action making any physical alteration to land, or constructing any structure or assembly on land, for the purpose of increasing its suitability for direct human use. Development includes, but is not limited to, subdivision and the placement of survey monuments; clearing, filling, cutting, grading, drilling and dumping; the construction of roads, storm drainage systems, utilities and pedestrian facilities; the creation of parks and landscape installations; and the construction or alteration of residential, commercial and industrial structures and appurtenances. (See SMC 14.16.114, “Improvements.”) (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.082 Director

The Director of the Department of Community and Economic Development or his/her designee. (Ord. 18-1008 § 1; Ord. 11-1002 § 2; Ord. 09-1012 § 1 (Exh. A))

14.16.094 Easement

Land on which specific air, surface or subsurface rights have been conveyed for use by a person other than the owner, or to benefit some property other than the subject property. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.098 Environmental Impact Statement (EIS)

A document prepared under the State Environmental Policy Act (Chapter 43.21C RCW) and/or its successor statutes to assess the environmental impacts of a given development proposal. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.102 Floodplain

The total area subject to inundation by the base flood. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.106 Hammerhead Turnaround

The area at the end of an access easement or closed road that provides intersecting space in which a vehicle may turn, back up, and then return to the primary street in accordance with the dimensional standards of Chapter 11.05 SMC. An emergency vehicle hammerhead turnaround constitutes a fire lane as defined in SMC 13.150.030. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.110 Hearing Examiner

The City of SeaTac Hearing Examiner as established under Chapter 1.20 SMC to serve as the quasi-judicial reviewing authority for preliminary long subdivisions, preliminary binding site plans and other land use actions as set forth by ordinance. (Ord. 18-1008 § 1; Ord. 16-1007 § 18; Ord. 09-1012 § 1 (Exh. A))

14.16.114 Improvements

Any of a range of structures, assemblies or modifications to land required by the City as a condition for final plat or site plan approval. Such improvements generally include, but are not limited to, the construction or installation of survey monuments, streets, sidewalks, landscaping, streetlights, fire hydrants, storm water facilities, and utilities. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.118 Land Surveyor, Professional

A person registered in accordance with Chapter 18.43 RCW and licensed to perform land surveys within the State of Washington. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.122 Lot

A legal parcel of land for building purposes which shall have sufficient size to meet minimum requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have access to an improved public street, or to an approved private access. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

[14.16.124 Lot, Parent](#)

[Lot which is subdivided into unit lots through the unit lot subdivision process.](#)

14.16.126 Lot, Separate

A physically separate and distinct parcel of property, established through:

- A. Subdivision conducted according to all State statutes and local subdivision codes applicable at the time the lot, tract or parcel was created; or
- B. Partition from a legally established parent lot by the dedication of public right-of-way or condemnation. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.128 Lot, Unit

A subdivided lot, that allows up to one dwelling unit, created from a parent lot and approved through the unit lot subdivision process.

14.16.130 Lot Area

The total horizontal area within the boundary lines of a lot, as defined under SMC 15.105.120, Lot Area. (Ord. 18-1008 § 1; Ord. 16-1007 § 19; Ord. 09-1012 § 1 (Exh. A))

14.16.138 Lot Line Adjustment

Any relocation of one (1) or more lot boundary lines of two (2) or more lots where such action does not result in the creation of additional lots, or the creation of any substandard lot as defined by SMC 15.105.120, Lot, Substandard. (Ord. 18-1008 § 1; Ord. 16-1007 § 20; Ord. 09-1012 § 1 (Exh. A))

14.16.142 Lot of Record

A lot recorded with King County and appearing on official County Assessor maps. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.143 Low Impact Development (LID) Best Management Practices (BMP)

Distributed stormwater management practices, integrated into a project design, that emphasize natural hydrologic processes of infiltration, filtration, storage, evaporation and transpiration while protecting against off-site flooding and soil instability. LID BMPs include, but are not limited to, bioretention, permeable pavement, cast in place pavers, limited infiltration systems, roof downspout controls, dispersion, soil amendments, and minimal excavation foundations. (Ord. 18-1008 § 1; Ord. 16-1022 § 1 (Exh. B))

14.16.144 Material Error

Errors in the information provided with the application or the oversight or misuse of facts that existed at the time the application was prepared. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.150 Modification, Substantial

A threshold for changes that terminate previous approval of an unrecorded subdivision and compel the applicant to file a new action. Substantial modifications generally include changes to the dimensions of an approved proposed lot, tract or parcel in excess of ten percent (10%) of those originally proposed. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.154 Monument

A permanent marker or post installed pursuant to RCW 58.17.240. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.156 Open Space

A variety of lands which are created and preserved for open space purposes, including:

- A. Natural areas with outstanding scenic or recreational (active or passive) value;
- B. Public access areas to creeks, rivers, lakes or Puget Sound;
- C. Lands that create corridors between natural features;
- D. Areas defined as critical areas under the critical areas ordinance;

- E. Any landscaped area that exceeds the minimum adopted landscape requirements;
- F. Active outdoor recreation areas;
- G. Multi-purpose green spaces;
- H. LID BMPs, including rain gardens, bioretention, vegetated roofs with roof access, and dispersion; and/or
- I. Pedestrian and bicycle-only corridors separate from the public or private roadway system and dedicated to passive recreation, including access links in sensitive area buffers. The square footage (length times width) of pedestrian and bicycle-only corridor shall be counted as usable open space. (Ord. 18-1008 § 1; Ord. 16-1022 § 1 (Exh. B))

14.16.158 Ordinary High Water Mark

The definition of ordinary high water mark shall be the same as defined in Chapter 18.05 SMC. (Ord. 19-1015 § 7; Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.162 Owner

A person, as defined by SMC 1.01.050, who is the fee owner of, or otherwise retains a controlling interest in, a given property. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.170 Plat, Preliminary

A neat and scaled map or similar drawing of a proposed subdivision or lot line adjustment that portrays the general layout of lots, blocks, topography, streets and alleys, utility lines, fire hydrants and other elements prescribed by this title and City application forms. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.174 Plat, Final

An accurate technical survey and representation of a subdivision or lot line adjustment that portrays the final layout of streets, lots, blocks, ingress/egress easements, utility easements, public dedications, building envelopes and any other elements required as conditions of approval in a form satisfactory for recording with King County. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.178 Responsible Official

The City official responsible for local administration of the State Environmental Policy Act (SEPA), the City's SEPA rules and all locally adopted environmental policies. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.180 Reviewing Authority

The Departments of Community and Economic Development, Parks and Recreation, Police Services, Fire Services and the Hearing Examiner where applicable under SMC 1.20.090. (Ord. 18-1008 § 1; Ord. 11-1002 § 2; Ord. 09-1012 § 1 (Exh. A))

14.16.182 Road or Street, Public

All publicly owned streets, highways, freeways, avenues, alleys, courts, places, or other public ways in the City, whether improved or unimproved, held in public ownership and intended to be open as a matter of right to public vehicular and pedestrian access. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.186 Road or Street, Private

Any improved easement or tract or street for vehicular and pedestrian ingress and egress which is not a public street but as to which individual abutting property owners retain responsibility for construction and maintenance. Driveways shall not be considered private roads or streets where they serve only one (1) residence. Private roads or streets may constitute fire lanes in accordance with SMC 13.150.030. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.194 Setback

The definition of setback shall be the same as defined in SMC 15.105.190. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.196 Short Plat

The map or representation of a short subdivision prepared by a Washington State licensed professional surveyor in accordance with this title. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.202 Site Plan, Graphic

A preliminary or final survey or representation of lands subject to a binding site plan, which portrays:

- A. All items of information otherwise required of a subdivision plat.
- B. The location of all existing and proposed uses, improvements, open spaces, landscaping, environmentally sensitive areas and any other elements required by this title and other provisions of the SeaTac Municipal Code.
- C. Limitations and conditions on the future use of all depicted lots and tracts.
- D. Provisions to ensure conformity of the development and improvements with the approved site plan. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.218 Subdivision

Any delineation and legal segregation of real property into lots, tracts, parcels, or sites for the purpose of development, sale, lease, or transfer of ownership through the process for long subdivision, short subdivision, [unit lot subdivision](#), or binding site planning. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.222 Subdivision, Long

A division or redivision of land into ten (10) or more lots, tracts, parcels, or sites for the purpose of development, sale, lease, or transfer of ownership. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.226 Subdivision, Short

A division or redivision of land into nine (9) or fewer lots, tracts, parcels, or sites for the purpose of development, sale, lease, or transfer of ownership. (Ord. 18-1008 § 1; Ord. 15-1012 § 3; Ord. 09-1012 § 1 (Exh. A))

14.16.230 Tract

A physically separate piece of real property reserved for access, open space, conservation, drainage or another specialized purpose, and not considered a buildable lot or site for residential, commercial or industrial construction. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.16.231 Unit Lot Subdivision

The division of a parent lot into two or more unit lots within a development and approved through the unit lot subdivision process.

14.16.232 Vegetated LID BMPs

LID BMPs that utilize landscaping. (Ord. 18-1008 § 1; Ord. 16-1022 § 1 (Exh. B))

14.16.234 Zoning Code

SMC Title 15, as constituted and thereafter amended. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

Chapter 14.17

General Standards and Procedures

Sections:

- 14.17.010 Purpose – **CHANGES TO THIS SECTION ONLY**
- 14.17.020 General Provisions – **CHANGES TO THIS SECTION ONLY**
- 14.17.030 Lot Configuration and Access
- 14.17.040 Complete Application Required
- 14.17.050 Public Notice Requirements
- 14.17.060 General Application Review
- 14.17.080 Criteria for Approval of Subdivision Application
- 14.17.090 Filing
- 14.17.095 Time Limits on Preliminary Approval – Long Subdivision and Binding Site Plan
- 14.17.100 Variances
- 14.17.110 Appeals

14.17.010 Purpose

This chapter establishes the general standards and procedures for dividing land through the short subdivision, [unit lot subdivision](#), long subdivision, and binding site plans process. Additional and specific requirements for short subdivisions, long subdivisions and binding site plans follow in succeeding chapters. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.17.020 General Provisions

- A. Applicants for short subdivisions, [unit lot subdivision](#), long subdivisions, and binding site plans shall provide the reviewing authorities reasonable access to the subject property so that the City may determine the status and characteristics of the land which relate to the application. Such access shall be provided beginning on the date the Director, or designee, determines the application to be complete, and terminating on the date that the City issues its final decision. The applicant's signature upon the application shall be considered written consent to such access.
- B. In cases where an environmental impact statement (EIS) is required under the provisions of the State Environmental Policy Act (Chapter 43.21C RCW), the Department shall not initiate review of any subdivision until the Final EIS is completed.
- C. Any subdivision within the Angle Lake shoreline jurisdiction, as defined by the City's Shoreline Master Program, shall be considered new shoreline development and shall be required to satisfy all applicable requirements of the Shoreline Master Program, the Shoreline Management Act as well as the State Environmental Policy Act.
- D. All applicable conditions established under a shoreline substantial development permit shall be recorded on the face of the final plat. Shoreline approval shall be annotated on the plat, and no further shoreline review will be required for uses on the property; provided, that those uses remain consistent with the original proposal and conditions, and that no further division of the property is proposed.
- E. Site planning and design shall consider stormwater management, especially the design and integration of LID BMPs, as early as possible in the project planning phase. Locate buildings away from soils that provide effective infiltration, site LID BMPs in areas with good infiltration capacity, reduce impervious surfaces, and retain native vegetation.
- F. No subdivision, short subdivision, [unit lot subdivision](#), or binding site plan shall receive final approval until any and all required on-site and off-site improvements have been constructed, or financial security has been established as allowed by Chapter 13.200 SMC. This requirement shall apply equally with regard to either public or private improvements. (Ord. 20-1019 § 4; Ord. 18-1008 § 1; Ord. 16-1022 § 1 (Exh. B); Ord. 15-1012 § 4; Ord. 09-1012 § 1 (Exh. A))

14.17.030 Lot Configuration and Access

- A. The type of development contemplated, the topography of the site, and the presence of critical areas shall be jointly considered within the configuration of any short subdivision, long subdivision or binding site plan. Where possible, the size, shape and orientation of lots shall reflect these considerations.
- B. To the maximum extent possible, lots shall be configured to assure the minimum prescribed frontage on a public street, except as provided in subsection (D) of this section.
- C. Where local topography or other preexisting conditions prevent direct frontage, a private road may connect a lot to a public street. The applicant shall bear the burden of demonstrating that no reasonable configuration would allow direct access to a public street.
- D. Lots shall be configured to prevent direct lot access to arterial streets. If no other alternative exists, lot access may be provided by frontage on a minor arterial or collector arterials. The applicant shall bear the burden of demonstrating the necessity for direct access to a minor arterial or collector arterial.
- E. Where an applicant proposes to create ten (10) or more lots, the subdivision shall be configured to provide for public streets to facilitate further division.
- F. Where an applicant proposes to create three (3) or more lots, or has sufficient land under current zoning to create three (3) or more lots, all lots shall be configured so that no more than two (2) panhandle lots are located adjacent to each other.
- G. Lots shall be configured consistent with the natural topography of the site, shall assure drainage away from existing/proposed buildings, and prevent any increase of runoff toward adjacent properties. (Ord. 18-1008 § 1; Ord. 15-1012 § 5; Ord. 09-1012 § 1 (Exh. A))

14.17.040 Complete Application Required

- A. A complete application shall be required before taking review action on any proposed subdivision.
- B. All applications for subdivision shall be submitted on the appropriate forms to the Department. The Department shall prescribe the format of all application forms and shall provide the same to applicants. The application shall include all information deemed necessary by the Director to make a decision consistent with State and City standards.
- C. In addition to any other submissions required under SMC 16A.07.030, applications for subdivision shall be considered complete only after the City verifies that the applicant has provided all items required by the application checklist. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.17.050 Public Notice Requirements

Subdivision actions shall be subject to the public notice procedures established by SMC Title 16A. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.17.060 General Application Review

- A. A proposed subdivision will be reviewed under the provisions of this title and all other zoning and land use control ordinances in effect at the time a fully completed application is submitted.
- B. Any applicant proposing a subdivision shall schedule and participate in no less than one (1) pre-application meeting prior to the submission of an application.
- C. Upon issuance of a Determination of Completeness, copies of the subject preliminary plat or graphic site plan and any accompanying documents shall be transmitted to the City officials or City departments as deemed appropriate by the Director.
1. The Director shall review and prepare findings that the proposed subdivision conforms with the applicable elements of the City Comprehensive Plan, the Zoning Code, the City Shoreline Master Program, adopted City traffic and infrastructure plans; its adequacy regarding storm drainage, streets, alleys, rights-of-

way, its conformance with any applicable improvement standards and specifications, local SEPA rules and this title.

2. The City Fire Marshal or designee shall review the proposed subdivision for conformance with the Fire Code.
3. The Director may forward the application materials to any other City department, utility provider, school district or other public or private entity deemed appropriate with a request for review and comment. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.17.080 Criteria for Approval of Subdivision Application

Whether subdivision is proposed by short subdivision, long subdivision or binding site plan, the reviewing authorities shall base their evaluations, recommendations and decisions on the criteria below.

- A. Each reviewing authority shall assess the proposal's general compliance with all State and City statutes, regulations and other standards in effect on the date the application is determined to be complete. Such standards include, but are not limited to, the following:
 1. This title and the Zoning Code;
 2. The City Comprehensive Plan;
 3. Shoreline Management Act and applicable shoreline programs;
 4. Surface Water Management Code, Comprehensive Storm Drainage Plan, and Basin Plans, as may be applicable;
 5. Fire Code as adopted by the City;
 6. Comprehensive Transportation Plan, City Road Standards and Right-of-way Use Code; and
 7. Clearing and Grading Code.
- B. Where applicable, each reviewing authority shall assess the adequacy of existing and proposed lots, tracts, streets, sidewalks, parking facilities, utilities and general improvements to accommodate subsequent land uses. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.17.090 Filing

- A. Approval for each final subdivision plat or graphic site plan shall be certified by the Director, the Engineering Review Manager, and any other City official as deemed appropriate by the Director.
- B. The applicant shall pay the City or otherwise designate funds to King County as necessary to cover all costs for filing the final plat with King County.
- C. The Department shall forward the signed final plat, with all appropriate copies and documentation, to the King County Recorder for recording. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.17.095 Time Limits on Preliminary Approval – Long Subdivision and Binding Site Plan

Where a subdivision or binding site plan is considered concurrently with a planned unit development, the final plat or graphic site plan must be recorded no later than the date on which the first phase development plan or comprehensive development plan is submitted to the City. Failure to meet this requirement shall void any approval under this title. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.17.100 Variances

Subject to Hearing Examiner review and the criteria established under SMC 15.115.010, an applicant may request a variance from the dimensional standards and improvement requirements of this title, the Zoning Code, and other provisions of the SeaTac Municipal Code. (Ord. 18-1008 § 1; Ord. 16-1007 § 21; Ord. 09-1012 § 1 (Exh. A))

14.17.110 Appeals

Any person aggrieved by any administrative decision under this title may appeal that decision consistent with the procedures prescribed in Chapter 16A.17 SMC. (Ord. 18-1008 § 1; Ord. 16-1007 § 22; Ord. 09-1012 § 1 (Exh. A))

Chapter 14.18

Short Subdivision

Sections:

- 14.18.010 Purpose – CHANGES TO THIS SECTION ONLY**
- 14.18.020 General Limitations
- 14.18.030 Material Errors
- 14.18.040 Changes to Proposed or Approved Short Plats
- 14.18.050 Short Subdivision Review
- 14.18.060 Preliminary Plat Format and Content Requirements
- 14.18.070 Final Short Plat Format and Content Requirements
- 14.18.080 Time Limits on Preliminary Approval
- [14.18.090 Unit Lot Subdivision Standards](#)

14.18.010 Purpose

This chapter establishes specific review procedures and approval criteria for the short subdivision of land into nine (9) or fewer lots, [and unit lot subdivisions](#). This chapter shall at a minimum implement the requirements of State law. (Ord. 18-1008 § 1; Ord. 15-1012 § 6; Ord. 09-1012 § 1 (Exh. A))

14.18.020 General Limitations

The following general limitations shall apply to all short subdivision applications:

- A. Only a separate lot, as defined by SMC 14.16.126, or a combination of two (2) or more contiguous separate lots may be short subdivided;
- B. A maximum of nine (9) lots, tracts, parcels, or sites may be created by any single application;
- C. Except as provided in SMC 14.15.020(C), if the lot to be subdivided was created through a prior short subdivision, at least five (5) years must have passed since the recording of such prior short subdivision, except that when the short plat contains fewer than nine (9) lots, tracts, parcels, or sites, a short plat alteration may be requested to create additional lots, tracts, parcels, or sites, up to a maximum of nine (9) within the original short plat boundaries. A short plat alteration shall contain the same information as required in a short plat application.

(Ord. 21-1008 § 3; Ord. 18-1008 § 1; Ord. 15-1012 § 7; Ord. 09-1012 § 1 (Exh. A))

14.18.030 Material Errors

Applications found to contain and be based upon significant material errors shall be deemed incomplete and subsequent resubmittals shall be treated as new applications, as determined by the Director. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.18.040 Changes to Proposed or Approved Short Plats

- A. Applicant generated modifications or requests for revision(s) to short subdivisions which are not made in response to staff review or public appeal which result in substantial changes as determined by the Director, or designee, including but not limited to the creation of additional lots, shall be treated as new applications for the purpose of vesting.
- B. Proposals to amend an approved final short plat shall be treated as an alteration pursuant to the provisions of this chapter and Chapter 14.25 SMC regarding alterations. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.18.050 Short Subdivision Review

- A. Short subdivisions shall be subject to administrative review with notice, as established within SMC Title 16A and hereafter amended.

B. Upon receipt of a complete application, staff will conduct a review of the proposed short subdivision pursuant to the provisions of SMC Title 16A and shall issue a notice of decision (NOD) within ninety (90) days on the preliminary short subdivision. The notice of decision shall have one (1) of the following effects:

1. Approve the preliminary short subdivision without conditions; or
2. Approve the preliminary short subdivision with conditions; or
3. Deny the preliminary short subdivision.

C. The notice of decision (NOD) shall cite findings of fact regarding the proposed subdivision's compliance with all State and City statutes, regulations, or other standards. The notice shall directly relate these findings to any conditions of approval or reasons for denial. (Ord. 18-1008 § 1; Ord. 15-1012 § 8; Ord. 09-1012 § 1 (Exh. A))

14.18.060 Preliminary Plat Format and Content Requirements

A. The preliminary short plat shall serve as the primary reference by which the City evaluates any proposal for short subdivision, and as the basis for any subsequent conditions for approval.

B. The preliminary short plat shall be prepared by a professional land surveyor and drawn to specifications as established by the Director. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.18.070 Final Short Plat Format and Content Requirements

A. The final plat shall serve as the primary legal record of any approved short subdivision. City staff shall conduct conclusive review of all final plats to assure compliance with all state statutes and city ordinances, regulations and other standards, and with all conditions established through the preliminary review process. The final plat shall be substantially in the form established by the Director.

B. Final plats shall be approved, disapproved, or returned to the applicant within thirty (30) days from the date of filing thereof, unless the applicant consents to an extension of such time period. (Ord. 18-1008 § 1; Ord. 16-1022 § 1 (Exh. B); Ord. 11-1002 § 2; Ord. 09-1012 § 1 (Exh. A))

14.18.080 Time Limits on Preliminary Approval

A. Once granted preliminary approval for any short subdivision, the applicant shall have three (3) years in which to file a final short plat with the City. Where any conditions for approval are not satisfied, required improvements not constructed or financial surety provided, or the final short plat is not filed within those three (3) years, the preliminary approval shall be null and void.

B. Where all required improvements have been constructed or financial surety provided, all conditions satisfied, and all required documents have been submitted within the three (3) year filing period, the Director may grant a single extension of up to one hundred eighty (180) days for the processing and recording of the final short plat. Applicants shall have a maximum of thirty (30) days to comply with any additional requests for information that the City may make during the extension period. (Ord. 18-1008 § 1; Ord. 09-1012 § 1 (Exh. A))

14.18.090 Unit Lot Subdivision Standards

A lot may be divided into separately owned unit lots and common areas, provided the following standards are met:

A. Process. Unit lot subdivisions shall follow the application, review, and approval procedures for a short subdivision or subdivision, depending on the number of lots.

B. Applicability. A lot to be developed with middle housing, detached accessory dwelling unit, or multiple detached single-family residences, in which no dwelling units are stacked on another dwelling unit or other use, may be subdivided into individual unit lots as provided herein.

C. Development as a whole on the parent lot, rather than individual unit lots, shall comply with applicable unit density and dimensional standards.

D. Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.

E. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.

F. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit for which the parking serves, as long as the right to use the parking is included in notes on the face of the plat or short plat or formalized by an easement recorded with the county auditor.

G. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.

H. Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the following:

1. The title of the plat shall include the phrase "Unit Lot Subdivision."
2. Approval of the development on each unit lot was granted by the review of the development, as a whole, on the parent lot.

I. Effect of Preliminary Approval. Preliminary approval constitutes authorization for the applicant to develop the required facilities and improvements, upon review and approval of construction drawings by the public works department. All development shall be subject to any conditions imposed by the city on the preliminary approval.

J. Revision and Expiration. Unit lot subdivisions follow the revision and expiration procedures for a short subdivision.

Title 16A

DEVELOPMENT REVIEW CODE

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16A.03	General Provisions
16A.05	Project Permit Applications
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Chapter 16A.25

COMPREHENSIVE PLAN

Sections:

- 16A.25.010 Purpose
- 16A.25.020 Comprehensive Plan Adopted
- 16A.25.030 Early and Continuous Public Participation
- 16A.25.040 Amendments and Exceptions
- 16A.25.050 Tribal Participation – NEW SECTION

16A.25.010 Purpose

The City of SeaTac Comprehensive Plan establishes the principles, goals, objectives and policies guiding future development of the City in compliance with Chapter 36.70A RCW, the Washington State Growth Management Act. The purpose of this chapter is to identify those elements that comprise the Comprehensive Plan and to provide for the establishment of procedures for review and amendment of the Plan. (Ord. 18-1004 § 1; Ord. 14-1007 § 2)

16A.25.020 Comprehensive Plan Adopted

A. The City of SeaTac Comprehensive Plan, initially adopted in December 1994 to comply with the Growth Management Act and as periodically amended thereafter, is hereby adopted by reference.

B. The Comprehensive Plan consists of the following:

1. City of SeaTac Comprehensive Plan, Volumes 1 and 2;
2. City of SeaTac Shoreline Master Program;
3. City Center Plan;
4. South 154th St. Station Area Action Plan;
5. Angle Lake District Station Area Plan;
6. City of SeaTac Parks, Recreation and Open Space Plan;
7. City of SeaTac Transportation Master Plan. (Ord. 18-1004 § 1; Ord. 14-1007 § 2)

16A.25.030 Early and Continuous Public Participation

A. The City of SeaTac encourages early and continuous public participation in the comprehensive planning process and in other City-initiated planning programs that may be carried out under the overall framework of the plan.

B. The Community and Economic Development Director shall establish and broadly disseminate information regarding the Comprehensive Plan amendment process. (Ord. 18-1004 § 1; Ord. 14-1007 § 2)

16A.25.040 Amendments and Exceptions

A. Pursuant to Resolution 97-001, the Comprehensive Plan may only be amended pursuant to procedures established by the Community and Economic Development Director and no more frequently than once each calendar year, except as provided in subsection (C) of this section.

B. All amendments shall be considered concurrently so as to assess their cumulative impact.

C. Exceptions. Pursuant to Chapter 35A.70 RCW, under the following circumstances, amendments to the Comprehensive Plan may be processed separately and in addition to the established amendment cycle:

1. If an emergency exists, which is defined as an issue of community-wide significance that addresses the public health, safety, and general welfare;
2. To resolve an appeal of a comprehensive plan filed with the Growth Management Hearings Board or with the court;
3. To adopt or amend the Shoreline Master Program under the procedures set forth in Chapter 90.58 RCW;
4. The initial adoption of a subarea plan or new element to the Comprehensive Plan;
5. An amendment of the Capital Facilities Plan may occur concurrently with the adoption or amendment to the City budget. (Ord. 18-1004 § 1; Ord. 14-1007 § 2)

16A.25.050 Tribal Participation

A. A federally recognized Indian tribe may voluntarily choose to collaborate and participate in the planning process.

B. Collaboration and participation is a nonexclusive exercise of coordination and cooperation in the planning process and failure to exercise discretionary collaboration and participation shall not limit a party's standing for quasi-judicial or judicial review or appeal under

1. Upon receipt of notice in the form of a tribal resolution from a federally recognized Indian tribe whose reservation or ceded lands lie within the county, which indicates the tribe has a planning process or intends to initiate a parallel planning process, the city shall enter into good faith negotiations to develop a mutually agreeable memorandum of agreement with such tribes in regard to collaboration and participation in the planning process.

2. If a mutually agreeable memorandum of agreement cannot be reached between the city and such tribes, the shall enter mediation with such tribes for a period not to exceed thirty (30) days, which shall be arranged by the Department of Commerce using a suitable expert to be paid by the Department of Commerce [department].

3. If a mutually agreeable memorandum of agreement is not reached at the conclusion of the mediation period, the period shall be extended for one additional period not to exceed thirty (30) days, upon written notice to the department by one or more parties.

4. If a mutually agreeable memorandum of agreement cannot be reached at the end of the mediation period or the extended mediation period, the parties shall have no further obligation to develop a memorandum of agreement. Inability to reach a mutually agreeable memorandum of agreement shall not preclude a tribe from providing notice as described in SMC 16A.25.050(A) in subsequent planning processes.

Title 11

STREETS, SIDEWALKS, AND PUBLIC THOROUGHFARES*

Chapters:

11.05 Road Standards

11.10 Right-of-Way Use Code

11.15 Transportation Impact Fees – CHANGES TO THIS CHAPTER ONLY

11.20 Underground Installation of Electrical and Communication Lines and Facilities

11.30 Commute Trip Reduction

11.40 Designation of Street Names and Numbers

11.50 Transportation Concurrency Management – CHANGES TO THIS CHAPTER ONLY

* Copies of all King County Code and Revised Code of Washington provisions adopted by reference in this title are available in the office of the City Clerk for use and examination by the public.

Chapter 11.15 TRANSPORTATION IMPACT FEES

Sections:

- 11.15.010 Transportation impact fees established.
- 11.15.020 **Definitions.** – CHANGES TO THIS SECTION ONLY
- 11.15.030 Establishment of service area.
- 11.15.040 **Imposition of impact fee on development activity.** – CHANGES TO THIS SECTION ONLY
- 11.15.050 Disposition of impact fee revenues.
- 11.15.060 Refunds.
- 11.15.070 Appeals.
- 11.15.080 Severability.
- 11.15.090 Termination date of authority to collect and expend impact fees.

11.15.020 Definitions.

Unless the context otherwise requires, the terms defined in this section shall, for all purposes of this chapter, have the meanings specified in this section, with words importing the singular number including the plural number and visa versa:

“Act” means the sections of the Washington State Growth Management Act, codified as RCW 82.02.050 through 82.02.090, as now in existence, or as hereinafter amended.

“Building permit” means any written authorization from the City which authorizes the commencement of development activity.

“Capital facility plan” means the capital facilities plan element of the City’s Comprehensive Plan, as now in existence or as hereinafter amended.

“City” means the City of SeaTac, Washington.

“City Comprehensive Plan” means the City’s comprehensive land use plan, adopted pursuant to Act.

“Development activity” means any construction or expansion of a building or structure that creates additional demand on and/or the need for public facilities, but not interior remodeling that does not change the PM Peak trips as categorized in the interim transportation plan element to the City’s Comprehensive Plan or of the applicable code or regulation of the City. ["Development activity" does not include:](#)

- [i. Buildings or structures constructed by a regional transit authority; or](#)
- [i-ii. Buildings or structures constructed as shelters that provide emergency housing for people experiencing homelessness, or emergency shelters for victims of domestic violence, as defined in RCW 70.123.020.](#)

“Fair market value” means the price in terms of money that a property will bring in a competitive and open market under all conditions of a fair sale, the buyer and seller each prudently knowledgeable, and assuming the price is not affected by undue stimulus.

“Hearing Examiner” means the Hearing Examiner of the City of SeaTac, pursuant to Chapter 1.20 of the City Code.

“Impact fee” means a payment of money imposed by the City upon development activity as a condition of issuance of a building permit to pay for public facilities needed to serve new growth and development, and to mitigate the impacts of the development activity on the transportation facilities of the City, but does not include any permit or application fee.

“Impact fee fund” means the service area development impact fee fund of the City created pursuant to Section 3.75.010 of the City Code.

“Owner” means the owner of record of real property, although real property is being purchased under a real estate contract, the purchaser shall be considered the owner of real property if the contract is recorded.

“Public facilities” as used in this section refers to public streets, roads and rights-of-way owned or operated by the City for other governmental entities, including trails, paths, bikeways, other transportation facilities and all attendant improvements.

“Service area” means the development impact fee service area of the City identified in SMC 11.15.030.

“System improvements” means public facilities that are included in the capital facilities plan.

“Transportation facilities” means and refers to streets and roads, but includes all publicly owned streets, roads, alleys and right-of-ways within the City and street services, traffic control devices, curbs, gutters, sidewalks and related facilities and improvements.

“Transportation plan” means the transportation plan element of the City’s Comprehensive Plan. (Ord. 94-1002 § 1)

11.15.040 Imposition of impact fee on development activity.

A. The City hereby authorizes the assessment and collection of impact fees on development activity within the City, at the rate of three thousand five hundred dollars (\$3,500) per peak p.m. trip, effective January 1, 2017, as computed in accordance with the most current edition of the Institute of Transportation Engineers Trip Generation Manual, as applied to the City’s adopted Comprehensive Plan and the Transportation Management Plan. It is hereby declared that such impact fees shall:

1. Only be imposed for system improvements that are reasonably related to new development; and
2. Not exceed a proportionate share of the cost of the system improvements, including the costs of previously constructed system improvements, reasonably related to new development; and
3. Be used for system improvements that will reasonably benefit new development; and
4. Not be imposed to make up for deficiencies in any previously constructed system improvements; and
5. Reflect the proportionate impact of new housing units, including multifamily and condominium units, based on the square footage, number of bedrooms, or trips generated in the housing unit, in order to produce a proportionally lower impact fee for smaller housing units; and
6. Not impose impact fees on the construction of accessory dwelling units greater than 50% of the impact fees imposed on the principal unit.-

Such impact fee schedule is based upon the formula for calculating the proportionate share of the cost of the system improvements, including the costs of previously constructed system improvements, necessitated by new development to be borne by impact fees, which formulas are described in the interim transportation plan element of the City’s Comprehensive Plan and incorporated herein by this reference.

B. Impact fee rates shall be updated annually using the following procedures:

1. A three (3) year moving average of the Washington State Department of Transportation Construction Cost Index will be used to determine the increase in fees for each year to reflect increased project costs.
2. The indexed impact fee rates shall be effective January 1st. A copy of the indexed impact fee rates shall be provided to the City Council but the indexed rates shall become effective without further Council review.

The transportation impact fee rates shall be reviewed bi-annually to determine when a new transportation impact fee rate study should be prepared and presented to Council.

C. Unless the use of an independent fee calculation has been approved, or unless a development agreement entered into pursuant to RCW 36.70B.170 provides otherwise, the impact fees shall be calculated and paid per the following:

1. For platted and unplatted single-family residential lots and commercial and multi-family developments, fees shall be calculated based on the impact fee schedule in effect at the time a completed building permit application is filed and paid prior to permit issuance. For a change in use for which no building permit is required, the fee shall be calculated and paid based on the impact fee schedule in effect on the date of an approved change of use.
2. For residential land divisions and unplatted single-family residential lots, the impact fees may be deferred, but shall be paid at the time of final inspection for each building permit. Covenants prepared by the City to enforce payment of the deferred fees shall be recorded at the applicant's expense prior to building permit issuance for platted and unplatted single-family residential lots. The fee shall be calculated based on the impact fee schedule in effect on the date of payment of the impact fee.

3. Upon the applicant's request, impact fees for new, single-family detached and attached residential construction can be deferred until the following times, pursuant to RCW 82.02.050(3):

a. Final inspection; and/or

b. Issuance of the certificate of occupancy or equivalent certification.

i. The City may withhold certification of final inspection, certificate of occupancy, or equivalent certification until the impact fees have been paid in full.

ii. The amount of impact fees that may be deferred under this subsection must be determined by the fees in effect at the time the applicant applies for a deferral.

~~4.3-~~ The term of deferral is eighteen (18) months from issuance of the building permit.

D. Failure to pay the impact fees for a given development activity at the time of assessment shall result in denial of the building permit for which the owner has applied.

E. In computing the fee applicable to a given development activity, credit shall be given for the fair market value, measured at the time of dedication of land or upon completion of dedicated improvements or construction, of any dedicated land for, improvements to, or construction of, any system improvements in the same category of public facilities as that of the applicable fee provided by the owner and required by the City as a condition of approving the development activity over and above the minimum development standards set out in the City's subdivision and street ordinances.

F. The City Manager or designee may adjust the amount of the impact fee otherwise imposed hereby with respect to specific projects requiring a building permit upon determining that:

1. Unusual circumstances require such adjustment to ensure that such impact fees are imposed fairly; and
2. Studies and data submitted by the owner regarding the impacts of such owner's proposed development activity requires such adjustment to ensure that such impact fees are imposed fairly. Impact fees shall not be deemed unfair unless such unusual circumstances and studies and data support a finding that the impact fees otherwise imposed hereby allocate to the specific project in question a share of the cost of the systems improvements reasonably related to new development that is greater than or substantially less than such project's allocable proportionate share of such costs. (Ord. 16-1015 § 1; Ord. 02-1041 § 2; Ord. 94-1002 § 1)

Chapter 11.50
TRANSPORTATION CONCURRENCY MANAGEMENT

Sections:

- 11.50.010 Authority.
- 11.50.020 Purpose. – CHANGES TO THIS SECTION ONLY
- 11.50.030 Definitions.
- 11.50.040 Applicability. – CHANGES TO THIS SECTION ONLY
- 11.50.050 Level of service standards. – CHANGES TO THIS SECTION ONLY
- 11.50.060 Application for concurrency review.
- 11.50.070 Concurrency evaluation and determination.
- 11.50.080 Concurrency approval and temporary certificates of concurrency.
- 11.50.090 Final certificate of concurrency.
- 11.50.100 Denial of concurrency and mitigation.
- 11.50.110 Concurrency management program administration – Purpose and procedure.
- 11.50.120 Relationship to street standards.
- 11.50.130 Relationship to SEPA.
- 11.50.140 Relationship to transportation impact fees.
- 11.50.150 Reconsiderations and appeals.
- 11.50.160 Fees.

11.50.020 Purpose.

The purpose of this chapter is to establish procedures for ensuring that adequate transportation facilities are available to serve proposed development activity and Traffic demand management (TDM) requirements are consistent with the comprehensive plan.

A. The Director shall be responsible for implementing and enforcing this chapter, including conducting concurrency evaluations, making concurrency determinations, issuing temporary and final certificates of concurrency, and monitoring and updating the program.

B. The Director’s determination of concurrency and the issuance or non-issuance of temporary or final certificates of concurrency shall be integrated, insofar as possible, with any applicable decision making processes on permits, applications, and proposals submitted to the City for review and decision. For each application subject to concurrency review and evaluation and the requirement for a certificate of concurrency, the Director shall determine how the review can be best integrated with the decision making process. ~~(Ord. 20-1001 § 1 (Exh. A) (part))~~

11.50.040 Applicability.

A. All construction or change in use initiated pursuant to a development permit for which a development permit, concurrency approval, or a certificate of concurrency was issued prior to the effective date of the ordinance codified in this chapter shall be continued. However, if the City determines that a previously issued development permit for which the concurrency approval was granted has lapsed or expired, pursuant to the applicable development regulations, then no subsequent development permit shall be issued except in accordance with this chapter.

B. All development activities that generate an increase in PM peak hour trips are required to apply for concurrency review as part of applying for the associated land use permit. Upon approval of the land use permit, the City will issue a temporary certificate of concurrency that is valid as long as the land use permit is valid as provided in this chapter.

C. No concurrency evaluation shall be required if the Director determines that a change of use does not generate an increase of PM peak hour trips compared to the previous use. For the purpose of this subsection, “previous use” shall mean:

1. The use existing on the site when a concurrency evaluation is applied for; or
2. The most recent use on the site, within the one (1) year period prior to the date of application for development activity that had previously been approved for concurrency.

D. For the purposes of this chapter, application for a development permit shall include consideration of the cumulative impacts of all development permit applications for contiguous properties that are owned or under the control of the same person, firm or corporation, when one (1) or more development permits would be issued, or in the judgment of the Director may be issued, within two (2) years of the date of issuance of a development permit for such contiguous property.

E. The Director shall have sole authority to define development permits and activities that are exempt from concurrency management review on a case-by-case basis. The following types of development permits are typically exempt from the concurrency management ordinance and the requirements of this chapter because they do not generate additional PM peak hour trips. This type of development includes, but is not limited to, the following:

1. Access permit;
2. Demolition permit;
3. Right-of-way permit;
4. Clearing and grading (STE) permit;
5. Fire permit;
6. Interior alterations with no change of use;
7. Mechanical permit;
8. Plumbing permit;
9. Sign permit;
10. Single-family remodeling with no change of use;
11. Building permit for fences or retaining walls;
12. Single-family homes built on lots created by a final plat or final short plan that received a final certificate of concurrency within the last five (5) years. ~~(Ord. 20-1001 § 1 (Exh. A) (part))~~

[F. No concurrency evaluation shall be required for highways of statewide significance \(HSS\), pursuant to RCW 36.70A.070\(6\)\(a\)\(iii\)\(C\).](#)

11.50.050 Level of service standards.

The Director shall use the level of service standards set forth in the transportation element of the City's comprehensive plan to make concurrency evaluations as part of the review of any application for a concurrency certificate issued pursuant to this chapter. ~~(Ord. 20-1001 § 1 (Exh. A) (part))~~

Chapter 2.75

EMERGENCY MANAGEMENT

Sections:

- 2.75.010 Purpose.
- 2.75.020 Emergency management policy.
- 2.75.030 Definitions.
- 2.75.040 Emergency management organization.
- 2.75.050 Emergency operations plan.
- 2.75.060 Emergency or disaster powers of the Mayor or successor.
- 2.75.070 Emergency and disaster powers of the Emergency Management Director.
- 2.75.080 National Incident Management System
- 2.75.0980 Functions and duties of departments and employees.
- 2.75.100 Emergency Management Coordinating Committee
- 2.75.09110 Private liability.
- 2.75.1200 Penalty.
- 2.75.1340 Compensation Board.
- 2.75.1420 Severability.

2.75.010 Purpose.

The declared purposes of this chapter are to provide for the preparation and implementation of plans for mitigation, preparedness, response and recovery activities within the City in the event of an emergency or disaster, and to provide for the coordination of emergency functions and services of the City and other affected public agencies and private persons, corporations and organizations, in accordance with RCW 36.70A.130(2)(b) and WAC 365-196-640(4). Any expenditures made in connection with such emergency management activities, including mutual aid activities, shall be deemed conclusively to be for the direct protection and benefit of the inhabitants and property of the City.

2.75.020 Emergency management policy.

It is the policy of the City to make effective preparation and use of staffing, resources, and facilities for dealing with any emergency or disaster that may occur. Emergencies and disasters, by their very nature, may disrupt or destroy existing systems and the capability of the City to respond to protect life, public health and property. Therefore, citizens are advised to be prepared to be without public services or utilities for up to a minimum of five (5) days should an emergency or disaster occur.

2.75.030 Definitions.

A. “Emergency” or “disaster” as used in this chapter shall mean an event or set of circumstances which: (1) demands immediate action to preserve public health, protect life, protect public property, or to provide relief to any stricken area within the City overtaken by such occurrences, or (2) reaches such a dimension or degree of destructiveness as to warrant the Mayor proclaiming the existence of a disaster or the Governor declaring a state of emergency in accordance with appropriate local ordinances and State statute.

A.B. “Emergency management” shall mean the preparation for the carrying out of all emergency functions, other than functions for which the military forces are primarily responsible, to mitigate, to prevent, prepare for, respond to, and recover from emergencies and disasters, and to aid victims suffering from injury or damage resulting from disasters caused by all hazards, whether natural, technological or manmade human-caused, and to provide support for search and rescue operations for persons and property in distress.

C. “Emergency or disaster” as used in this chapter shall mean an event or set of circumstances which: (1) demands immediate action to preserve public health, protect life, protect public property, or to provide relief to any stricken area within the City overtaken by such occurrences, or (2) reaches such a dimension or degree of destructiveness as to warrant the Mayor proclaiming the existence of a disaster or the

~~Governor declaring a state of emergency in accordance with appropriate local ordinances and State statute. (Ord. 16-1010 § 1 (part); Ord. 13-1005 § 1 (part); Ord. 07-1007 § 1; Ord. 96-1021 § 1)~~

- D. “Emergency management organization” or “EMO” means the City’s emergency management function operating within the Public Works Department .
- E. “Emergency management director” means the individual designated by the City manager to oversee the administration and operation of the City’s emergency management organization pursuant to SMC 2.75.040.
- F. “Hazard vulnerability analysis” means the comprehensive examination and reporting of all potential technological, human-caused, or natural hazards that the City may be exposed to and/or suffer loss from. This analysis is used as a basis for developing the City’s hazard mitigation and other relevant emergency management plans.
- B-G. “Mitigation” includes risk analysis, review and identification of technological, human-caused and natural hazards, development of strategies to minimize such hazards, and development of resources and capabilities to respond effectively to risks not controlled through conventional
- H. “Prevention” means to avoid or stop an imminent, threatened, or actual act of terrorism
- I. “Preparation” means the active planning, writing and revising of operational procedures and policies to prepare for responding to a disaster, and training and exercises. It includes coordination with local, county, state and federal agencies to ensure cohesive working relationships and compatible emergency plans.
- J. “Recovery” includes assessment of community needs after an emergency or disaster event; prioritization of actions for relief, reconstruction or rehabilitation and coordination of agencies regarding same; documentation of costs for future reimbursement; and facilitation of disaster assistance offices in providing the community with efficient mechanisms to obtain federal, state and local assistance.
- K. “Response” includes the initiation of warnings for a potential disaster, initiation of actions necessary to effectively act during a disaster, damage assessment and evaluation, coordination of operations, logistics, planning and finance activities during a disaster, and documentation of actions taken during a disaster.
- L. “Whole community engagement” means a process to regularly engage the whole community to seek and obtain continued and coordinated stakeholder involvement and input regarding the emergency management program, including but not limited to policies, plans, ordinances, training, exercises, budget, public education, strategies and other emergency management topics.

2.75.040 Emergency management organization.

- A. There is hereby created, in accordance with Chapter 38.52 RCW, an emergency management organization. The purpose of the local organization is to perform local emergency management functions. The organization shall represent only the City of SeaTac and operate only within the City.
- B. The Emergency Management Director shall have direct responsibility for the organization, administration and operation of the emergency management program for the City.
- C. The Emergency Management Director shall be the Public Works Director. The Emergency Management Director shall develop and maintain the emergency operations plan and program and shall have such other duties as may be added by amendment to this chapter.
- D. The Deputy Emergency Management Director shall be the Chief of Police. The Deputy Emergency Management Director shall exercise the powers and perform the duties of the Emergency Management Director during his/her absence or disability. In the absence of the Deputy Emergency Management Director, the position shall be filled by the Parks, Recreation and Facilities Director.

E. A Leadership Team is hereby created and chaired by the City Manager to coordinate with the ECC and the Policy Group to resolve or implement policy issues and priorities. The Team shall consist of, but not be limited to, the City Manager and department heads.

F. A Policy Group is hereby created to provide direction and policy making decisions to the Emergency Coordination Center during and after a disaster has occurred in the City of SeaTac. The Policy Group will consist of the Mayor, Deputy Mayor and Councilmembers. The Mayor shall designate one Councilmember as the official recordation person for the group.

2.75.050 Emergency operations plan.

The emergency operations plan, prepared under the direction of the Emergency Management Director, is the official emergency operations plan of the City of SeaTac. [The plan shall conform to the requirements of Chapter 118-30 WAC, as they now exist or may hereafter be amended, and shall comply with any other administrative rules and regulations of the state of Washington promulgated under authority of Chapter 38.52 RCW governing emergency management of subdivisions of the state.](#) The Emergency Management Director shall file a copy of said plan in the office of the City Clerk, and distribute copies of said plan to appropriate City departments.

2.75.060 Emergency or disaster powers of the Mayor or successor.

In the event of a proclamation of a disaster as herein provided, or upon the proclamation of a state of emergency by the Governor of the State, the Mayor or successor is hereby empowered:

A. To make and issue rules and regulations on matters reasonably related to the protection of life and property as affected by such disaster; provided, however, such rules and regulations must be confirmed at the earliest practicable time by the City Council;

B. To request the County Executive to proclaim a local emergency when, in the opinion of the Mayor, the resources of the area or region are inadequate to cope with the disaster;

C. To be the head of the Policy Group in the event of an emergency or disaster to assure policy decisions and continuity of government is addressed and maintained;

D. To require the Emergency Management Director to periodically report pertinent and requested information to the Mayor or successor and to the Policy Group on the status of the City during an event;

E. In order to assure continuity of government and succession authority and lines of communications, it is necessary to define the succession lines for the Mayor if he/she is not available or incapacitated during an emergency or disaster. In the event the Mayor is incapacitated or absent during an emergency or disaster, the Deputy Mayor shall assume the responsibilities of the Mayor. In the event the Deputy Mayor is incapacitated or absent during a disaster, then the Council may appoint any qualified Councilmember to serve as Mayor and he/she shall assume the responsibilities of the Mayor. This does not preclude the powers of the Emergency Management Director to proclaim an emergency or disaster in the event it is immediately needed in order to save lives and property in the City of SeaTac.

[F. To require the emergency services of any City officer or employee and, in the event of a proclamation of emergency in the City or of a proclamation of emergency or disaster by the county executive or the state's Governor affecting the City, to command the service and equipment of as many citizens of the City as may be deemed necessary in light of the emergency or disaster proclaimed;](#)

[G. The Mayor or successor shall have the power to sign, on behalf of the City, mutual aid agreements with other municipalities, the county and other governmental subdivisions, which have been approved by the City council.](#)

2.75.070 Emergency and disaster powers of the Emergency Management Director.

The Emergency Management Director [has the duties and](#) is hereby empowered:

A. To request the Mayor or successor to proclaim the existence or threatened existence of a disaster and the termination thereof, if a quorum of the City Council is available and functioning, or to issue such proclamation, if a

quorum of the City Council is not available, subject to confirmation by the City Council at the earliest practicable time;

B. To control and direct the efforts of the emergency management organization of the City for the accomplishment of the purposes of this chapter;

C. To direct coordination and cooperation between neighboring jurisdictions, divisions, services and staff of the departments and services of the City in carrying out the provisions of the emergency management plan, and to resolve questions of authority and responsibility that may arise between them;

D. To act on behalf of the Mayor or successor if he/she is unable to carry out his/her duties, in carrying out purposes of this chapter or the provisions of the emergency management plan;

E. To obtain vital supplies, equipment and such other properties found lacking and needed for the protection of the life and property of the people and to bind the City for the fair value thereof, and, if required immediately, to commandeer the same for public use;

F. To require emergency services of any City officer or employee and, in the event of the proclamation of a state of emergency by the Governor in the region in which this City is located, to command the service and equipment of as many citizens of this City as may be deemed necessary in the light of the disaster proclaimed; and such persons to be entitled to all privileges, benefits and immunities as are provided by State law for registered emergency workers;

G. To determine the incident command structure based upon the type of event or upon change of status of the event. The Emergency Management Director will strive to assign incident command to the Fire Department for natural disasters, Police Department for terrorist attacks or civil unrest, and Public Works Department for recovery efforts;

H. To requisition necessary personnel or material of any City department or agency with concurrent notification to the City Manager or designee.

I. Prepare and submit all plans, annexes, attachments, program papers, progress reports, and other documents required by Chapter 118-30 WAC, as amended, or any other administrative rules and regulations of the state of Washington promulgated under the authority of Chapter 38.52 RCW governing emergency management plans of subdivisions of the state;

J. Review and update such documents within the time frames prescribed by Chapter 38.52 RCW and Chapter 118-30 WAC;

K. Conduct such emergency operations exercises as may be required by law;

L. Conduct periodic inspections of the City's emergency facilities and systems, including but not limited to an emergency operations center and communication system, to determine their state of readiness;

M. Monitor the City's compliance with the requirements of relevant state laws and regulations related to emergency management;

N. Prepare and implement the mandates of the National Incident Management System; and

O. Facilitate coordination with the City's emergency management coordinating committee.

2.75.080 National Incident Management System.

The National Incident Management System (NIMS) promulgated by the Federal Emergency Management Agency is established as the standard for incident management within the City.

2.75.0980 Functions and duties of departments and employees.

All City departments, and all officers and employees thereof, are hereby assigned the powers and duties set forth in the emergency operations plan referenced in SMC 2.75.050.

2.75.100 Emergency Management Coordinating Committee.

A. To facilitate whole community engagement in the City’s emergency management planning, there is hereby created an emergency management coordinating committee for the City of SeaTac, which shall, to the extent possible, consist of the following:

1. The City’s emergency manager, who shall act as chair;
2. The City manager, or his or her designee;
3. The public works director, or his or her designee;
4. The community development director, or his or her designee;
5. The City police chief, or his or her designee;
6. The City fire chief, or his or her designee;
7. A representative of each school district located within the City;
8. A representative of each utility that serves citizens of SeaTac;
9. A representative of the SeaTac Citizen Advisory Committees

B. As appropriate, the City manager may appoint additional members to the emergency management coordinating committee from City staff, faith-based organizations, neighboring jurisdictions, human services organizations, neighborhood associations, major local employers, or small business representatives, based upon such member’s knowledge, experience, resources or capabilities in the area of emergency management.

C. The emergency management coordinating committee shall meet at a frequency established by the committee, but at a minimum biannually. The committee shall choose a vice-chair to act in the absence of the emergency manager.

D. It shall be the duty of the emergency management coordinating committee to review and advise the City manager and City council on the City’s emergency management programs, mutual aid agreements, ordinances, resolutions, contracts and rules and regulations as are necessary to implement such plans and agreements. The committee shall report to the City council annually on the “state of emergency management” in the City, and more frequently if an emergency or disaster event warrants such a report.

2.75.11090 Private liability.

No individual, firm, association, corporation or other party owning, maintaining or controlling any building or premises, who voluntarily and without compensation grants to the City a license or privilege or otherwise permits said City to inspect, designate and use the whole or any part or parts of such building or premises for the purpose of sheltering persons during an actual, impending, mock or practice emergency or disaster, or their successors in interest, or the agents or employees of any of them, shall be subject to liability for injuries sustained by any person while in or upon said building or premises as a result of any act or omission in connection with the upkeep or maintenance thereof, except a willful act of negligence, when such a person has entered or gone into or upon said building or premises for the purpose of seeking refuge therein during an emergency or disaster or an attack by enemies of the United States or during a disaster drill, exercise or test ordered by a lawful authority.

2.75.1200 Penalty.

A violation of this chapter shall constitute a misdemeanor and shall be punishable as such; provided, that whenever any person shall commit a second offense hereunder, the same shall constitute a gross misdemeanor and shall be punishable as such. It shall be a violation of this chapter to:

A. Willfully obstruct, hinder, or delay any member of the emergency management organization in the enforcement of any lawful rule or regulation issued pursuant to this chapter or in the performance of any duty imposed upon such member by virtue of this chapter;

B. Wear, carry or display, without authority, any means of identification specified by the emergency management agency of the City.

2.75.1310 Compensation Board.

A Compensation Board is hereby created for the processing of claims as provided in Chapter 38.52 RCW. The Compensation Board shall be composed of the Mayor, the City Manager or designee, one Councilmember selected by the Mayor and confirmed by the City Council, the City Attorney or designee, and the local coordinator of medical and health services. The Councilmember shall serve as the chair of the Compensation Board and the City Manager shall serve as the secretary of the Board.

2.75.1420 Severability.

If any provision of this chapter or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the chapter which can be given effect without the invalid provision or application, and to this end the provisions of this chapter are declared to be severable.