

Title 15

ZONING CODE

Division II. Zone Classifications and Land Use Charts

15.200 Establishment of Zones – CHANGES PROPOSED

15.205 Land Use Chart – CHANGES PROPOSED

15.210 Uses and Standards for the AVO and AVC Airport Zones

15.215 Planned Unit Development (PUD) – CHANGES PROPOSED

**Chapter 15.200
ESTABLISHMENT OF ZONES**

Sections:

15.200.010 Zones and Map Designations – Established – CHANGES PROPOSED

15.200.020 Official Zoning Map

15.200.030 Zones and Map Designations – Purpose Statements – CHANGES PROPOSED

15.200.040 Zones and Map Designations – Interpretation of Boundaries – NEW SECTION

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 within 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 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 ~~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 residential areas, and provides a transition to the higher-density Neighborhood Village High Zone.~~
- K.J. ~~Office/Commercial/Mixed Use Zone (O/C/MU)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 with the 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-scale housing options that are compatible with adjacent 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-mixed-use medium-density moderate-to higher-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 highest intensity commercial uses within the Urban Center.~~
- N.M. ~~Community Business Zone (CB)~~**. The purpose of this zone is to provide ~~the highest intensity commercial development outside of the Urban Center in the form of~~ retail/personal services for a local service area which exceeds the needs of adjacent neighborhood or commercial areas, 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 the highest intensity commercial development within the Urban Center in the form of retail/personal services for a local service area which exceeds the needs of adjacent neighborhood or commercial areas, 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 PROPOSED**
- 15.205.040 Use Chart – CHANGES PROPOSED**
- 15.205.050 Hazardous Waste Use Requirements

15.205.030 Use Chart Guide

- 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.
 - 3.4. [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	RUL	RUM	URM	MHP	RH	URH	UH-UCR-URH-MU	T	NBCL	NVM(1)	O/C/MU	NVH(1)	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.520 for ground floor active use requirements in NVM and NVH 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					P(2)	P(1)	P(1)		P	P	CP(1)	P(1)	P(1)	P	P	P(2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
BUSINESS SERVICES																			
Airport Support Facility																P			
Cargo Containers	P(1,2)	P(1,2)	P(1,2)	P(1,2)		P(1,2)	P(1,2)	P(1,2)	P(1,2)		P(1,2)		P(1,2)	P	P(3)	P	P	P(1,2)	See Chapter 15.410 SMC, Cargo Containers. (1) Permitted as accessory to primary use. (2) Not permitted as accessory to dwelling units. (3) Not to be used for distribution/warehouse as

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	NBCL	<u>NVM (1)</u>	<u>O/C/ MU</u>	<u>NVH (1)</u>	<u>O/CM</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH 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	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(+)</u>	<u>P(1)</u>	<u>P(+)</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(+)</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	NBCL	<u>NVM (1)</u>	<u>O/C/MU</u>	<u>NVH (1)</u>	<u>O/C/M</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
Helipad/ <u>Airport Heliport</u> 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		<u>(1) Permitted only as part of a mixed used development, as described in SMC 15.520.100, Definition of Mixed Use.</u>
Storage, Self-Service														P	P	C	P		
Truck Terminal													<u>€</u>	C		P(1)	P		<u>(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</u>
CIVIC AND INSTITUTIONAL																			
Cemetery		C	<u>C</u>			<u>€</u>	<u>€</u>		<u>€</u>					P	P	P		C	
City Hall	<u>P</u>	<u>€</u>	<u>C</u>		<u>C</u>	C	C			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P			
Court			<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P		
Fire Facility	C	P	<u>P</u>		<u>P</u>	P	P		P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	
Funeral Home/Crematory									<u>P</u>				<u>P(1)</u>	P	P	P(2)	P	C	<u>(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).</u>

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	NBCL	<u>NVM (1)</u>	<u>O/C/ MU</u>	<u>NVH (1)</u>	<u>O/CM</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
Police Facility	C	P	<u>P</u>		<u>P</u>	P	P		P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	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		<u>(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.</u>
Public Agency Yard										<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	P	P	C	P		
Public Archives									C	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	C(1)	<u>(1) Limited to existing structures.</u>
Social Service Office					<u>C(1)</u>	<u>C(1)</u>	<u>C(1)</u>		P	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	P	P	P		<u>(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.</u>
EDUCATIONAL																			
College/University	<u>C</u>	<u>C</u>			<u>C(1)</u>	<u>C(1)</u>	<u>C(1)</u>				<u>P(1)</u>	<u>PC(1)</u>	<u>PC(1)</u>	P	P	P			<u>(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.</u>
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(1,2,4)/C(3)</u>	<u>P(1,2,4)/C(3)</u>	<u>P(1,2,4)/C(3)</u>		<u>P(2)/C(3)</u>	<u>P(4)</u>	<u>P(4)</u>	P(4)	<u>P(4)</u>	P	P	P	P		<u>(1) Limited to 3 students per day. (2) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (3) Permitted as a minor conditional use, subject to criteria in SMC</u>

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	NBCL	<u>NVM (1)</u>	<u>O/C/MU</u>	<u>NVH (1)</u>	<u>O/C/M</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
																			15.115.020(EC), 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(+)</u>	<u>P(+)</u>	<u>P(1)</u>	<u>P(+)</u>	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(+)</u>	P(1)	<u>P(1,2)</u>	<u>P(+,2)</u>	<u>P(1,2)</u>	<u>P(+,2)</u>					P(1,3)	See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200, Family Day Care Facilities apply. (2) Permitted as part of a mixed use development, as described in SMC

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	NBCL	<u>NVM (1)</u>	<u>O/C/ MU</u>	<u>NVH (1)</u>	<u>O/CM</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
																			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>E</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>		P	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	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(<u>EC</u>), 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 <u>(1)</u>	P(1)	P(1)	<u>P(1)</u>	P(1)	<u>P(1)</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(1)</u>	<u>P(1)/C(2)</u>	<u>P(1)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>			(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.

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	NBCL	<u>NVM (1)</u>	<u>O/C/ MU</u>	<u>NVH (1)</u>	<u>O/CM</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</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				€	P	P	P			
Medical Dental Lab						€	€		P	<u>P</u>	P	<u>P</u>	P	P	P	P	P		
Medical Office/Outpatient Clinic					<u>P</u>	P	P		P	<u>P</u>	P	<u>P</u>	P	P	P	P	P		
Miscellaneous Health									P	€	€	€	€	P	P	P			
Opiate Substitution Treatment Facility															C	C	C	C	Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Permanent Supportive Housing <u>(1)</u> (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>€(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>€P(2)</u>	<u>PC(2)</u>	<u>PC(2)</u>	<u>PC(2)</u>			<u>(1) Small-scale permanent supportive housing facilities are defined as a CRF I. See Residential, Retirement and Assisted</u>

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	NBCL	<u>NVM (1)</u>	<u>O/C/ MU</u>	<u>NVH (1)</u>	<u>O/CM</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
																			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(DC), Conditional Use Permit (CUP).
Secure Community Transition Facility													€	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>€(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2)</u> 1	<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. (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.

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	NBCL	<u>NVM (1)</u>	<u>O/C/ MU</u>	<u>NVH (1)</u>	<u>O/CM</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
MANUFACTURING																			
Aerospace Equipment																	C		
Apparel/Textile Products														C	C		P		
Batch Plants																	C		<u>Cement batch plants are prohibited.</u>
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				C	P	P		P		
Furniture/Fixtures																	P		
Laboratories, Research, Development and Testing									C				C	C	C	P	P		
Manufacturing, Light Misc.																	P		
Off-Site Hazardous Waste Treatment and Storage Facilities																	C		Must comply with RCW 70.105.210.
Paper Products																	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	NBCL	<u>NVM (1)</u>	<u>O/C/MU</u>	<u>NVH (1)</u>	<u>O/C/M</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
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>	<u>E(+)</u>	<u>P(1)</u>	<u>P(+)</u>	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 square footage of building(s).
Auto Supply Store									P	<u>P(1)</u>	<u>E(+)</u>	<u>CP(1)</u>	<u>CP(+)</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 Wrecking																	C		
Commercial Marine Supply									<u>E</u>					P	P		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	NBCL	<u>NVM (1)</u>	O/C/MU	<u>NVH (1)</u>	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
Electric Vehicle Infrastructure	P(1)	P(1)	<u>P(1)</u>	P(1)	<u>P(2)</u>	P(2)	P(2)	P(+)	P	<u>P(3)</u>	P(3)	<u>P(3)</u>	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)	<u>P(1)</u>	P(1)	<u>P(1)</u>	P(1)	P(1)	P(+)	P(1)	<u>P(1)</u>	P(+)	<u>P(1)</u>	P(+)	P	P	P	P	P(1)	See Chapter 15.450 SMC, Mobile Refueling Operations. (1) Permitted only to refuel heavy equipment at a construction site.
Public/Private Parking									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).

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	NBCL	<u>NVM (1)</u>	<u>O/C/MU</u>	<u>NVH (1)</u>	<u>O/C/M</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
Vehicle Repair, Large																	P		
Vehicle Repair, Small									C					P	P		P		
RECREATIONAL AND CULTURE																			
Amusement Park													€	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(+)</u>	<u>P(1)</u>	<u>P(+)</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	€													C				P	
Health Club					<u>C(1)</u>	C(1)	<u>€P(1)</u>		P	<u>P</u>	<u>P(+)</u>	<u>P(1)</u>	<u>P(+)</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	€	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P			
Museum		€	<u>C</u>		<u>C</u>	C	C		<u>PC</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	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	NBCL	<u>NVM (1)</u>	<u>O/C/MU</u>	<u>NVH (1)</u>	<u>O/CM</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
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 <u>minor</u> conditional use, subject to criteria in SMC 15.115.020(<u>EC</u>), Conditional Use Permit (CUP).
Park	P	P	<u>P</u>	P	<u>P</u>	P	P	<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	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 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>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P		P(1)/C(2)	(1) 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	NBCL	<u>NVM (1)</u>	<u>O/C/ MU</u>	<u>NVH (1)</u>	<u>O/CM</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
																			(2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(EC), Conditional Use Permit (CUP).
Religious Use Facility Accessory	C(1,2)	C(1,2)	<u>C(1)</u>		<u>C</u>	C(2)	C(2)	C(1)	P(2)	<u>P</u>	P	<u>P</u>	P(2)	P(2)	P(2)	P(2)		P(32)/C(43)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) May include an overnight shelter, not to exceed 20% of total building square footage, providing an operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met. (23) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (34) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(EC), 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>		CP	<u>P</u>	P(1)	<u>P(1)</u>	P(1)	P	P	P	P		(1) Permitted as a subsidiary use, subject 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	NBCL	<u>NVM (1)</u>	<u>O/C/ MU</u>	<u>NVH (1)</u>	<u>O/CM</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
																			criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a <u>minor</u> conditional use, subject to criteria in SMC 15.115.020(<u>EC</u>), 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>	<u>P(+)</u>	<u>P(1)</u>	<u>P(+)</u>	P	P	P			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
<u>Duplex-</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>	<u>P</u>						<u>See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.</u> <u>(1) Duplexes are only permitted as part of a townhouse development.</u>
<u>Dwelling Unit, Caretaker/Manager-</u>										<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P			-
Dwelling Unit, Detached	P(1)	P(1) (2)	<u>P(1) (2)</u>		<u>P(2)</u>	<u>P(2)</u>	<u>P</u>			<u>P</u>									(1) Efficiency unit permitted within primary dwelling, not to exceed 25% of gross square feet of dwelling. (2) Small lot <u>single-family detached dwelling unit</u> allowed subject to design standards in Chapter 15.500 SMC,

LAND USE	RUL	RUM	URM	MHP	RH	URH	UH- UCR URH- MU	T	NBCL	NVM (1)	O/C/ MU	NVH (1)	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.
																			Small Lot Single-Family Detached Dwelling Unit Design Standards.
Manufactured/Modular Home	P	P	P	P															See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks.
Mobile Home				P															See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks.
Mobile Manufactured Home Park	C(1)	C(1)	C(1)	P		C(+)	C(+)												See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks. (1) A park outside established or proposed mobilemanufactured home park zone is permitted after approval through the CUP process.
Multi-Family		P			P	P	P		C	P(1)	P(+)	P(1)	P(+)	P(1)	P(1)	C(1)			(1) For projects fronting International Blvd or S 188th St, at least 50% of the building's ground floor shall be a retail, service, or commercial use as described in SMC 15.520.300, Mixed Use in Residential Projects.
Townhouse		P	P		P	P	P	P		P	P	P	P						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	NBCL	<u>NVM (1)</u>	<u>O/C/ MU</u>	<u>NVH (1)</u>	<u>O/CM</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
<u>RESIDENTIAL, MIDDLE HOUSING</u>																			
<u>Cottage Housing</u>																			
<u>Courtyard Apartments</u>																			
<u>Duplex</u>	<u>P</u>																		<u>See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.</u>
<u>Fiveplex</u>		<u>P</u>	<u>P</u>							<u>P</u>	<u>P</u>								
<u>Fourplex</u>	<u>P</u>	<u>P</u>	<u>P</u>							<u>P</u>	<u>P</u>								
<u>Sixplex</u>		<u>P</u>	<u>P</u>							<u>P</u>	<u>P</u>								
<u>Stacked Flat</u>																			
<u>Triplex</u>	<u>P</u>	<u>P</u>	<u>P</u>							<u>P</u>									
<u>Townhouse</u>		<u>P</u>	<u>P</u>							<u>P</u>									<u>See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.</u>
<u>RESIDENTIAL, RETIREMENT AND ASSISTED LIVING</u>																			
<u>Assisted Living Facility</u>					<u>P</u>	P	P		<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P				
<u>Community Residential Facility I</u>	P	P	<u>P</u>	<u>P</u>	<u>P</u>	P	P	<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P			<u>See SMC 15.465.400, Community Residential Facilities Standards.</u>
<u>Community Residential Facility II</u>					<u>P</u>	P	P		C	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P</u>	P	P	P			<u>See SMC 15.465.400, Community Residential Facilities Standards.</u>

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	NBCL	<u>NVM (1)</u>	<u>O/C/MU</u>	<u>NVH (1)</u>	<u>O/C/M</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
																			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Continuing Care Retirement Community					<u>P</u>	P	P		C	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P				
Convalescent Center/Nursing Home					<u>P</u>	P	P		P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P			
Retirement Apartments		<u>P</u>			<u>P</u>	P	P		C	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P				
RESIDENTIAL, ACCESSORY																			
Accessory Dwelling Unit	P	P	<u>P</u>							<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>	<u>P</u>	<u>P</u>	<u>P</u>	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

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	NBCL	<u>NVM (1)</u>	<u>O/C/ MU</u>	<u>NVH (1)</u>	<u>O/CM</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
																			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>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	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)		P(1)	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>PC(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.
Coffee Shop/Retail Food Shop					<u>P(1)</u>	P(1)	P(1)		P	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>PC(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>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	
Dry Cleaner					<u>P(1,2)</u>	P(1,2)	P(1,2)		P	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	P	P(2)			(1) Permitted as part of a mixed use development, as described in SMC

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	NBCL	<u>NVM (1)</u>	<u>O/C/ MU</u>	<u>NVH (1)</u>	<u>O/CM</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
																			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>	<u>P(2)</u>	<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). (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(+)</u>	<u>P(1)</u>	<u>P(+)</u>	P	P	P	P		<u>-(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.</u>
Forest Products					<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>		P(1)	<u>P(1)</u>	<u>P(+)</u>	<u>P(1)</u>	<u>P(+)</u>	(P1)	P(1)				(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations. <u>(2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.</u>

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	NBCL	<u>NVM (1)</u>	<u>O/C/MU</u>	<u>NVH (1)</u>	<u>O/C/M</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
																			(2) 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 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>	<u>P</u>	<u>P</u>	<u>P</u>	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>P</u>	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>	<u>P(2,3)</u>	<u>P(2,3)</u>	<u>P(3)</u>	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

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR</u> <u>URH-MU</u>	T	NBCL	<u>NVM</u> <u>(1)</u>	<u>O/C</u> <u>MU</u>	<u>NVH</u> <u>(1)</u>	<u>O/CM</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
																			15.520.100, Definition of Mixed Use.
Restaurant, Fast Food												<u>P(1)</u>	<u>P(+)</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.
Retail, Big Box							<u>P(1)</u>				<u>P(+)</u>		<u>P(+)</u>	C	C	C	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Retail, General					<u>P(1)</u>	P(1)	<u>P(+2)</u>		<u>P(1)</u>	<u>P(2)</u>	<u>P(+2)</u>	<u>P(2)</u>	<u>P(+2)</u>	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(+)</u>	<u>P(1)</u>	<u>P(+)</u>	P	P				(1) Small resident-oriented use only, not to exceed 2,000 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	NBCL	<u>NVM (1)</u>	<u>O/C/ MU</u>	<u>NVH (1)</u>	<u>O/CM</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.520 for ground floor active use requirements in NVM and NVH zones.</u>
																			<u>(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.</u>
Theater/Entertainment Club																			
Theater, Movie							<u>P(1)</u>		<u>P</u>				<u>P</u>	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).
RETAIL AND COMMERCIAL, LODGING																			
Bed and Breakfast	P	P	<u>P</u>		<u>P</u>	P	P		P	<u>P</u>	<u>P</u>	<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>	<u>C</u>	<u>C</u>	<u>P</u>	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			<u>(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.</u>
Short-Term Rental	P	P	<u>P</u>	P	<u>P</u>	P	P	<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	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>	<u>C</u>	<u>P</u>	<u>C</u>	P	P	P	P		
Utility Use	C	C	<u>C</u>		<u>C</u>	C	C		C	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	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>	<u>CP</u>	<u>C/P</u>	<u>CP</u>	C/P	C/P	C/P	C/P	C/P	See Chapter 15.480 SMC, Wireless Communication Facilities, for specific use and development standards.

Chapter 15.215

Planned Unit Development (PUD)

Sections:

- 15.215.005 Purpose
- 15.215.010 Initiation of Project – Application
- 15.215.015 Procedure for Approval – CHANGES PROPOSED**
- 15.215.020 Phased Development
- ~~15.215.025 Combined Applications - REPEALED~~
- 15.215.030 Preliminary Development Plan – CHANGES PROPOSED**
- 15.215.040 Final Development Plan – CHANGES PROPOSED**
- 15.215.050 Zoning Map Revision
- 15.215.060 Building Permits – Certificates of Occupancy
- 15.215.070 Subdivision Requirements
- 15.215.080 Sale of Lots
- 15.215.090 Lots Subject to Final Development Plan
- 15.215.100 Adjustments – Procedures – CHANGES PROPOSED**
- 15.215.110 Termination of Final Planned Unit Development – Failure to Commence or Continue Construction
- 15.215.120 Extension of Time for Construction – CHANGES PROPOSED**
- 15.215.130 Applicability of Provisions
- 15.215.140 Location – Uses Permitted
- 15.215.150 Access to Development – CHANGES PROPOSED**
- 15.215.160 Common Open Space – Requirements
- 15.215.170 Permissive Variations in Requirements
- 15.215.180 Yards
- 15.215.190 Distance Between Buildings
- 15.215.200 Building Height
- 15.215.210 Number of Dwelling Units
- 15.215.220 Residential Density Incentives
- 15.215.230 Site Coverage
- 15.215.240 Off-Street Parking
- 15.215.250 Common Walls
- ~~15.215.260 Notice of Public Hearing - REPEALED~~
- ~~15.215.270 Judicial Review – REPEALED~~

15.215.015 Procedure for Approval

A PUD shall be processed as a Type III project permit consistent with SMC Title 16A.

The procedure to be followed for approval of a PUD shall be composed of two (2) steps:

A. Review of the development plan by the Hearing Examiner who shall make a recommendation to City Council; and

B. Review of the recommendation of the Hearing Examiner by City Council.

~~**15.215.025 Combined Applications**~~

~~In all cases:~~

~~A. An applicant may file a concurrent subdivision application, meeting the requirements of the Subdivision Code which shall be processed concurrently with the PUD application.~~

~~B. The applicant may also file a concurrent rezone application, meeting the requirements of SMC 15.115.050, Zone Reclassification (Rezone), which shall be processed concurrently with the other application(s).~~

15.215.030 Preliminary Development Plan

A. **Preliminary Development Plan – Filing Requirements.** The applicant shall file a preliminary development plan with the Director including, at a minimum, the following information:

1. A legal description and site location map of the property;
2. A proposed site plan and/or drawings with five (5) foot contour intervals showing the principal topographic contours; individual trees over eight (8) inches in diameter measured three (3) feet above the base of the trunk in areas to be developed or otherwise disturbed; designated placement, location, and principal dimensions of buildings, streets, parking areas, recreation areas and other open space and landscaping areas; and all property within the area determined by the Director to be relevant for comprehensive planning and environmental assessment purposes; together with a conceptual plan for its development;
3. Drawing and/or text showing scale, bulk, and architectural character of structures;
4. Special features;
5. Text describing conditions or features which cannot be adequately displayed on maps or drawings;
6. A description of plans for covenants, uses and continuous maintenance provisions for the project;
7. A conceptual landscape plan;
8. A circulation diagram indicating the proposed movement of vehicles and pedestrians within the PUD, and to and from existing and programmed thoroughfares; and special engineering features and traffic regulating devices needed to facilitate or ensure the safety of this circulation pattern.

B. **Preliminary Development Plan – Staff Recommendation to the Hearing Examiner.** After receiving the preliminary development plan, the Director shall route the same to all appropriate City departments, and each department shall submit to the Director comments and recommendations. After receiving such information from the City departments, the Director shall present recommendations and conclusions before the Hearing Examiner at the public hearing for the preliminary development plan.

C. **Preliminary Development Plan – Hearing.** The preliminary development plan will be considered at a public hearing before the Hearing Examiner after notice is given in the manner required by [SMC 15.215.260](#) [SMC 16A.13.010](#), Notice of Public Hearing.

D. **Preliminary Development Plan – Hearing Examiner Review.** The Hearing Examiner shall use the following minimum criteria when making a decision:

1. The proposed project will not be detrimental to present and potential surrounding land use;
2. Land surrounding the proposed development can be planned in coordination with the proposed development and can be developed so as to be mutually compatible;
3. Streets and sidewalks, existing and proposed, are in accordance with adopted City development standards to carry anticipated traffic within the proposed project and in the vicinity of the proposed project, in light of the criteria set forth in SMC 15.215.150, Access to Development;
4. Utility services and other improvements, existing and proposed, are adequate for the development and are to be completed by the estimated completion date of the PUD;
5. Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, recreation spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment. Such requirements may be reduced through requested permissive variations as outlined in SMC 15.215.170, Permissive Variations in Requirements; provided, that the proposed development sustains a desirable and stable environment;

6. The project conforms with the basic intent of this code;
7. The project conforms to the SeaTac Comprehensive Plan, and any applicable area plan that has been adopted by the City pursuant to ordinance or resolution; and
8. If a subdivision application is being processed concurrently, conformance with the requirement of the Subdivision Code.

Following the public hearing, the Hearing Examiner may approve the application as proposed, approve with modifications and/or conditions, or deny the application and the accompanying development plan.

15.215.040 Final Development Plan

A. Final Development Plan – Failure to File, Termination.

1. In the event the development plan or any required attendant papers are not filed within twelve (12) months for permits in the applicable phases, the approval of the development plan shall lapse, and the approval shall be deemed null and void and without force or effect.
2. When it is determined as part of the PUD approval that the development plan is to be phased, then the development plan for the first phase must be submitted within twelve (12) months. In no case shall the total phasing of the project exceed five (5) years from the time of the development plan.
3. The time period for filing of final development plans shall not include periods of time during which progress on the final development plan is reasonably halted or delayed due to the filing and pendency of legal actions challenging an approval granted by the City pursuant to this chapter; provided, that in all cases when more than two (2) years have elapsed subsequent to the date of approval of a preliminary plan, whether due to the pendency of litigation, City-approved extensions of time for filing or otherwise, the permittee shall be required to comply with all current building, construction, subdivision and other applicable standards of the City prior to being granted approval of the final development plan.

B. Final Development Plan – Extension of Time for Filing. For good cause shown, the [City Council Director](#) in ~~its~~ [his/her](#) discretion, may grant a one (1) year extension of time for filing the final development permits and required accompanying papers.

C. Final Development Plan – Hearing Examiner Approval. After the public hearing, the Hearing Examiner shall approve or deny the final development plan. The Hearing Examiner shall enter reasons for such action in the records. The Hearing Examiner shall approve the final development plan if determined that it conforms to the standards, including minor changes approved pursuant to SMC 15.215.100, Adjustments – Procedures. For the purpose of this section, “substantially conforms” means that, as compared to the preliminary development plan, the final development plan contains no significant revisions in density, uses, design or development standards in the site plan, and that there is not such a quantity of insignificant revisions that the cumulative effect thereof constitutes, in the Hearing Examiner opinion, a significant revision.

D. Final Development Plan – Bond Required. No final development plan shall be implemented until the applicant files with the City an approved bond executed by a surety company authorized to do business in the State of Washington or other equivalent security approved by the City, in an amount equal to one hundred fifty percent (150%) of the Department’s estimate of the cost of all public improvements, utilities, and all landscaping portions of the final development plan, conditioned upon the permittee’s completion of such portions of the project according to the submitted final development plan and the provisions of this chapter, and, in addition, providing that no change, extension of time, alteration or addition to the project will in any way affect the obligation on bond. Said bond, or an additional bond or other equivalent security, shall also be conditioned upon full restoration of the site in the event that grading, clearing or any other site preparation or work is begun and abandoned, and in the determination of the City, it will better serve the public health, welfare, and safety to restore the site rather than to require completion of public improvements, utilities and landscaping. If the PUD is also being subdivided, the bonds required to be posted by the Department policies/standards, to the extent that they satisfy the requirements of this section, shall be accepted as full or partial fulfillment of the requirements hereof.

E. **Installation of Improvements.** In lieu of providing a bond or other suitable security for all required improvements, the applicant may install all such improvements in a manner as approved by the Department.

F. **Final Development Plan – Effect.** Approval by the Hearing Examiner of the final development plan for a PUD and filing of the bond for installation of improvements as provided in subsection (D) of this section, Final Development Plan – Bond Required, and subsection (E) of this section, Installation of Improvements, shall authorize the owner(s) of the parcel(s) to be developed as a unit to proceed with the project, acting in concert, and shall bind such owner(s) to the implementation of such final development plan and to the construction and maintenance of the PUD in strict accordance with such approved plan and the provisions of this chapter.

15.215.100 Adjustments – Procedures

No major changes in the approved final development plan such as rearrangement of lots (except as applied to binding site plans), blocks, streets, building locations or development standards, or other such changes, may be made subsequent to final development plan approval except upon application to the Department, and approval consideration by the Hearing Examiner, ~~and approval by the City Council.~~

15.215.120 Extension of Time for Construction

For good cause shown, the City Council Director, in its his/her discretion, may grant a one (1) year extension of time for commencement or continuation of construction subsequent to approval of the final development plan.

15.215.150 Access to Development

The major internal streets serving each PUD located in the URM or more intensive zone shall be functionally connected to at least one (1) minor arterial or collector street as defined in the SeaTac Subdivision Ordinance. The streets connecting with any PUD, regardless of the zone in which it is located, must be of sufficient size and character to accommodate the traffic to be produced by the project without significantly altering the character of existing residential neighborhoods. Evaluation of the proposal pursuant to this section shall include consideration of the following criteria:

- A. The increase of traffic which will be generated by the development;
- B. The present width and condition of streets to be affected;
- C. Presence or absence of improved sidewalks;
- D. Potential impacts upon the value of surrounding properties;
- E. Anticipated effect upon availability of parking;
- F. Existence of a particular conflict between vehicular and pedestrian traffic; and
- G. The street type designated in City ordinances. (Ord. 15-1018 § 1)

~~15.215.260 Notice of Public Hearing~~

~~A. — Notice shall be given at least fourteen (14) days in advance of the public hearing by the posting of notices on the property of the PUD application and at SeaTac City Hall. Notice shall be published once in a newspaper of general circulation, and shall be mailed to all owners of property located within five hundred (500) feet of the exterior boundaries of the subject property, as shown on the records of the King County Treasurer, and to at least one (1) resident of each property which is contiguous to the subject property or separated from it by only a public right of way at least fourteen (14) days prior to the public hearing. The applicant shall provide the City with a list of the names and addresses of all such persons. The notice shall generally identify the property affected thereby, set forth the action requested, and the date, hour, place and staff member assigned by the Director for the hearing thereon. Continued hearings may be held at the discretion of the body considering the application, but no additional notices need be given if the hearing is continued to a specified date. When a subdivision application is being processed concurrently with the planned unit development, the notice requirements shall be met.~~

~~B. — No person who has received actual notice of a public hearing, to which the notice requirements of this section apply, shall have standing to challenge the legal validity of the action taken at or after said hearing on the basis that the notice requirements of this section were not complied with.~~

~~15.215.270 – Judicial Review~~

~~Any legal action to review a decision of the City Council or the Hearing Examiner under this chapter shall be filed in King County Superior Court within thirty (30) days of the decision, notwithstanding the effective date of any ordinance passed or proposed to effectuate said decision.~~