Draft SMC Title 18 Zoning Proposed Revisions

Proposed By	Chapter	Section	Original	Proposed Revision
CoS Staff	Various	18.20.020(F), 18.40.030(C), 18.45.030(C), 18.50.030(C), 18.55.030(C)	"Fuel Dispensing" and "Auto Fuel Station"	Replace with, "Fuel Station"
CoS Staff	Various	18.20.020(F), 18.40.030(C), 18.45.030(C), 18.50.030(C), 18.55.030(C)	N/A	Add, "Fuel Station, Commercial"
CoS Staff	Various	18.40.050. 18.45.050, 18.50.050, 18.55.060	N/A	Add reference to building design requirements within individual zones that design review is only required as outlined in SMC 18.120.010(B).
CoS Staff	Various	18.40.030(C), 18.45.030(C), 18.50.030(C), 18.55.030(C)	"Shopping Center"	Remove "Shopping Center" from all use tables as it is more of a development type than a use type.
Section 18.20 Definitions				
CoS Staff	18.20	18.20.020(F)	"Fuel dispensing" means establishments providing fuel services such as gas stations. Convenience retail can accompany any fuel dispensing establishment. Fuel dispensing can be an	Fuel Station means an establishment primarily intended to dispense fuel or energy to the public for routine vehicle use. A fuel station may include Convenience retail. This use does not include facilities primarily intended for fueling or servicing commercial freight

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			incidental use for large-scale retail uses as allowed.	vehicles or establishments that provide truck parking, truck scales, truck washing, or similar truck-oriented services.
CoS Staff	18.20	18.20.020(F)	N/A	Fuel Station, Commercial means an establishment where fuel or energy is dispensed primarily for commercial, fleet, industrial, or other business-related vehicles. This use may include high-volume fueling, fleet fueling, and fueling facilities associated with warehouse, distribution, or industrial operations.
CoS Staff	18.20	18.20.020(A)	"Art Gallery" means a facility primarily devoted to the exhibition, curation, display, or study of visual art, which may include paintings, sculpture, photography, mixed-media works, or similar creative mediums. Art galleries may host rotating exhibits, receptions, educational programs, and artist events. Incidental sales of artwork may occur, but retail activity is subordinate to the gallery's	"Art gallery" means a facility primarily devoted to the exhibition, curation, display, and creation of visual art, which may include paintings, sculpture, photography, ceramics, glass, mixed-media works, or similar creative mediums. Retail, on-site art demonstrations, workshops, and educational programs are permitted. Art galleries may also host rotating exhibits, receptions, and artist events.

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			exhibition and cultural functions.	
CoS Staff	18.20	18.20.020(B)	"Bars and taverns" An establishment primarily focused on the sale and consumption of alcoholic beverages on site, often with seating and service at a counter or bar.	"Bars and taverns" means an establishment primarily devoted to the sale and consumption of alcoholic beverages on-site, which may include incidental entertainment such as live music, performances, or limited areas for dancing.
CoS Staff	18.20	18.20.020(L)	"Lot line, front" means the property line abutting a public street, private street, or dedicated vehicular access easement. On a flag or corner lot, the director will determine which of the lot lines is considered the front lot line and street side lot line, based upon the proposed orientation of the house at the time of building permit application.	"Lot line, front" means the property line abutting a public street, private street, or dedicated vehicular access easement. Where a lot does not have a readily identifiable front lot line due to its configuration, orientation, frontage on common open space or green space, shared vehicular access or parking, or similar site design, the director shall determine the front lot line and, where applicable, the street side lot line based upon the proposed orientation of the principal structure at the time of building permit application.
CoS Staff	18.20	18.20.020(B)	Boat Marina	Delete the definition, use Marina only.
CoS Staff	18.20	18.20.020(F)	"Fitness centers" means a commercial facility open to the general public, typically on a membership or fee basis, that	Fitness centers means facilities primarily providing individual or group exercise, fitness, and wellness activities, including weight training,

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			provides indoor exercise and wellness activities including, but not limited to, weight training, cardio equipment, group fitness classes, or personal training.	cardiovascular exercise, group fitness classes, or personal training. Facilities may include exercise equipment, studios, training areas, or similar spaces designed primarily for general fitness and physical conditioning.
CoS Staff	18.20	18.20.020(P)	"Private athletic facilities" means a sports, exercise, or training facility operated by a private organization, institution, club, school, homeowners' association, or similar entity for the exclusive use of members, students, residents, or invited participants. Facilities may include indoor or outdoor sports courts or fields, training rooms, swimming pools, or specialized athletic spaces. This use is not open to the general public on a commercial basis.	"Private athletic facilities" means facilities operated by a private organization, institution, club, school, homeowners' association, or similar entity primarily for organized athletic, recreational, or physical activities. Facilities may include indoor or outdoor sports courts or fields, swimming pools, training areas, or other spaces designed for organized sports or athletic activities.
Dept. of Commerce	18.20	18.20.020(M)	"Major transit stop" has the same meaning as defined in RCW 36.70A.030(27). It includes high capacity transit, commuter rail, other rail or	"Major transit stop" has the same meaning as defined in RCW 36.70A.030(27), or as amended. It includes high capacity transit, commuter rail, other rail or fixed guideway, and bus rapid transit stops.

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			fixed guideway, and bus rapid transit stops.	
CoS Staff	18.20	18.20.020(N)	"Nightclub" means an entertainment venue combining a bar (or beverage service) with space for dancing, live or recorded music, and social gathering. This includes adult entertainment subject to Chapter 5.40.	"Nightclub" means an entertainment venue primarily devoted to dancing, live or recorded music, and social gathering, which may include the sale and consumption of alcoholic beverages. This use includes adult entertainment establishments subject to SMC Chapter 5.40.
CoS Staff	18.20	18.20.020(S)	"Setback" means the minimum distance from the road right-of-way line or any other lot line to the nearest projection of a structure placed on the property, excluding eaves of less than 24 inches.	"Setback" means the minimum distance from the road right-of-way line or any other lot line to the nearest projection of a structure placed on the property, excluding eaves of less than 24 inches. For residential uses, fire escapes, open/uncovered porches, decks, balconies, landing places or outside stairways may extend up to 24 inches into side and rear setbacks and up to 6 feet in front yard setbacks.
CoS Staff	18.20	18.20.020(S)	"Supermarket" means retail establishments primarily engaged in the sale of food and household goods in a larger format than grocery stores,	"Supermarket" means a large-format retail establishment (under 75,000 square feet) that includes a substantial grocery operation together with multiple departments offering a broad range of non-food merchandise, which may include household goods,

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			typically providing a full selection of groceries and related products.	clothing, electronics, pharmacy, hardware, automotive products, garden supplies, sporting goods, or similar merchandise.
Section 18.30 Establishment of Zoning Districts				
CoS Staff	18.30	18.30.020	"District or Zone"	"Zoning District or Overlay"
CoS Staff	18.30	18.30.020	N/A	Add – "Manufactured Home Park", "MHP".
Section 18.35 Residential Districts				
CoS Staff	18.35	18.35.050(A)	"Additional multifamily standards in chapter 18.35.060(L)"	Additional multifamily standards in section 18.35.080.
CoS Staff	18.35	18.35.050(A)	Minimum Side Setback: 6 feet	Minimum Side Setback: 5 feet
CoS Staff	18.35	18.35.050(A)	N/A	Minimum Setback from Alley: 0 feet, or as determined by the City Engineer.
CoS Staff	18.35	18.35.030(C)	Table 18.25.030(C)	Table 18.35.030(C)
CoS Staff	18.35	18.35.070(E)	Density, "Per underlying zoning district and bonus units as allowed in SMC 18.35.070(H)."	Density, "Per underlying zoning district and bonus units as allowed in SMC 18.35.070(I)."
CoS Staff	18.35	18.35.070(E)	N/A	Alley setbacks for PRD/Side setbacks for PRD
CoS Staff	18.35	18.35.060(C)	N/A	Alley setbacks for Cluster/Side setbacks for Cluster
CoS Staff	18.35	18.35.100(F)(4), 18.35.100(G)(3)	Detached accessory structures must be a minimum of five feet from side and rear property lines, 10 feet from any street right-of-way or alley.	"Setbacks must be a minimum of 5 feet from any property line unless bulk and dimensional tables are less restrictive. Structures within 5 feet of a property

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				line may be subject to fire protection as necessary.
CoS Staff	18.35	18.35.100(G)(3)		Delete (a-c).
Section 18.40 Commercial Districts				
Dept. of Commerce	18.40	18.40.030(C)	Transitional Housing: X Permanent Supportive Housing: X	Transitional Housing: P Permanent Supportive Housing: P
CoS Staff	18.40	18.40.040	Maximum Building Lot Coverage, "As determined to meet stormwater management (Chapter 13.104 SMC), parking, and landscape requirements (Chapter 18.22 SMC and SMC § 18.24.130)"	As determined to meet stormwater management per SMC Chapter 13.104, parking per SMC 18.80.050 and applicable landscaping and open space requirements.
CoS Staff	18.40	18.40.040	N/A	Minimum Setback from Alley: 0 feet, or as determined by the City Engineer.
CoS Staff	18.40	18.40.040	N/A	Minimum Setback from Public ROW: *same as front*
CoS Staff	18.40	18.40.040	Minimum Side Setback	Per adopted Building Codes
Section 18.45 Business and Employment Districts				
CoS Staff	18.45	18.45.040	Maximum Building Lot Coverage, "As determined to meet stormwater management (Chapter 13.104 SMC), parking, and landscape requirements."	As determined to meet stormwater management per SMC Chapter 13.104, parking per SMC 18.80.050 and applicable landscaping and open space requirements.
CoS Staff	18.45	18.45.040	N/A	Minimum Setback from Alley: 0 feet, or as determined by the City Engineer.

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CoS Staff	18.45	18.45.040	N/A	Minimum Setback from Public ROW: *same as front*
PC – Will Habel	18.45	18.45.030(C)	Mini-Storage "P"	Mini-Storage "X"
CoS Staff	18.45	18.45.040	Minimum Side Setback	Per adopted Building Codes.
Section 18.50 Downtown Districts				
CoS Staff	18.50	18.50.040	Maximum Building Lot Coverage, "As determined to meet stormwater management (Chapter 13.104 SMC), parking, and landscape requirements (Chapter 18.22 SMC and SMC § 18.24.130)"	As determined to meet stormwater management per SMC Chapter 13.104, parking per SMC 18.80.050 and applicable landscaping and open space requirements.
CoS Staff	18.50	18.50.040	N/A	Minimum Setback from Alley: 0 feet, or as determined by the City Engineer.
CoS Staff	18.50	18.50.040	Minimum Side Setback	Per adopted Building Codes
Section 18.55 Mixed Use Districts				
CoS Staff	18.55	18.55.030(C)	"Auto Fuel Station", permitted in LD zone	"Fuel Station", prohibited in LD zone
CoS Staff	18.55	18.55.040	Maximum Building Lot Coverage, "As determined to meet stormwater management (Chapter 13.104 SMC), parking, and landscape requirements (Chapter 18.22 SMC and SMC § 18.24.130)"	As determined to meet stormwater management per SMC Chapter 13.104, parking per SMC 18.80.050 and applicable landscaping and open space requirements.
CoS Staff	18.55	18.55.040	N/A	Minimum Setback from Alley: 0 feet, or as determined by the City Engineer.
CoS Staff	18.55	18.55.040	Minimum Side Setback	Per adopted Building Codes

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CoS Staff	18.55	18.55.040	N/A	Minimum Setback from Public ROW: *same as front*
CoS Staff	18.55	18.55.040(B)	The maximum height for the PRC district is subject to the following: 1. The maximum building height applies only to mixed-use buildings and nonresidential uses. 2. Detached single family residential units or multiplex residential units (such as duplex, townhomes etc.) are subject to 25' building height. 3. Building height within the shoreline jurisdiction is subject to the standards in the Shoreline Master Program.	The maximum height for the PRC district is subject to the following: 1. Detached single family residential units are limited to a height of 25'. 2. Building height within the shoreline jurisdiction is subject to the standards in the Shoreline Master Program.
Section 18.60 Master Plan Overlay				
CoS Staff	18.60	18.60.060	b. Natural resources and critical areas, including existing drainage patterns and courses, wetlands, springs and other water bodies; significant stands of trees and trees meeting criteria of SMC § 18.24.032(C)(2); fish and wildlife habitat; and natural	b. Natural resources and critical areas, including existing drainage patterns and courses, wetlands, springs and other water bodies; significant stands of trees and all indigenous and native trees eight inches in diameter or larger; fish and wildlife habitat; and natural constraints such as steep slopes greater than 15 percent, and unstable,

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			constraints such as steep slopes greater than 15 percent, and unstable, impermeable or weak soils. This includes any critical area studies or analysis required by the city's critical areas ordinance (Chapter 18.80 SMC).	impermeable or weak soils. This includes any critical area studies or analysis required by the city's critical areas ordinance (Chapter 16.15 SMC).
CoS Staff	18.60	18.60.070	1, 2, 3, 5, 6, 7, 8	1, 2, 3, 4, 5, 6, 7
CoS Staff	18.60	18.60.070(A)	8. Alternate development standards allowed by this subsection shall be clearly depicted and described within the master plan.	8. Alternate parking requirements based on required parking impact study that ensures adequate parking availability for the whole project area. 9. Alternate development standards allowed by this subsection shall be clearly depicted and described within the master plan.
CoS Staff	18.60	18.60.070(B)	B. Alternative development standards. As part of a master plan, alternative development standards unique and exclusive to the master-planned area may be identified including, but not limited to, height, setbacks, density, parking, use types, and other development components specifically identified to apply	B. Alternative development standards. As part of a master plan, alternative development standards unique and exclusive to the master-planned area may be identified including, but not limited to, height, setbacks, density, use types, and other development components specifically identified to apply to future development of the master planned area.

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			to future development of the master planned area.	
CoS Staff	18.60	18.60.110(A)	N/A	5. Does not deviate from approved construction and/or engineering standards.
Section 18.65 Manufactured Home and Mobile Home Park Overlay				
CoS Staff	18.65	18.65.030	60% and as determined to meet stormwater management (Chapter 13.104 SMC), parking, and landscape requirements (Chapter 18.22 SMC and SMC 18.24.130)	60% and as determined to meet stormwater management per SMC Chapter 13.104, parking per SMC 18.80.050 and applicable landscaping and open space requirements.
Section 18.70 Other Land Use Districts				
CoS Staff	18.70	18.70.040	N/A	G. Public facilities may be subject to applicable design review requirements of this title, as determined by the Community Development Director, based on the scale, location, visibility, and potential impacts of the proposed development.
Section 18.75 Open Space and Landscaping				
CoS Staff	18.75	18.75.040(A)	N/A	13. Building or parking lot construction shall not take place within the drip line of existing Garry oak trees. The protection of existing Garry oak trees during construction is mandatory unless determined to be sick, dying or dead by an ISA-certified arborist or in

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				the way of required elements that cannot be avoided.
Section 18.80 Off-Street Parking				
CoS Staff	18.80	18.80.050(1)	1. Residential: a. Single-family detached: two spaces per unit. b. Multifamily studio units: one space per unit c. Multifamily with more than one bedroom: one and one-half spaces per unit. d. Permanent supportive and emergency housing: no parking requirements.	1. Residential: a. Single-family detached: two spaces per unit. b. Multifamily studio units: one space per unit c. Multifamily with more than one bedroom: one and one-half spaces per unit. d. Permanent supportive and emergency housing: no parking requirements. e. Co-Living: 0.25 spaces per unit.
CoS Staff	18.80	18.80.090(B)	Commercial and Industrial Developments	Nonresidential and Mixed-Use Developments
Section 18.110 Affordable Housing Exceptions				
CoS Staff	18.110	18.110.030(B)	Minimum lot size.	Lot size.
Section 18.120 Design Review				
CoS Staff	18.120	18.120.010(A)	Purpose. The purpose of this chapter is to establish objective design standards for commercial, industrial, mixed use, and multifamily development to ensure high-quality building design consistent with the adopted	Purpose. The purpose of this chapter is to establish objective design standards for nonresidential, industrial, mixed use, and multifamily development to ensure high-quality building design consistent with the adopted comprehensive plan and this title.

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			comprehensive plan and this title.	
CoS Staff	18.120	18.120.010(B)	Applicability. Design Review is required for the following new buildings (and associated exterior building features visible from a public street): 1. Commercial buildings; 2. Industrial buildings; 3. Mixed-use buildings; and 4. Multifamily buildings with five or more dwelling units sharing common walls.	Applicability. Design Review is required for the following new buildings (and associated exterior building features visible from a public street): 1. Nonresidential buildings; 2. Industrial buildings; 3. Mixed-use buildings; and 4. Multifamily buildings with five or more dwelling units sharing common walls.
CoS Staff	18.120	18.120.010(D)	Exemptions. The following are exempt from design review: 1. Interior remodels; 2. Paint-only changes are not subject to design review; provided, that any exterior paint colors shall comply with this chapter. Where a color palette has been approved for the building through design review, subsequent paint-only changes shall be limited to colors within the approved palette unless modified through design review or	Exemptions. The following are exempt from design review: 1. Interior remodels; 2. Paint-only changes are not subject to design review; provided, that any exterior paint colors shall comply with this chapter. Where a color palette has been approved for the building through design review, subsequent paint-only changes shall be limited to colors within the approved palette unless modified through design review or administrative approval as provided in this chapter. 3. Routine maintenance/repair;

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			administrative approval as provided in this chapter. 3. Routine maintenance/repair; 4. Detached single family residences and multiplexes up to four units.	4. Detached single family residences and multiplexes up to four units. 5. Development subject to SMC 18.70.
Section 18.130 Accessory Dwelling Units				
CoS Staff	18.130	18.130.050(B)	Setbacks, Lot Coverage, Height, and Entry Orientation: ADUs are subject to the same setback, lot coverage, height, yard, entry door location, and external stair placement standards as the principal dwelling.	Setbacks and Lot Coverage: ADUs are subject to the same setback, lot coverage as accessory structures in their respective zone, but may not be more restrictive than the principal dwelling. Converted structures are not required to meet current setback or lot coverage requirements. ADUs may be sited at lot lines of an alley.
CoS Staff	18.130	18.130.050	N/A	F. Height: The height of a detached ADU is limited to 25 feet. Attached or ADUs created through conversion of existing spaces may not exceed the height limits of their zone.
CoS Staff	18.130	18.130.050	N/A	G. Other standards: Tree retention and entry door locations must not be more restrictive than those for the principal dwelling.
Section 18.155 Temporary User Permits				
CoS Staff	18.155	18.155.060	D. The temporary use permit may be revoked if the	D. The director may grant additional time if the applicant provides evidence

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			conditions of approval are not met at any time.	of the need for the continued use of the TUP beyond what is allowed. This must be included in the application or requested 30 days prior to the expiration. E. The temporary use permit may be revoked if the conditions of approval are not met at any time.