Draft SMC Title 18 Zoning Proposed Revisions

Proposed By	Chapter	Section	Original	Proposed Revision
Section 18.20 Definitions				
CoS Staff	18.20	18.20.020(M)	"Multifamily residences"	Delete this definition
CoS Staff	18.20	18.20.020(R)	N/A	"Residential, attached" means a residential building in which two or more dwelling units are attached to one another by common walls, but each dwelling unit is designed and intended for separate occupancy and may have its own exterior entrance. Attached residential includes duplexes, triplexes, fourplexes, townhouses, and similar attached dwelling units.
CoS Staff	18.20	18.20.020(R)	N/A	"Residential, detached" means a detached dwelling unit designed for occupancy by one household on its own lot, not physically attached to any other primary dwelling.
CoS Staff	18.20	18.20.020(R)	N/A	"Residential, multifamily" means a residential building containing multiple dwelling units that are vertically or horizontally integrated within a single building and that typically share common interior or exterior areas, entrances, corridors, stairs, or other building facilities. Multifamily residential includes

* This document will continue to be updated for the Planning Commission and City Council Public Hearings as the City continues to receive comments.

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				apartments and similar developments in which individual dwelling units are not arranged as separate townhouse-style units.
Section 18.35 Residential Districts				
CoS Staff	18.35	18.35.030(C)	"Detached SFR"	"Residential, Detached"
CoS Staff	18.35	18.35.030(C)	"Apartments/Townhomes/Condos"	"Residential, Multifamily"
CoS Staff	18.35	18.35.030(C)	"Multiplexes (2-4 units)"	"Residential, Attached" (2-4 units)
Section 18.40 Commercial Districts				
CoS Staff	18.40	18.40.030(C)	"Detached SFR"	"Residential, Detached"
CoS Staff	18.40	18.40.030(C)	"Apartments/Townhomes/Condos"	"Residential, Multifamily"
CoS Staff	18.40	18.40.030(C)	"Multiplexes (2-4 units)"	"Residential, Attached"
Section 18.45 Business and Employment Districts				
CoS Staff	18.45	18.45.030(C)	"Detached SFR"	"Residential, Detached"
CoS Staff	18.45	18.45.030(C)	"Apartments/Townhomes/Condos"	"Residential, Multifamily"
CoS Staff	18.45	18.45.030(C)	"Multiplexes (2-4 units)"	"Residential, Attached"
Section 18.50 Downtown Districts				
CoS Staff	18.50	18.50.030(C)	"Detached SFR"	"Residential, Detached"
CoS Staff	18.50	18.50.030(C)	"Apartments/Townhomes/Condos"	"Residential, Multifamily"
CoS Staff	18.50	18.50.030(C)	"Multiplexes (2-4 units)"	"Residential, Attached"
Section 18.55 Mixed Use Districts				
CoS Staff	18.55	18.55.030(C)	"Detached SFR"	"Residential, Detached"
CoS Staff	18.55	18.55.030(C)	"Apartments/Townhomes/Condos"	"Residential, Multifamily"
CoS Staff	18.55	18.55.030(C)	"Multiplexes (2-4 units)"	"Residential, Attached"
Section 18.60 Master Plan Overlay				
Section 18.70 Other Land Use Districts				
CoS Staff	18.70	18.70.040	B. Compatibility with surrounding development, including	B. Compatibility with surrounding development, including appropriate

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			appropriate building height, setbacks, landscaping, screening, buffering, and other measures necessary to minimize impacts on adjacent properties.	building height, building design, setbacks, landscaping, screening, buffering, and other measures necessary to minimize impacts on adjacent properties.
CoS Staff	18.70	18.70.060	N/A	F. Design review requirements with respect to building materials and colors will be as set forth in Chapter 18.45, unless modified through the applicable permit approval as necessary to address the unique characteristics of the proposed public, open space or agricultural use.
Section 18.80 Off-Street Parking				
CoS Staff	18.80	18.80.050(9)	9. Exceptions: a. Senior living/Assisted Living Facilities: 1 space per employee based on largest shift; b. No off-street parking requirements: i. Affordable housing projects reviewed under SMC 18.110 Affordable Housing Exceptions; ii. New construction or the retrofit of existing buildings meeting passive house requirements;	9. Exceptions: a. Senior living/Assisted Living Facilities: 1 space per employee based on largest shift; b. Downtown Districts. Parking in the downtown districts is as follows: i. Studios: 0.5 spaces per unit. ii. One-Bedrooms and Greater: 1 space per unit. iii. Hotels and Motels: 1 space per room. c. No off-street parking requirements:

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			iii. Modular multi-story construction; or iv. Mass timber construction as defined by RCW 19.27.570. c. Parking studies: An applicant may request a modification, to be allowed by the approval body, to the minimum number of parking spaces required, by providing a study from a qualified professional that substantiates that parking demand can be met with a reduced requirement due to such factors as drive by trip capture, hours of operation, or alternative transportation availability for the customer base.	i. Affordable housing projects reviewed under SMC 18.110 Affordable Housing Exceptions; ii. New construction or the retrofit of existing buildings meeting passive house requirements; iii. Modular multi-story construction; or iv. Mass timber construction as defined by RCW 19.27.570. d. Parking studies: An applicant may request a modification, to be allowed by the approval body, to the minimum number of parking spaces required, by providing a study from a qualified professional that substantiates that parking demand can be met with a reduced requirement due to such factors as drive by trip capture, hours of operation, or alternative transportation availability for the customer base.