

**2024 Development Code Amendments: Middle Housing (1110), ADUs (1337), Local Project Review (5290), Residential Parking (6015) and 2024 Batch Amendments**

SMC 20.10 General Provisions

SMC 20.10 General Provisions	Amendments
	No Amendments Proposed

SMC 20.20 Definitions

SMC 20.20 Definitions	Amendments
<b>20.20.014</b> C Definitions	
<b>Middle Housing</b>	Cottage: A dwelling unit located in a cottage housing development that is no greater than 1,500 square feet in gross floor area.
<b>Middle Housing</b>	Cottage Housing: A size limited residential dwelling unit 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 20 percent of the lot size as open space.
<b>Middle Housing</b>	Cottage Housing Development: A residential development consisting of a minimum of two and a maximum of 24 cottages that comply <u>complies</u> with cottage development standards.
<b>Middle Housing</b>	<u>Courtyard Apartment: attached dwelling units arranged on two or three sides of a yard or court.</u>
<b>20.20.016</b> D Definitions	

<b>Middle Housing</b>	Driveway, Shared: A jointly owned and maintained tract or easement serving <u>more than one dwelling unit, up to four dwelling units.</u>
<b>Middle Housing</b>	<u>Dwelling, Accessory: a size limited separate, complete dwelling unit attached to or contained within the structure of a primary dwelling; or contained within a separate structure that is accessory to the principal dwelling unit on the same lot.</u>
<b>Middle Housing</b>	Dwelling, Duplex: A house <u>residential building</u> containing two individual single-family <u>attached dwelling units</u> that are separated from each other by one-hour fire wall or floor but not including approved accessory dwelling units.
<b>Middle Housing</b>	<u>Dwelling, Fiveplex: A residential building containing five attached dwelling units that are separated from each other by a one-hour fire wall or floor but not including approved accessory dwelling units.</u>
<b>Middle Housing</b>	<u>Dwelling, Fourplex: A residential building containing four attached dwelling units that are separated from each other by a one-hour fire wall or floor but not including approved accessory dwelling units.</u>
<b>Miscellaneous Development Code Update</b>	Dwelling, Multifamily: Multifamily dwellings are separate housing units contained within one building or several buildings within one complex. Multifamily dwellings may have units located above other units. Apartments and mixed-use buildings with apartments are considered multifamily dwellings.
<b>Middle Housing</b>	<u>Dwelling, Principal: The dwelling unit located on the same lot as an accessory dwelling unit.</u>
<b>Middle Housing</b>	Dwelling, Single Family Attached: A building containing more than one dwelling unit attached by common vertical wall(s), such as townhouse(s), <u>and rowhouse(s), and duplex(es).</u> Single-family attached dwellings shall not have units located one over another ( <del>except duplexes and stacked flats may be one unit over the other).</del>
<b>Middle Housing</b>	<u>Dwelling, Sixplex: A residential building containing six attached dwelling units that are separated from each other by a one-hour fire wall or floor but not including approved accessory dwelling units.</u>

<b>Middle Housing</b>	<u>Dwelling, Triplex: A residential building containing three attached dwelling units that are separated from each other by a one-hour fire wall or floor but not including approved accessory dwelling units.</u>
20.20.018 E Definitions	
<b>STEP Housing</b>	<u>Emergency Housing: Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.</u>
20.20.024 H Definitions	
<b>Middle Housing</b>	Hardscape: Any structure or other covering on or above the ground that includes materials commonly used in building construction such as wood, asphalt and concrete, and also includes, but is not limited to, all structures, decks and patios, paving including gravel, pervious or impervious concrete and asphalt. Retaining walls, gravel, or paver paths less than four feet wide with open spacing, <b>or eaves which project 18 inches or less from a building wall or column</b> are not considered hardscape. Artificial turf with subsurface drain fields and decks that drain to soil underneath have a 50 percent hardscape and 50 percent pervious value. Coverings that allow growth of vegetation between components with the ability to drain to soil underneath have a hardscape percent pervious value as determined by the Director based on the manufacturer's specifications, which shall be provided by the applicant.
<b>STEP Housing</b>	<u>Homeless Shelter: A facility operated within a building to provide short-term, temporary or transitional housing for individuals or families who are otherwise homeless and have no immediate living options available to them. Homeless shelters may not require occupants to enter into a lease or an occupancy agreement. Homeless shelter facilities may include day and warming centers that do not provide overnight accommodations. Such facilities may provide support services, food, and other services as an accessory use.</u>
20.20.032 L Definitions	

<b>Middle Housing</b>	Lot: A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon. <u>and is of sufficient area to meet minimum zoning requirements for area.</u>
<b>20.20.034</b> M Definitions	
<b>Middle Housing</b> <b>ADU</b>	<u>Major Transit Stop: a stop on a high-capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW, commuter rail stops, stops on rail or fixed guideway systems, stops on bus rapid transit routes, and stops for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays, including those stops that are under construction.</u>
	<u>Middle Housing: Buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses (single family attached), stacked flats, courtyard apartments, and cottage housing.</u>
<b>20.20.036</b> N Definitions	
<b>Middle Housing</b>	<u>Neighborhood Commercial: Primarily neighborhood-serving businesses that provide limited retail goods and services for nearby residential customers.</u>
<b>20.20.040</b> P Definitions	
<b>Middle Housing</b>	<u>Parent Lot: a lot which is subdivided into unit lots through the unit lot subdivision process.</u>
<b>STEP Housing</b>	<u>Permanent Supportive Housing: subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history and personal behaviors. Permanent supportive housing is paired with off-site or on-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing</u>

	<u>arrangement, improve the resident’s health status, and connect the resident of the housing with community-based health care, treatment or employment services. Permanent supportive housing is subject to all the rights and responsibilities defined in chapter 59.18 RCW.</u>
<b>Middle Housing</b>	<u>Personal Services: Primarily neighborhood businesses that provide services, not goods, that occur on a regular basis such as spas, nail and hair salons, barber shops, and massage.</u>
<b>20.20.046</b> S Definitions	
<b>Middle Housing</b>	<u>Stacked Flat: Dwelling units in a residential building of no more than three stories in which each floor may be separately rented or owned. This does not include approved accessory dwelling units.</u>
<b>20.20.048</b> T Definitions	
<b>STEP Housing</b>	<u>Transitional Housing Facilities: Housing units within the City of Shoreline owned by public housing authorities, nonprofit organizations or other public interest groups that provide housing to <u>homeless persons or families on a temporary basis for a duration not to exceed 24 months</u> in conjunction with job training, self sufficiency training, and human services counseling, the purpose of which is to help persons <u>and families</u> make the transition from homelessness to placement in permanent housing, <u>generally in less than two years.</u></u>
<b>20.20.050</b> U Definitions	
<b>Middle Housing</b>	<u>Unit lot: A subdivided lot, that allows one principle dwelling unit, created from a parent lot and approved through the subdivision process.</u>
<b>Middle Housing</b>	<u>Unit Lot Development: A residential development that contains <del>single-family attached building(s) or single-family attached structure(s)</del> <u>residential structures</u> wherein each building or structure is defined as one building or one structure pursuant to the International Building Code, the International Fire Code, and the National Electrical Code.</u>

<b>Middle Housing</b>	Unit Lot Subdivision: A unit lot subdivision (also known as a “fee simple lot”) is the subdivision of land <u>into two more unit lots and approved through a unit lot subdivision process, provided the parent lot meets all requirements for dimension, setbacks, density, open space, or any other applicable development standard set forth in the applicable zone.</u> <del>for single-family detached and/or attached dwelling units, in the form of unit lot development, mixed single-family attached development, or zero lot line development in all zones in which these uses are permitted.</del>
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SMC 20.30 Procedures and Administration

SMC 20.30  Procedures and Administration	Amendments																																					
<b>20.30.040 Ministerial decisions – Type A. (Amendments below for legibility)</b>																																						
<b>Permit Process Updates</b>																																						
<b>Table 20.30.040 –Summary of Type A Actions and Target Time Limits for Decision</b>																																						
<table border="1"> <thead> <tr> <th data-bbox="191 1171 634 1276">Action Type</th> <th data-bbox="634 1171 1105 1276">Target Time Limits for Decision (Calendar Days)</th> <th data-bbox="1105 1171 1422 1276">Section</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="191 1276 1422 1318"><b>Type A:</b></td> </tr> <tr> <td data-bbox="191 1318 634 1350">1. Accessory Dwelling Unit</td> <td data-bbox="634 1318 1105 1350">30 days</td> <td data-bbox="1105 1318 1422 1350">20.40.120, 20.40.210</td> </tr> <tr> <td data-bbox="191 1350 634 1413">2. Lot Line Adjustment including Lot Merger</td> <td data-bbox="634 1350 1105 1413">30 days</td> <td data-bbox="1105 1350 1422 1413">20.30.400</td> </tr> <tr> <td data-bbox="191 1413 634 1486">3. Building Permit</td> <td data-bbox="634 1413 1105 1486">120 days</td> <td data-bbox="1105 1413 1422 1486">All applicable standards</td> </tr> <tr> <td data-bbox="191 1486 634 1518">4. Final Short or Formal Plat</td> <td data-bbox="634 1486 1105 1518">30 days</td> <td data-bbox="1105 1486 1422 1518">20.30.450</td> </tr> <tr> <td data-bbox="191 1518 634 1591">5. Bed and Breakfast, Boarding House</td> <td data-bbox="634 1518 1105 1591">120 days</td> <td data-bbox="1105 1518 1422 1591">20.40.120, 20.40.250, 20.40.260</td> </tr> <tr> <td data-bbox="191 1591 634 1654">6. Interpretation of Development Code</td> <td data-bbox="634 1591 1105 1654">15 days</td> <td data-bbox="1105 1591 1422 1654">20.10.050, 20.10.060, 20.30.020</td> </tr> <tr> <td data-bbox="191 1654 634 1686">7. Right-of-Way Use</td> <td data-bbox="634 1654 1105 1686">30 days</td> <td data-bbox="1105 1654 1422 1686">12.15.010 – 12.15.180</td> </tr> <tr> <td data-bbox="191 1686 634 1759">8. Shoreline Exemption Permit</td> <td data-bbox="634 1686 1105 1759">15 days</td> <td data-bbox="1105 1686 1422 1759">Shoreline Master Program</td> </tr> <tr> <td data-bbox="191 1759 634 1791">9. Sign Permit</td> <td data-bbox="634 1759 1105 1791">30 days</td> <td data-bbox="1105 1759 1422 1791">20.50.530 – 20.50.610</td> </tr> <tr> <td data-bbox="191 1791 634 1864">10. Site Development Permit</td> <td data-bbox="634 1791 1105 1864">60 days</td> <td data-bbox="1105 1791 1422 1864">20.20.046, 20.30.315, 20.30.430</td> </tr> </tbody> </table>	Action Type	Target Time Limits for Decision (Calendar Days)	Section	<b>Type A:</b>			1. Accessory Dwelling Unit	30 days	20.40.120, 20.40.210	2. Lot Line Adjustment including Lot Merger	30 days	20.30.400	3. Building Permit	120 days	All applicable standards	4. Final Short or Formal Plat	30 days	20.30.450	5. Bed and Breakfast, Boarding House	120 days	20.40.120, 20.40.250, 20.40.260	6. Interpretation of Development Code	15 days	20.10.050, 20.10.060, 20.30.020	7. Right-of-Way Use	30 days	12.15.010 – 12.15.180	8. Shoreline Exemption Permit	15 days	Shoreline Master Program	9. Sign Permit	30 days	20.50.530 – 20.50.610	10. Site Development Permit	60 days	20.20.046, 20.30.315, 20.30.430		
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11. Deviation from Engineering Standards	30 days	20.30.290
12. Temporary Use Permit	15 days	20.30.295
13. Clearing and Grading Permit	60 days	20.50.290 – 20.50.370
14. Administrative Design Review	28 days	20.30.297
15. Floodplain Development Permit	30 days	13.12.700
16. Floodplain Variance	30 days	13.12.800
17. Noise Variance	30 days	9.05
18. Demolition Permit		15.05.015
19. Fire Permits		15.05.050
20. Outdoor Seating Area permit		20.50.160

**20.30.045**  
Neighborhood meeting for certain Type A proposals.

B.— A neighborhood meeting shall be conducted by the applicant or owner for the following in the R-4 or R-6 zones:

1.— Developments requesting departures under the Deep Green Incentive Program, Chapter 20.50 SMC, Subchapter 9.

**Permit Process Updates**

**20.30.050 Administrative decisions – Type B. (Amendments below for legibility)**

**Permit Process Updates**

**Table 20.30.050 – Summary of Type B Actions, Notice Requirements, Target Time Limits for Decision, and Appeal Authority**

Action	Notice Requirements: Application and Decision <sup>(1), (2), (3)</sup>	Target Time Limits for Decision <u>(Calendar Days)</u>	Appeal Authority	Section
<b>Type B:</b>		-		
1. Binding Site Plan <sup>(4)</sup>	Mail	90 days	HE	20.30.480
2. Conditional Use Permit (CUP)	Mail, Post Site, Newspaper	90 days	HE	20.30.300
3. Preliminary Short Subdivision <sup>(4)</sup>	Mail, Post Site, Newspaper	90 days	HE	20.30.410
4. Shoreline Substantial Development Permit, Shoreline Variance and Shoreline CUP	Mail, Post Site, Newspaper	120 days	Shorelines Hearings Board	Shoreline Master Program
5. Zoning Variances	Mail, Post Site, Newspaper	90 days	HE	20.30.310
6. Plat Alteration <sup>(5), (6)</sup>	Mail	90 days	HE	20.30.425

Key: HE = Hearing Examiner

- (1) Public hearing notification requirements are specified in SMC 20.30.120.
- (2) Notice of application requirements are specified in SMC 20.30.120.
- (3) Notice of decision requirements are specified in SMC 20.30.150.
- (4) These Type B actions do not require a neighborhood meeting. A notice of development will be sent to adjacent properties.
- (5) A plat alteration does not require a neighborhood meeting.
- (6) If a public hearing is requested, the plat alteration will be processed as a Type C action per SMC Table 20.30.060.

**20.30.060 Administrative decisions – Type C. (Amendments below for legibility)**

**Permit Process Updates**

**Table 20.30.060 – Summary of Type C Actions, Notice Requirements, Review Authority, Decision Making Authority, and Target Time Limits for Decisions**

Action	Notice Requirements for Application and Decision <sup>(2), (3)</sup>	Review Authority, Open Record Public Hearing	Decision Making Authority  (Public Meeting)	Target Time Limits for Decisions	Section
<b>Type C:</b>					
1. Preliminary Formal Subdivision	Mail, Post Site, Newspaper	HE <sup>(4)</sup>	City Council	120 days	20.30.410
2. Rezone of Property and Zoning Map Change	Mail, Post Site, Newspaper	HE <sup>(4)</sup>	City Council	120 days	20.30.320
1-3. Site-Specific Comprehensive Plan Map Amendment	Mail, Post Site, Newspaper	HE <sup>(1)</sup>	City Council	-	20.30.34
2. 4 Street Vacation	Mail, Post Site, Newspaper	HE <sup>(1)</sup>	City Council	120 days	12.17.020
3 4. Preliminary Formal Subdivision	Mail, Post Site, Newspaper	HE <sup>(1)</sup>	City Council	120 days	20.30.410
4 2. Rezone of Property and Zoning Map Change	Mail, Post Site, Newspaper	HE <sup>(1)</sup>	City Council	120 days	20.30.320
5. 4. Special Use Permit (SUP)	Mail, Post Site, Newspaper	HE <sup>(1)</sup>		120 days	20.30.330
6. 5. Critical Areas Special Use Permit	Mail, Post Site, Newspaper	HE <sup>(1)</sup>		120 days	20.30.333
7. 6. Critical Areas Reasonable Use Permit	Mail, Post Site, Newspaper	HE <sup>(1)</sup>		120 days	20.30.336
8. 7. Secure Community	Mail, Post Site, Newspaper	HE <sup>(1)</sup>		120 days	20.40.502



Transitional Facility – Special Use Permit				
<del>9. 8.</del> Essential Public Facility – Special Use Permit	Mail, Post Site, Newspaper	HE <sup>(1)</sup>	<del>120 days</del>	20.30.330
<del>10. 9.</del> Master Development Plan	Mail, Post Site, Newspaper	HE <sup>(1)</sup>	<del>120 days</del>	20.30.353
<del>11. 10.</del> Plat Alteration with Public Hearing <sup>(4)</sup>	Mail	HE <sup>(1)</sup>	<del>120 days</del>	20.30.425
<del>12. 11.</del> Subdivision Vacation	Mail, Post Site, Newspaper	HE <sup>(1)</sup>	<del>120 days</del>	20.30.427
<p>(1) HE = Hearing Examiner.  (2) Notice of application requirements is specified in SMC <a href="#">20.30.120</a>.  (3) Notice of decision requirements is specified in SMC <a href="#">20.30.150</a>.  (4) A plat alteration does not require a neighborhood meeting.</p>				
<p><b>20.30.080</b> Preapplication meeting.  <b>Permit Process Updates</b></p>	<p>A preapplication meeting is <u>optional but encouraged</u> <del>required</del> prior to submitting an application for any Type B or Type C action and/or for an application for a project that may impact a critical area or its buffer consistent with SMC <a href="#">20.80.045</a>.</p> <p>A preapplication meeting is <u>optional but encouraged</u> <del>required</del> prior to submitting an application for any project requesting departures through the Deep Green Incentive Program to discuss why departures are necessary to achieve certification through International Living Future Institute, Built Green, US Green Building Council, Passive House Institute US, or Salmon Safe programs. A representative from the prospective certifying agency(ies) <del>should</del> will be invited to the meeting, but their attendance is not mandatory. <del>If the project would not otherwise require a preapplication meeting, the fee for the preapplication meeting will be waived.</del></p> <p>Applicants for development permits under Type A, Type B, and Type C actions are encouraged to participate in preapplication meetings with the City. Preapplication meetings with staff provide an opportunity to discuss the proposal in general terms, identify the applicable City requirements and the project review process including the permits required by the action, timing of the permits and the approval process.</p> <p>Preapplication meetings are <u>optional but encouraged</u> <del>required</del> prior to the neighborhood meeting,</p> <p>The Director shall specify submittal requirements for preapplication meetings, which shall include a critical areas worksheet and, if available, preliminary critical area reports. Plans presented at the preapplication meeting are nonbinding and do not “vest” an application.</p>			

**20.30.110**  
Determination of completeness and requests for additional information

**Permit Process Updates**

A. An application shall be determined procedurally complete when:

1. It meets the procedural submission requirements of the City of Shoreline;
2. All information required in specified submittal requirements for the application has been provided ~~and is sufficient for processing the application,~~ even though additional information may be required, or project modifications may be undertaken. The City may, at its discretion and at the applicant's expense, retain a qualified professional to review and confirm the applicant's reports, studies and plans.

If the procedural submission requirements, as outlined on the permit application have been provided, the need for additional information or studies may not preclude a completeness determination.

B. Within 28 calendar days of receiving a permit application for Type A, B and/or C applications, the City shall provide mail a written determination to the applicant. The written determination must state either.

i. ~~stating whether t~~The application is complete or;

ii. The application is incomplete and that the procedural submission requirements of the local government have not been met. The determination shall outline and specifying what is necessary to make the application procedurally complete.

If the Department fails to provide a determination of completeness, the application shall be deemed procedurally complete on the 29<sup>th</sup> calendar ~~twenty-ninth~~ day after submittal.

C. If the application is determined to be incomplete and additional information has been requested, then within 14 calendar days of an applicant submitting the requested additional information, the department shall notify the applicant whether the application is complete or what additional information is necessary.

D. If the applicant fails to provide the required information within 90 days of the date of the written notice that the application is incomplete, or a request for additional information is made, the application shall be deemed null and void. In this case the applicant may request a refund of the application fee minus the City's cost of processing. The Director may grant 90-day extensions if the applicant requests the extension in writing prior to the expiration date and documents that the failure to take a substantial step was due to circumstances beyond the control of the applicant.

	<p>D E. The determination of completeness shall not preclude the City from requesting additional information or studies if new information is required or substantial changes are made to the proposed action</p>
<p><b>20.30.120</b> Public notices of application</p> <p><b>Permit Process Updates</b></p>	<p>A. Within 14 calendar days of the determination of completeness, the City shall issue a notice of complete application for all Type B and C applications.</p>
<p><b>20.30.130</b> Optional consolidated permit process</p> <p><b>Permit Process Updates</b></p>	<p>An applicant may elect to submit a consolidated project permit application. Such request shall be presented by the applicant in writing and simultaneously with submittal of all applications to be consolidated. The <u>review shall be conducted using the highest process type applicable to any of the applications.</u> <del>Director shall determine the appropriate procedures for consolidated review and actions.</del> If the application for consolidated permit process requires action from more than one hearing body, the decision authority in the consolidated permit review process shall be the decision making authority with the broadest discretionary powers.</p>

**20.30.140**  
Permit processing  
time limits

**Permit Process  
Updates**

A. Decisions under Type A, B or C actions shall be made within the time frames specified in this section. ~~be made within 120 days from the date of a determination that the application is complete.~~

1. Decisions for Type A actions shall be made within 65 calendar days from the date of a determination that the application is complete.

2. Decisions for Type B action shall be made within 100 calendar days from the date of a determination that the application is complete.

3. Decisions for Type C actions shall be made within 170 calendar days from the date of a determination that the application is complete

Exceptions to ~~these~~ is 120-day time limits are:

~~1. Substantial project revisions in which case the 120 day time frame will be calculated from the time that the City determines the revised application to be complete.~~

~~1.-2.~~ The time required to prepare and issue a draft and final Environmental Impact Statement (EIS) in accordance with the State Environmental Policy Act.

~~2. 3.~~ Any period for administrative appeals of project permits.

~~3. 4.~~ An extension of time mutually agreed upon in writing by the Department and the applicant.

~~4. 5.~~ Amendments to the Comprehensive Plan or Code.

B. The time limits set for Type A, B, and C actions do not include:

1. Any period of time during which the applicant has been requested by the Department to correct plans, perform studies or provide additional information. This period of time shall be calculated from the date the Department notifies the applicant of the need for additional information, until the date the Department determines that the additional information satisfies the request for such information or 14 days after the date the information has been provided to the Department, whichever is earlier.

2. If the Department determines that the additional information submitted to the Department by the applicant under subsection (B)(1) of this section is insufficient, the Department shall notify the applicant of the deficiencies, and the

procedures provided in subsection (B)(1) of this section shall apply as if a new request for studies has been made.

3. Any period of time when an applicant requests, in writing, that they would like to temporarily suspend review of the permit application. This period of time is calculated from the date the Department receives a written notice from the applicant, until that time that the applicant notifies, in writing, that they would like to resume the application. An applicant may request to temporarily suspend review for a maximum of 90 days, after which the permit is expired. The Director may grant 90-day extensions if the applicant requests the extension in writing prior to the expiration date and documents that the need for suspension is necessary due to circumstances beyond the control of the applicant.

C. If at any time, an applicant requests, in writing, that they would like to temporarily suspend review of the permit application for more than 60 days, or if the applicant is not responsive, pursuant to RCW 36.70B.080, for more than 60 consecutive days after the City has notified the applicant that additional information is required to further process the application, an additional 30 days may be added to the time periods for the City's action to issue a final decision for each type of project permit applicable to the project permit application.

D. If at any time, changes to an original application, are made or requested by an applicant that adds or removes residential or commercial elements, the applicable review time frame will be calculated from the time that the City determines the revised application to be complete.

E. C. If the Department is unable to issue its final decision on a project permit application within the time limits provided for in this section, it shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limit has not been met and an estimated date for issuance of the notice of decision.

<p><b>20.30.165</b> Permit expiration timelines for clearing and grading and site development permits. <b>Permit Process Updates</b></p>	<p>A. <b>Purpose.</b> A clearing and grading permit may be issued approving land clearing and site grading activities in conjunction with the development of a site. The expiration limitations of this permit are as follows:</p> <ol style="list-style-type: none"> <li>1. <b>Clearing and Grading Permit – Permit Expiration.</b> Clearing and grading permits shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. <u>Clearing and Grading permits associated with subdivision applications shall expire when the preliminary subdivision approval has expired as set forth by RCW 58.17.140.</u></li> <li>2. <b>Clearing and Grading Permit – Permit Extension.</b> The Director is authorized to grant, in writing, one or more extensions of time for periods of not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. <u>Extensions may be granted for those permits issued in conjunction with a preliminary subdivision approval that has been extended as provided in RCW 58.17.140.</u></li> </ol>
<p><b>20.30.300</b> Conditional use permit – CUP (Type B action) <b>Middle Housing</b></p>	<p>D. <b>Decision Criteria (Fleet Base, Minor).</b> In addition to the criteria in subsection C of this section, a conditional use permit for a minor fleet base may be granted by the city only if the applicant demonstrates the following standards are met:</p> <ol style="list-style-type: none"> <li>1. In the community business (CB) zone, the site has frontage on a State highway.</li> <li>2. In the <u>NR1, NR2, and NR3 R-4 through R-48 zones</u>, when the site is a minimum of 10 acres in size and abuts a limited access State highway from which the site has direct vehicular access.</li> </ol>
<p><b>20.30.330</b> Special use permit – SUP (Type C action) <b>Middle Housing</b></p>	<p>E. <b>Decision Criteria (Fleet Base, Major; Fleet Base, Minor).</b> In addition to the criteria in subsection B of this section, a special use permit for a major fleet base or minor fleet base may be granted by the City only if the applicant demonstrates the following standards are met:</p> <ol style="list-style-type: none"> <li>1. In the community business (CB) zone, the site has frontage on a State highway.</li> <li>2. In the <u>NR1, NR2, and NR3 R-4 through R-48 zones</u>, when the site is a minimum of 10 acres in size and abuts a limited access State highway from which the site has direct vehicular access.</li> </ol>

<p><b>20.30.336</b> Critical areas reasonable use permit (CARUP) (Type C action) <b>Middle Housing</b></p>	<p>B. <b>Decision Criteria.</b> A reasonable use permit may be granted by the City only if the applicant demonstrates that:</p> <p>9. If the proposal is located in the MUR-35' zone, then reasonable use shall be based on the allowable uses and standards for the <u>NR3 R-6 zone</u>.</p>
<p><b>20.30.353</b> Master Development Plan <b>Middle Housing</b></p>	<p>E. <b>Development Standards.</b></p> <p>3. Buildings abutting all <u>NR3 R-4 and R-6 zones</u> must be set back at least 20 feet from property lines with portions of buildings above 35 feet set back at a ratio of two feet of additional setback to every one foot of additional building height;</p>
<p><b>20.30.355</b> Development Agreement <b>Middle Housing</b></p>	<p>C. <b>Decision Criteria.</b> A development agreement may be granted by the City only if the applicant demonstrates that:</p> <p>5. The development agreement proposal contains architectural design (including but not limited to building setbacks, insets, facade breaks, roofline variations) and site design standards, landscaping, provisions for open space and/or recreation areas, retention of significant trees, parking/traffic management and multimodal transportation improvements and other features that minimize conflicts and create transitions between the proposal site and property zoned <u>NR2 and NR3 R-4, R-6, R-8 or MUR-35'</u>.</p>
<p><b>20.30.410(B)(4)</b> <b>Miscellaneous Development Code Update</b></p>	<p>4. <b>Unit Lot Subdivision.</b></p> <p>a. <del>The provisions of this subsection apply exclusively to unit lot development, mixed single-family attached development, or zero lot line development.</del></p> <p>b. <del>Units lot, mixed single-family attached, and zero lot line developments</del> may be subdivided into individual unit lots. The development as a whole shall meet the applicable development standards.</p> <p>c. As a result of the subdivision, development on individual unit lots may modify standards in SMC 20.50.020, Exception 2.</p> <p>d. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of the property owner(s) and/or the homeowners' association shall be executed for the use and maintenance of common garage, parking and vehicle access areas; solid waste storage and/or collection area(s); on-site recreation; landscaping; underground utilities; common open space; exterior building facades and roofs of individual units; and other similar features, and shall be recorded with the</p>

	<p>King County Recorder’s Office. These shall be recorded prior to final plat application or shown on the face of the final plat.</p> <p>e. 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, as long as the right to use that parking is formalized by an easement set forth on the face of the plat.</p> <p>f. The final plat shall note all conditions of approval. The final plat shall also note that unit lots are not separate buildable lots independent of the overall development and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot.</p> <p>g. For unit lot development, the applicant shall record a covenant on the plat that states, “These units will be considered individual units and part of one structure that cannot be segregated from one another, <u>if necessary</u>. <del>A unit lot development is defined as one building or one structure in the International Building Code and International Fire Code and National Electrical Code.</del></p>
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SMC 20.40 Zoning and Use Provisions

SMC 20.40	Amendments
Zoning and Use Provisions	



**20.40.020 Zoning and Map Designations (Amendments below for legibility)**

**Middle Housing**

ZONING	MAP SYMBOL
RESIDENTIAL	
<p><b>(Low, Medium, and High Density) <u>Neighborhood Residential and Mixed-Use Residential</u></b></p>	<p style="text-align: center;"><b><u>NR1, NR2, and NR3 R-4 through 48</u></b></p> <p style="text-align: center;"><b>(Numerical designator relating to base density in dwelling units per acre)</b></p> <p style="text-align: center;"><b>Mixed-Use Residential 35', 45', and 70'</b></p> <p style="text-align: center;"><b>(Numerical designator relating to height in feet)</b></p>

**20.40.030 Residential Zones Middle Housing**

- A. ~~The purpose of the low density residential, R-4 and R-6 zones, is to provide for a mix of predominantly single detached dwelling units and other development types, such as accessory dwelling units and community facilities that are compatible with existing development and neighborhood character. The purpose of the Neighborhood Residential-3 (NR3) zone is to provide for a mix of housing types in buildings that are similar in scale to a detached house, many of which are detached, and together form an open feel. Limited neighborhood-scale commercial uses may be permitted where appropriate to serve nearby residents.~~
- B. ~~The purpose of the medium density residential, R-8 and R-12 zones, is to provide for a mix of single family homes, duplexes, triplexes, townhouses, and community facilities in a manner that provides for additional density at a modest scale. The purpose of the Neighborhood Residential-2 (NR2) zone is to provide for a mix of housing types in buildings similar in scale to a detached house, many of which are close to each other or attached, and together form a compact feel. Some neighborhood-scale commercial uses are permitted to serve nearby residents. This zone may also serve as a transition between lower intensity residential zones and higher-intensity residential or commercial zones.~~
- C. ~~The purpose of high density residential, R-18, R-24, R-48, and TC-4 zones, is to provide for a mix of predominantly apartment and townhouse dwelling units and other compatible uses. The purpose of the Neighborhood Residential-1 (NR1) zone is to provide for wide variety of housing types, most of which are attached, and/or stacked in buildings greater than three stories in height. Some commercial activities are permitted in this zone.~~



NAICS #	SPECIFIC LAND USE	R4-R6 NR3	R8- R12 NR2	R18- R48 NR1	TC-4	NB	CB	MB	TC-1, 2 & 3
	Cottage Housing Development	P-i	P-i	P					
	Courtyard Apartment	P	P	P	P				
	Duplex	P	P	P	P				
	Fiveplex		P	P	P				
	Fourplex	P	P	P	P				
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i	P-i				
	Mobile Home Park	P-i	P-i	P-i	P-i				
	Multifamily		C P	P	P	P-i	P-i	P-i	P-i
	Permanent Supportive and transitional Housing	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Single-Family Attached	P-i P	P	P	P	P			
	Single-Family Detached	P	P	P	P				
	Sixplex		P	P	P				
	Stacked Flat	P	P	P	P				
	Triplex	P	P	P	P				
<b>GROUP RESIDENCES</b>									
	Adult Family Home	P	P	P	P				
	Assisted Living Facility		C	P	P	P	P	P	P
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i	P-i	P-i
	Residential Care Facility	C-i	C-i	P-i	P-i				
721310	Dormitory		C-i	P-i	P-i	P-i	P-i	P-i	P-i
<b>TEMPORARY LODGING</b>									
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Enhanced Shelter						P-i	P-i	P-i
	Emergency Housing						P-i	P-i	P-i
	Homeless Shelter						P-i	P-i	P-i

NAICS #	SPECIFIC LAND USE	R4-R6 NR3	R8- R12 NR2	R18- R48 NR1	TC-4	NB	CB	MB	TC-1, 2 & 3
72111	Hotel/Motel						P	P	P
	Recreational Vehicle	P-i	P-i	P-i	P-i	P-i	P-i	P-i	
<b>MISCELLANEOUS</b>									
	Animals, Small, Keeping and Raising	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i

**P = Permitted Use**

**S = Special Use**

**C = Conditional Use**

**-i = Indexed Supplemental Criteria**

**20.40.130 Nonresidential Uses (Amendments below for legibility)**

NAICS #	SPECIFIC LAND USE	R4- R6 NR3	R8- R12 NR2	R18- R48 NR1	TC- 4	NB	CB	MB	TC-1, 2 & 3
<b>RETAIL/SERVICE</b>									
532	Automotive Rental and Leasing						P	P	P only in TC-1
81111	Automotive Repair and Service					P	P	P	P only in TC-1
451	Book and Video Stores/Rental (excludes Adult Use Facilities)			C	C	P	P	P	P
	Brewpub			P (See SMC 20.50. Subchapter 2)	P	P	P	P	P
513	Broadcasting and Telecommunications							P	P
812220	Cemetery, Columbarium	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
	Houses of Worship	C	C	P	P	P	P	P	P

	Construction Retail, Freight, Cargo Service							P	
	Daycare I Facilities	P-i	P-i	P	P	P	P	P	P
	Daycare II Facilities	P-i	P-i	P	P	P	P	P	P
722	Eating and Drinking Establishments (excluding Gambling Uses)	C-i P-i (See SMC 20.50. Subchapter 2)			P-i	P-i	P-i	P-i	P-i
812210	Funeral Home/Crematory	C-i	C-i	C-i	C-i		P-i	P-i	P-i
447	Fuel and Service Stations					P	P	P	
	General Retail Trade/Services					P	P	P	P
811310	Heavy Equipment and Truck Repair							P	
481	Helistop			S	S	S	S	C	C
812910	Kennel or Cattery						C-i	P-i	P-i
	Library Adaptive Reuse	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
31	Light Manufacturing							P	P
	Marijuana Operations – Medical Cooperative	P	P	P	P	P	P	P	P
	Marijuana Operations – Retail					P	P	P	P
	Marijuana Operations – Processor							S	P
	Marijuana Operations – Producer							P	
	Microbrewery						P	P	P
	Microdistillery						P	P	P
	Minor Fleet Base	S	S	S			C	C	
441	Motor Vehicle and Boat Sales							P	P only in TC-1
	<u>Neighborhood Commercial</u>	P	P	P	P				
	<u>Personal Services</u>	P	P	P	P				

	Professional Office	<b>P-i</b>	<b>C-i</b> <b>P-i</b>	<b>C</b> <b>P-i</b>	<b>C</b> <b>P-i</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
5417	Research, Development and Testing							<b>P</b>	<b>P</b>
484	Trucking and Courier Service						<b>P-i</b>	<b>P-i</b>	<b>P-i</b>
	Self-Storage Facilities						<b>P-i</b>	<b>P-i</b>	
541940	Veterinary Clinics and Hospitals			<b>C-i</b>	<b>C-i</b>	<b>P-i</b>	<b>P-i</b>	<b>P-i</b>	<b>P-i</b>
	Warehousing and Wholesale Trade							<b>P</b>	
	Wireless Telecommunication Facility	<b>P-i</b>	<b>P-i</b>	<b>P-i</b>	<b>P-i</b>	<b>P-i</b>	<b>P-i</b>	<b>P-i</b>	<b>P-i</b>

**P = Permitted Use**

**S = Special Use**

**C = Conditional Use**

**-i = Indexed Supplemental Criteria**

**20.40.140 Other Uses (Amendments Below for Legibility)**  
**Miscellaneous Development Code Update**

<b>NAICS #</b>	<b>SPECIFIC LAND USE</b>	<b>R4- R6 NR3</b>	<b>R8-R12 NR2</b>	<b>R18-R48 NR1</b>	<b>TC-4</b>	<b>NB</b>	<b>CB</b>	<b>MB</b>	<b>TC-1, 2 &amp; 3</b>
92	Public Agency Office/Yard or Public Utility Office/Yard	<b>S-i</b>	<b>S-i</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>P</b>	<b>P</b>	

**20.40.160 Station Area Uses (Amendments Below for Legibility)**

**Miscellaneous Development Code Update**

**STEP Housing**

<b>NAICS #</b>	<b>SPECIFIC LAND USE</b>	<b>MUR-35'</b>	<b>MUR-45'</b>	<b>MUR-70'</b>
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**RESIDENTIAL**

	Accessory Dwelling Unit	<b>P-i</b>	<b>P-i</b>	<b>P-i</b>
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NAICS #	SPECIFIC LAND USE	MUR-35'	MUR-45'	MUR-70'
	Adult Family Home	P		
	Affordable Housing	P-i	P-i	P-i
	Bed and Breakfast	P-i	P-i	P-i
	Boarding House	P-i	P-i	P-i
	Emergency Housing			P-i
	Enhanced Shelter			P-i
	Home Occupation	P-i	P-i	P-i
	Homeless Shelter			P-i
	Hotel/Motel			P
	Live/Work	P (Adjacent to Arterial Street)	P	P-i
	Microhousing			
	Multifamily	P	P	P-i
	Permanent Supportive and Transitional Housing	P-i	P-i	P-i
	Residential Care Facility	C-i		
	Single-Family Attached	P-i	P-i	
	Single-Family Detached	P-i		
<b>COMMERCIAL</b>				
	Book and Video Stores/Rental (excludes Adult Use Facilities)	P (Adjacent to Arterial Street)	P (Adjacent to Arterial Street)	P
	Brewpub	P (Adjacent to Arterial Street)	P (Adjacent to Arterial Street)	P
	House of Worship	C	C	P
	Daycare I Facilities	P	P	P
	Daycare II Facilities	P	P	P
	Eating and Drinking Establishment (excluding Gambling Uses)	P-i (Adjacent to Arterial Street)	P-i (Adjacent to Arterial Street)	P-i

NAICS #	SPECIFIC LAND USE	MUR-35'	MUR-45'	MUR-70'
	General Retail Trade/Services	P-i (Adjacent to Arterial Street)	P-i (Adjacent to Arterial Street)	P-i
	Kennel or Cattery			C -A
	Marijuana Operations – Medical Cooperative	P	P	P
	Marijuana Operations – Retail			
	Marijuana Operations – Processor			
	Marijuana Operations – Producer			
	Microbrewery		P (Adjacent to Arterial Street, cannot abut R-6 zone)	P
	Microdistillery		P (Adjacent to Arterial Street, cannot abut R-6 zone)	P
	Mini-Storage		C -A	C -A
	Professional Office	P-i (Adjacent to Arterial Street)	P-i (Adjacent to Arterial Street)	P
	Research, Development and Testing			P-i
	Veterinary Clinic and Hospital			P-i
	Wireless Telecommunication Facility	P-i	P-i	P-i
<b>EDUCATION, ENTERTAINMENT, CULTURE, AND RECREATION</b>				
	Amusement Arcade		P -A	P -A
	Bowling Center		P-i (Adjacent to Arterial Street)	P
	College and University			P



<b>NAICS #</b>	<b>SPECIFIC LAND USE</b>	<b>MUR-35'</b>	<b>MUR-45'</b>	<b>MUR-70'</b>
	Conference Center		P-i (Adjacent to Arterial Street)	P
	Elementary School, Middle/Junior High School	C	C	P
	Library		P-i (Adjacent to Arterial Street)	P
	Museum		P-i (Adjacent to Arterial Street)	P
	Parks and Trails	P	P	P
	Performing Arts Companies/Theater (excludes Adult Use Facilities)		P -A	P -A
	School District Support Facility		C	C
	Secondary or High School	C	C	P
	Specialized Instruction School		P-i (Adjacent to Arterial Street)	P
	Sports/Social Club		P-i (Adjacent to Arterial Street)	P
	Vocational School		P-i (Adjacent to Arterial Street)	P
<b>GOVERNMENT</b>				
	Fire Facility	C-i	C-i	C-i
	Police Facility	C-i	C-i	C-i
	Public Agency Office/Yard or Public Utility Office/Yard	S	S	S
	Utility Facility	C	C	C
<b>HEALTH</b>				
	Hospital	C	C	C

NAICS #	SPECIFIC LAND USE	MUR-35'	MUR-45'	MUR-70'
	Medical Lab	C	C	C
	Medical Office/Outpatient Clinic		P-i (Adjacent to Arterial Street)	P
	Nursing Facilities		P-i (Adjacent to Arterial Street)	P
<b>OTHER</b>				
	Animals, Small, Keeping and Raising	P-i	P-i	P-i
	Light Rail Transit System/Facility	S-i	S-i	S-i
	Transit Park and Ride Lot		S	P

<b>P = Permitted Use</b> <span style="float: right;">C = Conditional Use</span> <b>S = Special Use</b> <span style="float: right;">-i = Indexed Supplemental Criteria</span> <b>A= Accessory = Thirty percent (30%) of the gross floor area of a building or the first level of a multi-level building.</b>	
<b>20.40.210(E)</b>  Accessory Dwelling Units  <b>ADU</b>	<p>A. <del>Only one</del> <u>Two</u> accessory dwelling units per lot, not subject to <u>base density calculations. maximum dwelling units per lot, except as follows:</u></p> <p><u>1. In the Neighborhood Residential 2 (NR2) zone, ADUs are subject to maximum dwelling units per lot.</u></p> <p><u>o Exception: Existing structures converted to ADUs without expansion of the structure are not subject to maximum dwelling units per lot.</u></p> <p>B. Accessory dwelling units may be located in the principal residence, or in a detached structure.</p> <p>C. <del>Either the primary residence or the accessory dwelling unit shall be occupied by an owner of the property or an immediate family member of the property owner. Immediate family includes parents, grandparents, brothers and sisters, children, and grandchildren.</del></p>

— Accessory dwelling unit shall be converted to another permitted use or shall be removed, if one of the dwelling units ceases to be occupied by the owner as specified above.

D.— Accessory dwelling unit shall not be larger than 50 percent of the living area of the primary residence.

D. Accessory dwelling units shall not be larger than 50 percent of the living area of the primary residence, or 1,000 square feet, whichever is greater.

*Exception to SMC 20.40.210(D): An accessory dwelling unit interior to the residence may be larger than 50 percent of the primary residence where the unit is located on a separate floor and shares a common roof with the primary residence.*

E. One additional off-street parking space shall be provided for the accessory dwelling unit. No parking for the ADU shall be required when located within a half mile of a major transit stop. The Director may reduce or eliminate the parking requirement based on proximity to public transit and availability of street parking adjacent to the subject parcel.

F.— Accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the primary residence.

G. Accessory dwelling unit shall comply with all applicable codes and standards. Dwelling units that replace existing accessory structures must meet current setback standards.

H.— Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County Department of Records and Elections prior to approval which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principal dwelling unit or the accessory dwelling unit, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this Code, and provides for the removal of the accessory dwelling unit if any of the requirements of this Code are violated

**20.40.230**  
Affordable  
Housing  
Middle Housing

A. To qualify for additional dwelling units beyond those in Table SMC 20.50.020(1), a development shall provide the required number of units as affordable housing and meeting the standards below:

**Permit Process  
Updates**

	<b>Neighborhood Residential 3</b>	<b>Neighborhood R</b>
<b>Maximum Density</b>	<b>1 dwelling/3,600 sqft</b>	<b>1 dwelling/1,250 sqft</b>
<b>Maximum Density if at least 30 percent of units achieve the affordable housing requirements of this chapter.</b>	<b>1 dwelling/1,800 sqft (1)</b>	<b>1 dwelling/850 sqft</b>

Maximum Density if at least 30 percent of units achieve the affordable requirements of this chapter AND if within ½ mile of a major transit stop

1 dwelling/1,250 sqft (2)

N/A

- (1) A minimum of four dwelling units per lot if at least one unit on the lot is affordable shall be allowed.
- (2) A minimum of six dwelling unit per lot if at least two units on the lot are affordable shall be allowed.

B. The maximum density if affordability is achieved shall be calculated as demonstrated in the following example: (fractions of 0.5 or greater are rounded up to the nearest whole number)

*Example 1 – an 8,000 square foot lot zoned NR3 zone where a property owner proposed affordable units.*

*Calculation:  $8,000/1,800 = 4.44$  which rounds down to 4.*

*Calculation:  $4 \times .33 = 1.32$  which rounds down to 1.*

*Conclusion: the maximum number of principal dwelling units for this site would be four units and one must meet the affordable housing requirements of this subsection.*

Provisions for density bonuses for the provision of affordable housing apply to all land use applications except the following, which are not eligible for density bonuses: (a) the construction of one single-family dwelling on one lot that can accommodate only one dwelling based upon the underlying zoning designation, and (b) provisions for accessory dwelling units.

1. Density for land subject to the provisions of this section may be increased by up to a maximum of 50 percent above the underlying base density when each of the additional units is provided for households in these groups:
  - a. Extremely low income – 30 percent of median household income;
  - b. Very low income – 31 percent to 50 percent of median household income;
  - c. Low income – 51 percent to 80 percent of median household income;
  - d. Moderate income – 80 percent of median household income;

e.— Median household income is the amount calculated and published by the United States Department of Housing and Urban Development each year for King County.

(Fractions of 0.5 or greater are rounded up to the nearest whole number.)

**2.— Residential Bonus Density for the Development of For-Purchase Affordable Housing.** Density for land subject to the provisions of this section may be increased above the base density by the following amounts (fractions of 0.5 or greater are rounded up to the nearest whole number):

a.— Up to a maximum of 50 percent above the underlying base density when each of the additional units or residential building lots are provided for households in the extremely low, very low, or low income groups.

3.— A preapplication conference will be required for any land use application that includes a proposal for density bonus.

4.— Residential bonus density proposals will be reviewed concurrently with the primary land use application.

5.— All land use applications for which the applicant is seeking to include the area designated as a critical area in the density calculation shall satisfy the requirements of this Code. The applicant shall enter into a third party contract with a qualified professional and the City to address the requirements of the critical area regulations, Chapter 20.80 SMC, Critical Areas, or Shoreline Master Program, SMC Title 20, Division II.

C. Dwelling units that qualify as affordable housing shall have costs, including utilities other than telephone, that do not exceed 30 percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, for the country where the household is located, as reported by the United States Department of Housing and Urban Development:

1. Rental housing: 60 percent

2. Owner-occupied housing: 80 percent

The affordable units constructed under the provisions of this chapter shall be included within the parcel of land for which the density bonus is granted. Segregation of affordable housing units from market rate housing units is prohibited.

D. The units shall be maintained as affordable for a term of at least 50 years, and the property shall satisfy that commitment and all required affordability and income eligibility conditions. Prior to the final approval of any land use application subject to the affordable

housing provisions, the owner of the affected parcels shall deliver to the City a duly executed covenant running with the land, in a form approved by the City Attorney, requiring that the affordable dwellings that are created pursuant to those sections remain affordable housing for a period of 30 years from the commencement date. The commencement date for for-purchase units shall be the date of settlement between the developer and the first owner in one of the applicable income groups. The commencement date for rental units shall be the date the first lease agreement with a renter in one of the applicable income groups becomes effective. The applicant shall be responsible for the cost and recording of the covenant.

E. Prior to certificate of occupancy of any permit subject to these affordable housing provision the owner of the affected parcels shall deliver to the City a duly executed covenant running with the land, in a form approved by the City that ensures the continuing rental or ownership of units subject to these affordability requirements consistent with the conditions in chapter 84.14 RCW for a period of no less than 50 years. The applicant shall be responsible for the cost and recording of the covenant. When dwelling units subject to this section will be constructed in phases, or over a period of more than 12 months, a proportional amount of affordable housing units must be completed at or prior to completion of the related market rate dwellings, or as approved by the Director.

F. The covenant or deed restriction shall address criteria and policies to maintain public benefit if the property is converted to a use other than that which continues to provide for permanently affordable housing. If a project is to be phased, the proportion of affordable units or residential building lots to be completed with each phase shall be determined as part of the phasing plan approved by the Director.

G. When dwelling units subject to this section will be constructed in phases, or over a period of more than 12 months, a proportional amount of affordable housing units must be completed at or prior to completion of the related market rate dwellings, as approved by the Director. In subdivisions where the applicant intends to sell the individual unimproved lots, it is the responsibility of the applicant to arrange for the affordable units to be built.

H. If a project is to be phased, the proportion of affordable units or residential building lots to be completed with each phase shall be determined as part of the phasing plan approved by the Director. In single-family developments where there are two or more affordable units, side yard setbacks may be waived to allow for attached housing units for affordable units only. The placement and exterior design of the attached units must be such that the units together resemble as closely as possible a single-family dwelling.

I. In subdivisions where the applicant intends to sell the individual unimproved lots, it is the responsibility of the applicant to arrange for the affordable units to be built. A development fee waiver may be approved by the Director for City imposed fees based on the percentage of affordable housing units to be constructed or remodeled that will be affordable to residents whose annual income does not exceed 60 percent King County Area Median Income. The development fee waiver will be commensurate with the percentage of affordable units in the development.

	<p>J. <u>The units dedicated to affordable housing shall:</u></p> <p><u>1. Be provided in a range of sizes comparable to other units in the development.</u></p> <p><u>2. The number and size of bedrooms in affordable units shall be in the same proportion as the number and size of bedrooms in units within the entire development.</u></p> <p><u>3. Be distributed throughout the development and have substantially the same functionality as the other units in the development.</u></p> <p><u>K. A development fee waiver may be approved by the Director for City imposed fees based on the percentage of affordable housing units to be constructed or remodeled that will be affordable to residents whose annual income does not exceed 60 percent King County Area Median Income. The development fee waiver will be commensurate with the percentage of affordable units in the development.</u></p>
<p><b>20.40.235(D)</b></p> <p>Affordable Housing Agreement</p> <p><b>Miscellaneous Development Code Update</b></p>	<p>D. Affordable Housing Agreement. An affordable housing agreement shall be recorded with the King County Recorder's Office prior to the issuance <u>certificate of occupancy</u> of a building permit for any development providing affordable housing pursuant to the requirements or incentives of the Shoreline Municipal Code.</p>
<p><b>20.40.260</b></p> <p>Boarding Houses</p> <p><b>Middle Housing</b></p>	<p>C. In an <del>R-4 or R-6</del> <u>NR3</u> zone a maximum of two rooms may be rented to a maximum of two persons other than those occupying a single-family dwelling.</p>
<p><b>20.40.280</b></p> <p>Residential Care Facilities (RCF)</p> <p><b>Middle Housing</b></p>	<p>Residential care facilities are permitted in <del>the R-4, R-6, R-8, R-12</del> <u>NR3, NR2,</u> and MUR-35' zones with the approval of a conditional use permit and permitted in the <del>R-18, R-24, R-48</del> <u>NR1</u> and TC-4 zones provided:</p>
<p><b>20.40.320</b></p> <p>Daycare facilities</p> <p><b>Middle Housing</b></p>	<p>A. Daycare I facilities are permitted in <del>R-4 through R-12</del> <u>NR3 and NR2</u> zoning designations as an accessory to residential use, house of worship, or a school facility, provided:</p>

	<ol style="list-style-type: none"> <li>1. Outdoor play areas shall be completely enclosed, with no openings except for gates, and have a minimum height of 42 inches; and</li> <li>2. Hours of operation may be restricted to assure compatibility with surrounding development.</li> </ol> <p>B. Daycare II facilities are permitted in <del>R-8 and R-12</del> <u>NR2</u> zoning designations through an approved conditional use permit. Daycare II facilities are permitted as a reuse of an existing house of worship or school facility without expansion in the <del>R-4 and R-6</del> <u>NR3 and NR2</u> zones, provided:</p> <ol style="list-style-type: none"> <li>1. Outdoor play areas shall be completely enclosed, with no openings except for gates, and have a minimum height of six feet.</li> <li>2. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones.</li> <li>3. Hours of operation may be restricted to assure compatibility with surrounding development.</li> </ol>
<p><b>20.40.350</b></p> <p>Eating and Drinking Establishments</p> <p><b>Middle Housing</b></p>	<p>Eating and drinking establishments are permitted in residential zones, <del>R-4 through R-48 and TC-4 by approval of a conditional use permit. These establishments are permitted in</del> NB, CB, MB and TC-1, 2 and 3 zones, provided gambling uses as defined in this Code are not permitted. Outside entertainment that creates a noise disturbance for neighbors is not permitted after 10:00 p.m. in the MUR zones. If inside entertainment is provided in the MUR zones, the establishment must provide sound attenuation to buffer sound to adjacent residential uses.</p> <p><u>In the NR1, 2, and 3 and TC-4 zones, businesses operating drive-thru windows are prohibited.</u></p>
<p><b><u>SMC 20.40.353</u></b></p> <p><u>Emergency Housing</u></p> <p><b>STEP Housing</b></p>	<p>A. <u>Emergency housing is allowed in the MUR-70, mixed business, community business and town center 1, 2, and 3 zones subject to the below criteria to protect public health and safety consistent with RCW 35.21.683 and RCW 35A.21.430</u></p> <p>B. <u>It shall be operated by a public agency, a State of Washington registered nonprofit corporation; or a Federally recognized tax exempt 501(c)(3) organization that has the capacity to organize and manage emergency housing;</u></p> <p>C. <u>Emergency housing that does not require residents to enter into a lease shall be subject to the following additional requirements:</u></p>



1. It shall permit inspections by City, Health and Fire Department Inspectors at reasonable times for compliance with the City's requirements. An inspection by the Shoreline Fire Department is required prior to occupancy;
2. The emergency housing shall have a code of conduct that articulates the rules and regulations of the emergency housing. These rules shall include, at a minimum, prohibitions against alcohol and/or drug use and violence; and exclusion of sex offenders. The emergency housing shall keep a cumulative list of all residents who stay overnight in the emergency housing, including names and dates.
3. To support the activities of the emergency housing without overcrowding residents the maximum number of residents of emergency housing shall be determined by the fire protective aspects and occupancy capacity of the building coupled with staffing provided consistent with building code and fire code requirements;
4. A parking plan shall be submitted and approved by the Director. The parking plan shall meet the following criteria:
  - a. Provide anticipated parking demand for staff and residents
  - b. Indicate where on-site parking will occur including number of stalls to demonstrate there is sufficient on-site capacity for anticipated parking demand
  - c. If there is not sufficient on-site parking capacity to meet anticipated parking demand, provide an executed shared parking agreement with a nearby property within reasonable proximity where land uses do not have conflicting parking demands to remain in effect as long as parking demand exceeds on-site supply.

<p><b>20.40.400(E)</b></p> <p>Home Occupation</p> <p>Miscellaneous Development Code Update</p>	<p>E. In addition to required parking for the dwelling unit, on-site parking shall be provided as follows:</p> <ol style="list-style-type: none"> <li>1. One stall for each nonresident FTE employed by the home occupation(s); and</li> <li>2. One stall for patrons when services are rendered on site. <u>This requirement may be waived if there is on-street parking along the parcel's street frontage, or on the opposite side of the parcel's street frontage.</u></li> <li>3. Parking for the vehicle(s) associated with the home occupation must be provided on site, <u>or off-site in accordance with (2) above, and</u> in accordance with parking design standards and dimensional requirements under SMC 20.50.390, 20.50.410 and 20.50.420. Such parking spaces must be in addition to those required for the residence.</li> </ol>
<p><b>20.40.405</b></p> <p>Homeless Shelter</p> <p>STEP Housing</p>	<p>The intent of a homeless shelter is to provide temporary relief for those in need of housing. Homeless shelters are allowed in the <u>MUR-70</u>, mixed business, community business and town center 1, 2, and 3 zones subject to the below criteria.</p> <ol style="list-style-type: none"> <li>A. The homeless shelter must be operated by a public agency; a State of Washington registered nonprofit corporation; or a Federally recognized tax exempt 501(C)(3) organization that has the capacity to organize and manage a homeless shelter.</li> <li>B. The homeless shelter shall permit inspections by City, Health and Fire Department inspectors at reasonable times for compliance with the City's requirements. An inspection by the Shoreline Fire Department is required prior to occupancy.</li> <li>C. The homeless shelter shall have a code of conduct that articulates the rules and regulations of the shelter. These rules shall include, at a minimum, prohibitions against alcohol and/or drug use and violence; and exclusion of sex offenders. The homeless shelter shall keep a cumulative list of all residents who stay overnight in the shelter, including names and dates.</li> <li><del>D. The homeless shelter shall check that adult residents have government-issued identification such as a state or tribal issued identification card, driver's license, military identification card, or passport from prospective shelter residents for the purpose of obtaining sex offender and warrant checks. Prospective residents will not be allowed residency until identification can be presented. If adult residents do not have identification, the operator of the shelter shall assist them in obtaining such. No documentation is required to be submitted to the City for the purpose of compliance with this condition.</del></li> <li><u>D. To support the activities of the homeless shelter without overcrowding residents the maximum number of residents of a homeless shelter shall be determined by the fire</u></li> </ol>

	<p><u>protective aspects and occupancy capacity of the building coupled with staffing provided consistent with building code and fire code requirements.</u></p> <p>E. A parking plan shall be submitted and approved by the Director. <u>The parking plan shall meet the following criteria:</u></p> <p><u>1. Provide anticipated parking demand for staff and residents</u></p> <p><u>2. Indicate where on-site parking will occur including number of stalls to demonstrate there is sufficient on-site capacity for anticipated parking demand</u></p> <p><u>3. If there is not sufficient on-site parking capacity to meet anticipated parking demand, provide an executed shared parking agreement with a nearby property within reasonable proximity where land uses do not have conflicting parking demands to remain in effect as long as parking demand exceeds on-site supply.</u></p>
<p><b>20.40.435</b> Library adaptive reuse</p> <p><b>Middle Housing</b></p>	<p>In the R-4 through R-48 <u>NR</u> zones a former public library may be adaptively reused for professional offices.</p>
<p><b>20.40.457</b> Professional offices</p> <p><b>Middle Housing</b></p>	<p>Professional offices are allowed in the R-8 and R-12 <u>NR</u> and <u>TC-4</u> zones <del>with the approval of a conditional use permit and</del> subject to the following conditions:</p> <p>A. Hours of operation are limited to 7:00 a.m. to 10:00 p.m. Monday through Friday and 9:00 a.m. to 10:00 p.m. Saturday and Sunday.</p> <p>B. Services provided shall be scheduled by appointment only.</p> <p>C. No outdoor storage.</p> <p>D. The office may use or store two vehicles for pickup of materials used by the office or the distribution of products from the site, provided such vehicles shall not exceed a gross weight of 14,000 pounds, a height of nine feet and a length of 22 feet.</p> <p>E. Parking shall be on a paved surface, pervious concrete, or pavers. No customer/client parking is allowed in required side or rear setbacks.</p> <p>F. No on-site transfer of merchandise.</p>

	<p>G. Compliance with all dimensional requirements set forth in Table 20.50.020(1), except density.</p> <p>H. One sign complying with Table 20.50.540(G) is allowed but may not be internally illuminated.</p> <p>I. Outdoor lighting shall comply with SMC <a href="#">20.50.240(H)</a>.</p> <p>J. Parking areas shall be screened from adjacent single-family residential uses by either a six-foot opaque fence or Type 1 landscape buffer.</p> <p><b>K. Professional offices in the NR zones must also meet the standards in SMC 20.50.116.</b></p>
<p><b>20.40.471</b>  <u>Permanent Supportive and Transitional Housing</u>  <b>STEP Housing</b></p>	<p>A. <u>Permanent Supportive and Transitional Housing is allowed in all zones that allow residential dwellings or hotels and is subject to the below criteria to protect public health and safety consistent with RCW 35.21.683 and RCW 35A.21.430.</u></p> <p>B. <u>It shall be operated by a public agency, a State of Washington registered nonprofit corporation; or a Federally recognized tax exempt 501(c)(3) organization that has the capacity to organize and manage Permanent Supportive and Transitional Housing;</u></p> <p>C. <u>Any on-site supportive service areas for residents of permanent supportive or transitional housing in residential zones are not subject to size limits of neighborhood commercial or home occupation standards and do not require additional on-site parking for these services.</u></p>
<p><b>20.40.506</b>  Single-family detached dwellings  <b>Middle Housing</b></p>	<p>Single-family detached dwellings that do not meet the minimum density are permitted in the MUR-35' zone subject to the R-6 <u>NR3</u> development standards in SMC 20.50.020.</p>
<p><b>20.40.510</b>  Single Family Attached Dwellings  <b>Middle Housing</b></p>	<p>Single-family attached dwellings in R-4 and R-6 zones shall comply with applicable R-4 and R-6 dimensional and density standards, and single-family residential design standards.</p>

<p><b>20.40.600</b> Wireless telecommunication facilities/satellite dish and antennas</p> <p><b>Middle Housing</b></p>	<p><b>D. Ground-Mounted Wireless Telecommunication Facilities.</b></p> <p><b>Table 20.40.600(2) – Height and Setback Standards for Ground-Mounted Wireless Telecommunication Facilities</b></p>		
	<b>Zone</b>	<b>Maximum Height</b>	<b>Setbacks</b>
	NR zones and TC 4 All Residential Zones: R-4 – R-48 and TC-4	Maximum height specified for each zone.	Minimum 50 feet from all adjacent residentially zoned properties. Minimum of 30 feet from any public right-of-way.
	All Commercial Zones: (NB, CB, MB and TC-1, 2, and 3)	Maximum height specified for each zone.	Minimum 30 feet from all adjacent commercially zoned properties and 50 feet from all adjacent residentially zoned properties. Minimum of 30 feet from any public right-of-way.
MB Zone	Maximum height specified for the zone.	Minimum 30 feet from all adjacent commercially zoned properties and 50 feet from all adjacent residentially zoned properties. Minimum of 30 feet from any public right-of-way.	

SMC 20.50 General Development Standards

SMC 20.50	Amendments
General Development Standards	
<p><b>20.50.020 Dimensional Requirements (Amendments Below for Legibility)</b></p> <p><b>Middle Housing</b></p>	

Residential Zones								
STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Standards	NR3		NR2		NR1			TC-4
<b>Base Density:</b> <b>Dwelling Units/Acre</b>	4 du/ac (21)	6 du/ac (7) (21)	8 du/ac (21)	12 du/ac (21)	18 du/ac	24 du/ac	48 du/ac	Based on bldg. bulk limits
<b>Min. Density</b>	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac	Based on bldg. bulk limits
<b>Min. Density</b>	1 dwelling/ 7,200 sqft		1 dwelling/ 5,000 sqft		1 dwelling/2,500 sqft			Based on bldg. bulk limits
<b>Max. Density Allowed Per Lot</b>	<u>2 dwellings (22) (23) (24)</u>  Or  <u>1 dwelling/3,600 sqft whichever is greater</u>		<u>4 dwellings (23) (24)</u>  Or  <u>1 dwelling/ 1,250 sqft , whichever is greater</u>		No Max: based on bldg. bulk limits			Based on bldg. bulk limits
<b>Min. Lot Width (2)</b>	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	N/A
<b>Min. Lot Width</b>	N/A		N/A		N/A			N/A
<b>Min. Lot Area (2) (13)</b>	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	N/A

Residential Zones								
STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
<b>Standards</b>	<b>NR3</b>		<b>NR2</b>		<b>NR1</b>			<b>TC-4</b>
<b>Min. Lot Area (2) (14)</b>	<u>7,200 sq ft</u>		<u>5,000 sq ft</u>		<u>2,500 sq ft</u>			<u>N/A</u>
<b>Min. Front Yard Setback (2) (3) (14)</b>	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
<b>Min. Front Yard Setback (2) (15) (23)</b>	<u>10 ft</u>		<u>10 ft</u>		<u>10 ft</u>			<u>10 ft</u>
<b>Min. Front Yard Setback to Garage or Carport Entry</b>	<u>20 ft</u> <u>(10ft if abutting an alley)</u>		<u>20 ft</u> <u>(10ft if abutting an alley)</u>		<u>20 ft</u> <u>(10ft if abutting an alley)</u>			<u>20 ft</u> <u>(10ft if abutting an alley)</u>
<b>Min. Rear Yard Setback (2) (4) (5)</b>	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
<b>Min. Rear Yard Setback (2) (23)</b>	<u>10 ft</u>		<u>10 ft</u>		<u>5 ft</u>			<u>5 ft</u>
<b>Min. Side Yard Setback (2) (4) (5)</b>	5 ft min.	5 ft min.	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
<b>Min. Side Yard Setback (2) (23)</b>	<u>5 ft</u>		<u>5 ft</u>		<u>5 ft</u>			<u>5 ft</u>

Residential Zones								
STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Standards	NR3		NR2		NR1			TC-4
<b>Base Height (9)</b>	30 ft (35 ft with pitched roof) (21)	30 ft (35 ft with pitched roof) (21)	35 ft (21)	35 ft (21)	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof) (16)	35 ft (40 ft with pitched roof) (8)-(16)	35 ft (16)
<b>Base Height (9) (23)</b>	23 ft (28 ft if roof is pitched)		30 ft (35 ft if roof is pitched)		35 ft (40 ft if roof is pitched) (8)(16)			35 ft (16)
<b>Max. Building Coverage (2) (6)</b>	35%	35%	45%	55%	60%	70%	70%	N/A
<b>Max. Hardscape (2) (6)</b>	45%	50%	65%	75%	85%	85%	90%	90%
<b>Max. Hardscape (2) (6) (19)(23)</b>	50%		50%		50%			90%
<b>Exceptions to Table 20.50.020(1) and (2)</b>  <b>Middle Housing</b>	<p>(1) Repealed by Ord. 462.</p> <p>(2) These standards may be modified to allow unit lot developments, mixed single-family attached developments and zero lot line developments. Setback variations apply to internal lot lines only. Overall site must comply with setbacks, building coverage and hardscape limitations; limitations for individual lots may be modified.</p> <p><del>(3) For single-family detached development exceptions to front yard setback requirements, please see SMC <a href="#">20.50.070</a>.</del></p> <p><del>(4) For single-family detached development exceptions to rear and side yard setbacks, please see SMC <a href="#">20.50.080</a>.</del></p> <p><del>(5) For developments consisting of three or more dwellings located on a single parcel, the building setback shall be 15 feet along any property line abutting R-4 or R-6 zones.</del></p>							



~~Please see SMC [20.50.160](#). This standard shall not apply to cottage housing developments.~~

~~(6) The maximum building coverage shall be 35 percent and the maximum hardscape area shall be 50 percent for single-family detached development located in the R-12 zone. Maximum hardscape can be increased based on the number of dwelling units on the lot as follows. For unit lot developments the overall site must comply with hardscape limitations; limitations for individual lots may be modified.~~

	<u>NR3</u>	<u>NR2</u>	
<u>One unit per lot</u>	<u>50%</u>	<u>50%</u>	
<u>Two units per lot</u>	<u>55%</u>	<u>60%</u>	
<u>Three + units per lot</u>	<u>60%</u>	<u>65%</u>	

~~(7) The base density for single-family detached dwellings on a single lot that is less than 14,400 square feet shall be calculated using a whole number, without rounding up, except when a single lot is divided by a zone boundary. Refer to subsection (D)(2)(a) of this section for calculation of density when a single lot is divided by a zone boundary.~~

~~(8) For development on R-48 NR1 lots abutting R-12, R-18, R-24, R-48 NR1, NB, CB, MB, CZ and TC-1, 2 and 3 zoned lots, the maximum height allowed is 50 feet and may be increased to a maximum of 60 feet with the approval of a conditional use permit.~~

~~(9) Base height for public and private K through 12 schools in all zoning districts except R-4 is 50 feet. Base height may be exceeded by gymnasiums to 55 feet and by theater fly spaces to 72 feet.~~

~~(10) Repealed by Ord. 968.~~

~~(11) Developments that exceed the base height and do not qualify for a height bonus within the Deep Green Incentive Program in SMC [20.50.630](#), or the significant tree retention bonus in footnote 12, or the allowable exceptions to height in SMC [20.50.050](#), may exceed the base height and develop to the maximum allowable height of 140 feet, subject to administrative design review approval and to the following:~~

~~a. The affordable housing requirements for MUR-70'+ in SMC [20.40.235](#) are satisfied;~~

b. The development provides nonresidential space of at least 10,000 square feet;

c. At least 20 percent of the public places and multifamily open space required in SMC [20.50.240\(F\)](#) and (G) shall be open and accessible to the public. This requirement does not include any area required for a public access easement as described in SMC [20.70.340\(E\)](#);

d. The development shall provide two percent of the building construction valuation to be paid by the applicant for contribution to fund public parks, open space, art, or other recreational opportunities open and accessible to the public within the station subarea as defined in the City's Parks, Recreation, and Open Space Plan. The applicant's contribution shall be paid to the City; and

e. The development shall meet the requirements to achieve certification under one of the following sustainable development programs: (i) LEED Platinum; or (ii) 5-Star Built Green; or (iii) Passive House Institute US (PHIUS)+ combined with Salmon Safe; or (iv) Zero Energy combined with Salmon Safe.

(12) Base height in the MUR-70' zone may be increased up to 80 feet when at least 10 percent of the significant trees on site are retained and up to 90 feet when at least 20 percent of the significant trees on site are retained.

(13) All building facades in the MUR-70' zone fronting on any street shall be stepped back a minimum of 10 feet for that portion of the building above 45 feet in height. Alternatively, a building in the MUR-70' zone may be set back 10 feet at ground level instead of providing a 10-foot step-back at 45 feet in height. MUR-70' fronting on 185th Street shall be set back an additional 10 feet to use this alternative because the current 15-foot setback is planned for street dedication and widening of 185th Street.

(14) The minimum lot area may be reduced proportional to the amount of land needed for dedication of facilities to the City as defined in Chapter [20.70](#) SMC.

(15) The exact setback along 145th Street (Lake City Way to Fremont Avenue) and 185th Street (Fremont Avenue to 10th Avenue NE), up to the maximum described in Table 20.50.020(2), will be determined by the Public Works Department through a development application.

(16) Base height may be exceeded by 15 feet for rooftop structures such as elevators, arbors, shelters, barbeque enclosures and other structures that provide open space amenities.

(17) Single-family detached dwellings that do not meet the minimum density are permitted in the MUR-35' zone subject to the R-6 [NR3](#) development standards.

(18) *The minimum front yard setback in the MUR-70' zone may be reduced to five feet on a nonarterial street if 20 percent of the significant trees on site are retained.*

(19) *The maximum hardscape for public and private kindergarten through grade 12 schools is 75 percent.*

(20) *Setback may be reduced to zero feet when a direct pedestrian connection is provided to adjacent light rail transit stations, light rail transit parking garages, transit park and ride lots, or transit access facilities.*

(21) *For cottage housing developments, see the density and dimensional standards as described in SMC [20.40.300](#).*

(22) *Within ½ mile of a major transit stop this increases to four dwellings per lot or 1 dwelling per 1,800 sq ft. ½ mile of a major transit stop will be measured in a straight line from the center of the major transit stop to the edge of a property line.*

(23) *Flexibility for unit conversion and retention of existing structures. Density and bulk standards can be modified if an existing residential dwelling unit is retained on site or converted to a middle housing type. Retained structures may be altered. To count as retention, a minimum of each of the following portions of the building must be retained with any alterations.*

*i. At least 50% of the building's footprint;*

*ii. 100% of the front, street-facing façade, excluding garages; and*

*iii. 50% of the building's exterior walls shall be preserved and remain exterior wall.*

*Density and bulk standard modifications are as follows.*

*a. Density bonus. One existing dwelling unit per lot is exempt from the unit density maximums if retained on site.*

*b. Lot coverage. A maximum of 10 percent of additional hardscape is allowed if necessary for providing any required shared drive or parking.*

*c. Nonconforming structure setback flexibility. The setbacks and height of a legally established nonconforming residential structure can be matched in any building addition or expansion necessary to convert the existing dwelling unit to middle housing.*

(24) These unit counts per lot can be exceeded by pursuing affordability per SMC 20.40.230.

**Table 20.50.020(3) Dimensions for Development in Commercial Zones (Amendments Below for Legibility)**

**Middle Housing**

Commercial Zones				
STANDARDS	Neighborhood Business (NB)	Community Business (CB)	Mixed Business (MB)	Town Center (TC-1, 2 & 3)
Min. Front Yard Setback (Street) (1) (2) (5) (see Transition Area Setback, SMC <a href="#">20.50.021</a> )	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from Commercial Zones and the MUR-70' zone	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from <del>R-4, R-6 and R-8</del> <u>NR3 and NR2</u> Zones (see Transition Area Setback, SMC <a href="#">20.50.021</a> ) <u>(8)</u>	20 ft	20 ft	20 ft	20 ft
Min. Side and Rear Yard Setback from <del>TC-4, R-12 through R-48 and NR1</del> <u>Zones, MUR-35' and MUR-45' Zones</u> <u>(8)</u>	15 ft	15 ft	15 ft	15 ft
Base Height (3)	50 ft	60 ft (6)	70 ft	70 ft
Hardscape (4)	85%	85% (7)	95%	95%

<p><b>Exceptions to Table 20.50.020(3)</b></p> <p><b>Middle Housing</b></p>	<p>(2) <i>Front yard setbacks, when in transition areas (SMC <a href="#">20.50.021(A)</a>) shall be a minimum of 15 feet except on rights-of-way that are classified as principal arterials or when R-4, R-6, or R-8 NR zones have the Comprehensive Plan designation of Public Open Space.</i></p> <p><u>(8) Minimum side and rear setbacks can be reduced to 0 when the existing development in the abutting residential zone is not a residential use.</u></p>
<p><b>20.50.020(B) Base Density Calculation</b></p> <p><b>Middle Housing</b></p>	<p><b>B. Base Density Calculation.</b></p> <p><u>1. The base <i>minimum</i> density for an individual site in the MUR zones shall be calculated by multiplying the site area (in acres) by the applicable number of dwelling units. When calculation results in a fraction, the fraction shall be rounded up to the next whole number. to the nearest whole number as follows:</u></p> <p><u>Example: MUR-70' zone site, 0.4 acre site: <math>0.4 \times 48 = 19.2</math></u></p> <p><u>The minimum density for the site would be 20 units.</u></p> <p><u>2. The minimum and maximum number of principal dwelling units for an individual site in the NR zones shall be calculated as described in table 20.50.020(1)</u></p> <p><u>a. Fractions of 0.05 and above shall be rounded up.</u></p> <p><u>b. Fractions below 0.05 shall be rounded down.</u></p> <p><del>1. Fractions of 0.50 and above shall be rounded up except for lots less than 14,400 square feet in R-6 zones. See Exception (7) to Table 20.50.020(1).</del></p> <p><del>2. Fractions below 0.50 shall be rounded down.</del></p> <p><del>— Example #1 — R-6 zone, 2.3-acre site: <math>2.3 \times 6 = 13.8</math> The base density for this site would be 14 dwelling units.</del></p> <p><del>— Example #2 — R-24 zone, 2.3-acre site: <math>2.3 \times 24 = 55.2</math> The base density for the site would be 55 dwelling units.</del></p> <p><del>— Example #3 — R-6 zone, 13,999-square foot site: <math>(13,999/43,560 = .3214 \text{ acres})</math> so <math>.3214 \times 6 = 1.92</math>. The base density for single-family detached dwellings on this site would be one unit.</del></p>

~~—Example #4—R-6 zone, 14,400-square-foot site (14,400/43,560 = .331 acres) so .331 X 6 = 1.986. The base density for the site would be two units.~~

~~3. For development in the MUR zones: minimum density calculations resulting in a fraction shall be rounded up to the next whole number.~~

~~C. All areas of a site may be used in the calculation of base density (prior to any dedication for City facilities as required in Chapter 20.70 SMC), except that submerged lands shall not be credited toward base density calculations.~~

~~D. When a lot is divided by a zone boundary, the following rules shall apply:~~

~~1. When a lot contains both residential and nonresidential zoning, the zone boundary between the zones shall be considered a lot line for determining permitted building height and required setbacks on the site.~~

~~2. When a lot contains residential zones of varying density, the following shall apply:~~

~~a. The maximum number of principal dwelling units on a lot shall be rounded as an aggregate number as demonstrated in the following example: Any residential density transfer within the lot shall be allowed from the portion with the lesser residential density to that of the greater residential density. The calculation of the transfer from the lesser residential density to the greater residential density shall be rounded as an aggregate number as demonstrated in the following examples:~~

~~Example 1 – an 8,000 square foot lot zoned NR3 zone and NR2 Zone; NR3 portion of the site: 3,000 square feet; NR2 portion of the site: 5,000 square feet~~

~~Calculation: (3,000/3,600 = 0.833) + (5,000/1,250 = 4) = 4.833, which rounds up to 5.~~

~~Conclusion: the maximum number of principal dwelling units for this site would be 5 dwelling units.~~

~~—Example 1—R-6 zone and R-8 zone; R-6 portion of the site: 0.55 acres; R-8 portion of the site: 0.90 acres.~~

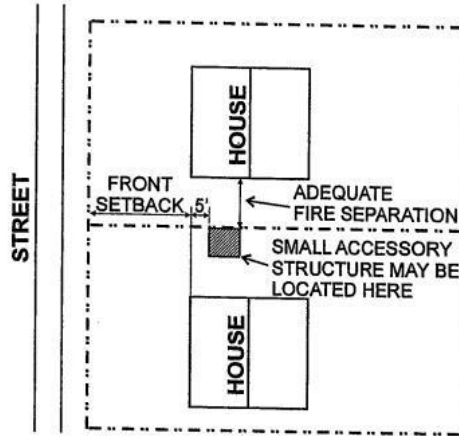
~~—Calculation (0.55 X 6 = 3.3) + (0.9 X 8 = 7.2) = 10.5, which rounds up to 11.~~

~~—Conclusion: The base density for this site would be 11 dwelling units.~~

	<p><del>—Example 2— R-8 zone and R-24 zone; R-8 portion of the site: 1.1 acres; R-24 zone portion of the site: 0.60 acres.</del></p> <p><del>—Calculation: <math>(1.1 \times 8 = 8.8) + (0.60 \times 24 = 14.4) = 23.2</math> which rounds down to 23.</del></p> <p><del>—Conclusion: The base density for this site would be 23 dwelling units.</del></p> <p><del>b.— Residential density transfer from the higher density zone to the lower density zone may be allowed only when:</del></p> <ul style="list-style-type: none"> <li><del>•— The transfer enhances the efficient use of needed infrastructure.</del></li> <li><del>•— The transfer contributes to preservation of critical areas, or other natural features;</del></li> <li><del>•— and</del></li> <li><del>•— The transfer does not result in significant adverse impacts to adjoining lower-density properties.</del></li> </ul> <p><del>—Example: A development site is 3.8 acres. 1.5 acres is zoned R-12 and 2.3 acres is zoned R-24. The base density for the R-12 portion: <math>1.5 \times 12 = 18</math> dwelling units, for the R-24 portion: <math>2.3 \times 24 = 55.2</math> rounded to 55 dwelling units. The overall base density for the site is <math>18 + 55 = 73</math> dwelling units.</del></p>
<p><b>20.50.021</b></p> <p>Transition Areas</p> <p><b>Middle Housing</b></p>	<p>Development in commercial zones NB, CB, MB and TC-1, 2 and 3, abutting or directly across street rights-of-way from residential dwellings in NR3 or NR2 R-4, R-6, or R-8 zones shall minimally meet the following transition area requirements:</p> <p>A. From abutting property, a 35-foot maximum building height for 25 feet horizontally from the required setback, then an additional 10 feet in height for the next 10 feet horizontally, and an additional 10 feet in height for each additional 10 horizontal feet up to the maximum height of the zone. From across street rights-of-way, a 35-foot maximum building height for 10 feet horizontally from the required building setback, then an additional 10 feet of height for the next 10 feet horizontally, and an additional 10 feet in height for each additional 10 horizontal feet, up to the maximum height allowed in the zone.</p> <p>B. Type I landscaping (SMC <u>20.50.460</u>), significant tree preservation, and a solid, eight-foot, property line fence shall be required for transition area setbacks abutting NR3 or NR2 R-4, R-6, or R-8 zones developed with residential dwellings. Twenty percent of significant trees that are healthy without increasing the building setback shall be protected per SMC <u>20.50.370</u>. The landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping and required significant trees. Utility easements parallel to the required landscape area shall not</p>

	<p>encroach into the landscape area. Type II landscaping shall be required for transition area setbacks abutting rights-of-way directly across from <u>NR3 or NR2 R-4, R-6 or R-8 zones developed with residential dwellings</u>. Required tree species shall be selected to grow a minimum height of 50 feet.</p>
<p><b>20.50.040</b></p> <p>Setbacks</p> <p><b>Middle Housing</b></p>	<p><b>F. Allowance for Optional Aggregate Setback.</b> For lots with unusual geometry, flag lots with undesignated setbacks, or site conditions, such as critical areas, an existing cluster of significant trees, or other unique natural or historic features that should be preserved without disturbance, the City may reduce the individual required setbacks; however, the total of setbacks shall be no less than the sum of the minimum front yard, rear yard, and side yards setbacks. In order to exercise this option, the City must determine that a public benefit is gained by relaxing any setback standard. The following criteria shall apply:</p> <ol style="list-style-type: none"> <li>1. No rear or side yard setback shall be less than five feet.</li> <li>2. <del>The front yard setback adjacent to the street shall be no less than 15 feet in R-4 and R-6 zones. (See Exception 20.50.070(1).)</del></li> </ol> <p><b>I. Projections into Setback</b></p> <ol style="list-style-type: none"> <li>3. Eaves shall not project:       <ol style="list-style-type: none"> <li>a. <u>More than 18 inches into</u> into a required five-foot setback;</li> </ol> </li> </ol> <p><u>11. No accessory structure shall be located within any required setback except as follows:</u></p> <ol style="list-style-type: none"> <li>a. <u>One (1) uninhabited freestanding structure less than 10 feet high and 200 square feet in footprint area, such as a storage shed or greenhouse, may be located within the required rear or side yard setback. This structure shall retain a fire separation distance as specified in adopted building codes.</u></li> <li>b. <u>If the accessory structure, which is less than 200 square feet in footprint and less than 10 feet high, is located in the side yard, such structure shall be set back at least five feet further than the principal building from any street.</u></li> </ol>

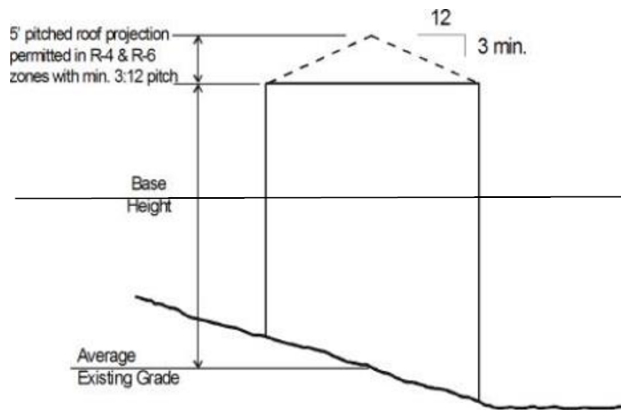


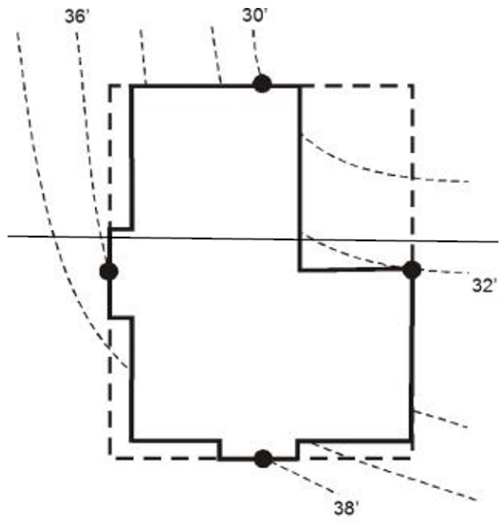


**Figure SMC 20.50.040(l)(11)(b): Permitted location of small accessory structure in side yard.**

**20.50.050**  
 Building Height  
 Middle Housing

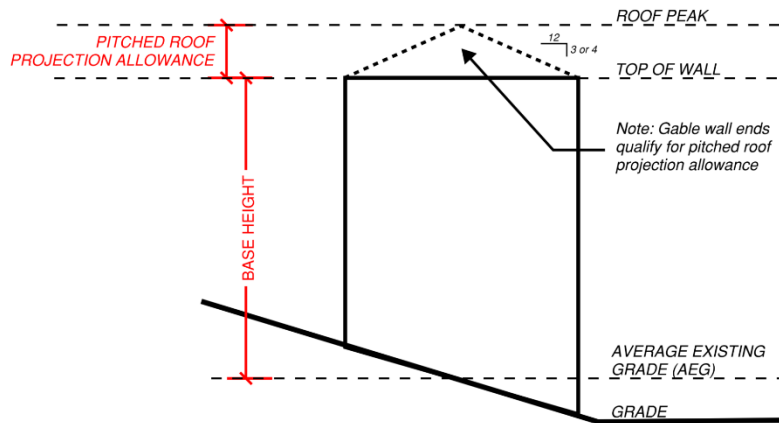
The base height for all structures shall be measured from the average existing grade to the highest point of the roof. The average existing grade shall be determined by first delineating the smallest rectangle which can enclose the building and then averaging the elevations taken at the midpoint of each side of the rectangle; provided, that the measured elevations do not include berms.

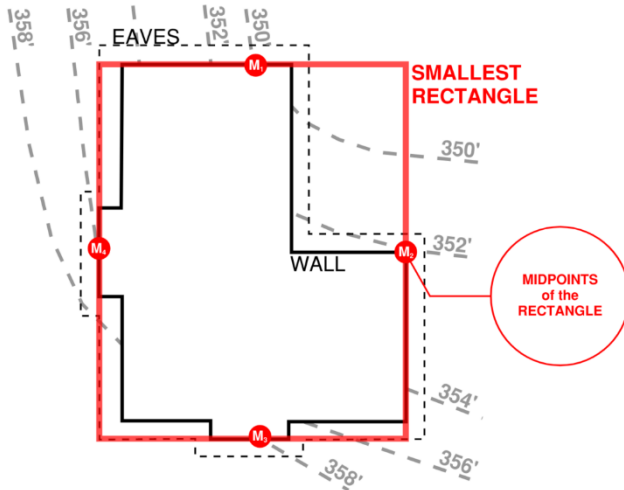




$$\text{Average Existing Grade} = \frac{30' + 32' + 36' + 38'}{4} = 34'$$

**Figure 20.50.050(A)- Building height measurement.**





$$\text{AVERAGE EXISTING GRADE (AEG)} = \frac{M_1 + M_2 + M_3 + M_4}{4}$$

$$\text{Example. AEG} = \frac{350 + 352 + 356 + 358}{4} = 354'$$

**Figure 20.50.050(A): Building Height and Average Existing Grade Measurements**

Exception 20.50.050(1): The ridge of a pitched roof on a building ~~the principal house~~ may extend as follows:

- a. in NR3 R-4 and R-6 zones may extend up to 28 35 feet; provided, that all parts of the roof above 23 30 feet must be pitched at a rate of not less than three to 12.
- b. In NR2 zones up to 35 feet; provided, that all parts of the roof above 30 feet must be pitched at a rate of not less than three to 12.

Exception 20.50.050(2): The ridge of a pitched roof on the building in the NR1 R-18 through R-48 zones may extend up to 40 feet; provided, that all parts of the roof above 35 feet must be pitched at a rate of not less than four to 12. (For further exceptions to height limits in the R-48 zone, see Exceptions 20.50.020(8) and (9).)

**20.50 Subchapter 2**

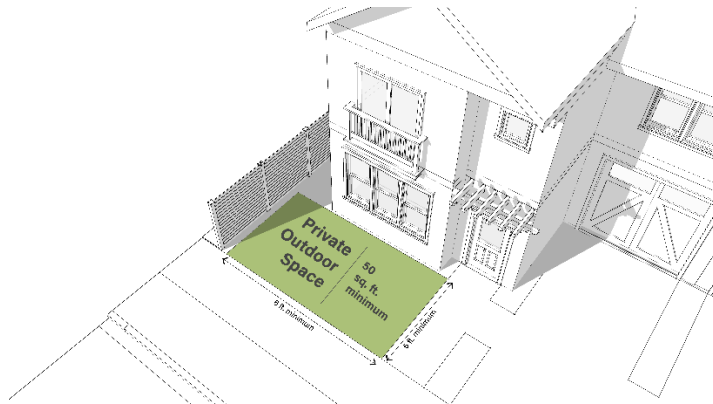
**(20.50.060-20.50.115)** Single Family Detached Residential Design

This subchapter is proposed to be repealed in its entirety and replaced with language below from 20.50.060 – 20.50.115

<p><b>Middle Housing</b></p>	
<p><b>20.50.060</b></p> <p>Purpose</p> <p><b>Middle Housing</b></p>	<p><u>The purpose of this subchapter is to establish standards for development, in the Neighborhood Residential 1, 2, and 3 zones. Building form is controlled by a combination of building height, setbacks, lot coverage, and parking requirements. Development in Neighborhood Residential zones shall meet the design standards contained in this subchapter. The purposes of this subchapter are as follows</u></p> <ul style="list-style-type: none"> <li>A. <u>To encourage development of attractive residential dwellings that create transitions between lower intensity zones to higher intensity zones through building height and dwelling types.</u></li> <li>B. <u>To enhance the aesthetic appeal of residential and commercial buildings by encouraging high quality, creative and innovative site and building design.</u></li> <li>C. <u>To allow for a wide range of dwelling types.</u></li> <li>D. <u>To provide safe building and site layout between buildings, parking areas, common areas, building entries, and walkways.</u></li> <li>E. <u>To provide flexibility in site design to encourage preservation of significant trees, to provide habitat for wildlife, and to provide usable outdoor open spaces for the enjoyment and health of residents.</u></li> <li>F. <u>De-emphasize garages, driveways, and utility and mechanical equipment as major visual elements along the street and limit the amount of hardscape devoted to vehicles.</u></li> <li>G. <u>Establish standards for adequate solid waste storage and staging as the city grows.</u></li> <li>H. <u>To allow for limited commercial uses within Neighborhood Residential zones.</u></li> </ul>

<p><b><u>20.50.070</u></b></p> <p><u>Administrative Design Review</u></p> <p><b>Middle Housing</b></p>	<p><u>Administrative design review approval under SMC 20.30.297 is required for development applications that propose departures from any section of this subchapter.</u></p>
<p><b><u>20.50.080</u></b></p> <p>Site Design Standards</p> <p><b>Middle Housing</b></p>	<p><u>A. Applicability:</u></p> <ol style="list-style-type: none"> <li>1. <u>These standards apply to development in Neighborhood Residential zones and include some specific requirements for cottage housing and courtyard apartments which apply to only those types of development.</u></li> <li>2. <u>For exterior alterations or expansions of existing development, only those portions of the development that are new or altered must meet the standards in this section.</u></li> </ol> <p><u>B. Pedestrian Access: An on-site pedestrian pathway at least three feet wide shall be required between the primary entryway of each building, excluding accessory buildings not containing dwelling units, and the sidewalk or right of way, or on-site driveway, if provided</u></p> <p><u>C. Minimum Usable Outdoor Space: Outdoor space shall be provided to a minimum of 250 square feet per dwelling unit on a lot (excluding ADUs). This may include a combination of private and common outdoor spaces.</u></p> <ol style="list-style-type: none"> <li>1. <u>Parking areas and vehicular areas do not qualify as outdoor space.</u></li> <li>2. <u>Outdoor spaces shall not be located adjacent to solid waste storage or staging areas.</u></li> <li>3. <u>Outdoor spaces shall be designed and located to protect existing stands of trees.</u> <ol style="list-style-type: none"> <li>a. <u>The dripline of on-site significant trees greater than 24 inches DBH can count as <b>common open usable outdoor</b> space area on a per-square-foot basis and are not subject to minimum area or dimension standards.</u></li> </ol> </li> <li>4. <u>Private outdoor space:</u> <ol style="list-style-type: none"> <li>a. <u>No single outdoor space to be counted as part of this requirement shall be less than 50 square feet with no dimension less than six lineal feet.</u></li> </ol> </li> </ol>

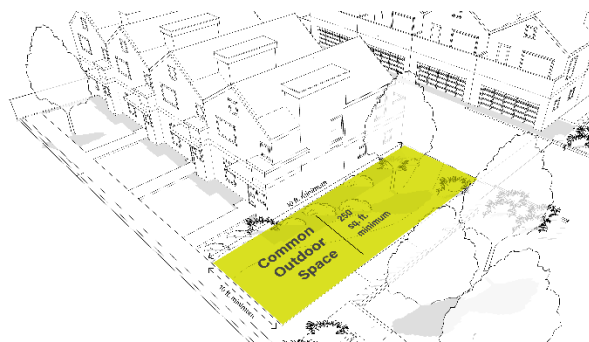
- b. The private outdoor space shall be directly accessible from the associated unit.



**SMC 20.50.080(C)(4)**

5. Common outdoor space:

- a. No single outdoor space to be counted as part of this requirement shall be less than 250 square feet with no dimension less than 10 lineal feet.
- b. The common outdoor space shall be accessible to all residents of the development.
- c. Additional common outdoor space standards for courtyard apartments in SMC 20.50.080(G) apply to those types of developments. In the event of a conflict, the standards in SMC 20.50.080(G) apply.
- d. Additional common outdoor space standards for cottage housing developments in SMC 20.50.080(H) apply to those types of developments. In the event of a conflict, the standards in SMC 20.50.080(H) apply.

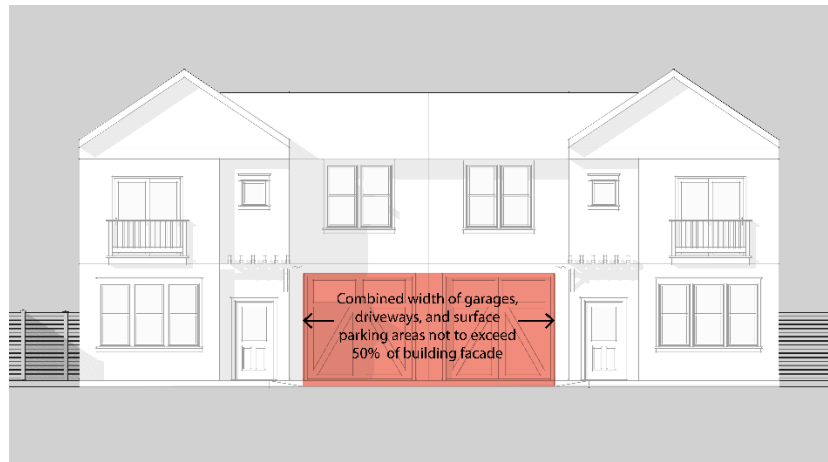


**SMC 20.50.080(C)(5)**

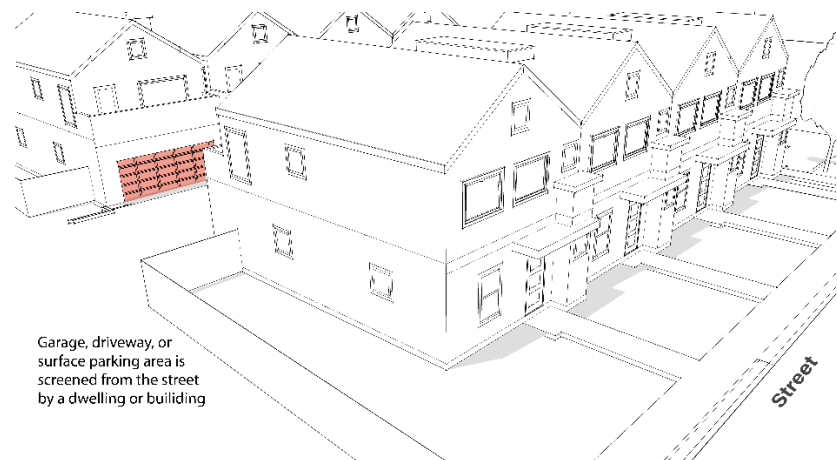
#### D. Vehicle Access, Parking and Circulation

1. Parking shall be located to minimize visual impact on the site while limiting the amount of hardscape devoted to vehicles. Parking shall be screened from public view and shall not visually dominate the site frontage.

1. Parking areas, including garages, driveways and surface parking shall not be located between a building and a street, except when:
  - a. The combined width of all garages, driveways and surface parking areas in front of a building does not exceed a total of 50% of the width of the building façade; or
  - b. The garage, driveway or surface parking area is screened from the street by a building, a continuous solid landscaping screen, or a continuous solid fence or wall at least three feet in height; or
  - c. The garage, driveway or surface parking area is more than 60 feet from the street.



**SMC 20.50.080(D)(1)(a) Garage width**

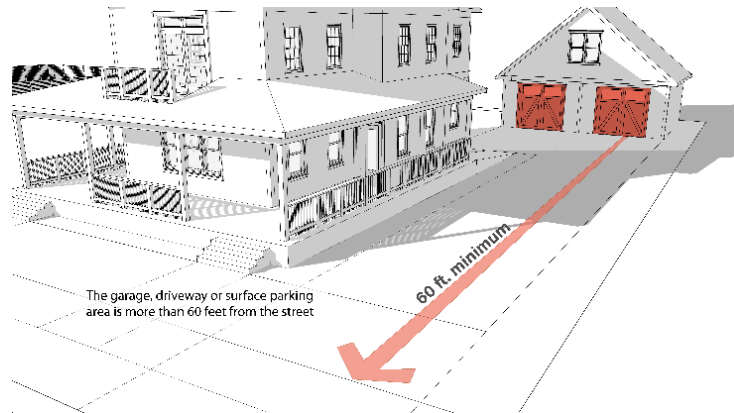


**SMC 20.50.080(D)(1)(b) Garage behind building**

**SMC 20.50.080(D)(1)(c) Garage 60 feet from right of way**

**E. Storage Space and Staging Area for the Collection of Solid Waste**

1. Developments with nine or fewer units shall comply with one of the following options for providing solid waste storage and staging areas:
  - a. If the storage space is provided in a garage belonging to an individual unit, the storage space shall be its own dedicated area and shall not conflict with space needed for required vehicle parking.



- b. Staging areas for solid waste collection shall comply with one of the following:
  - i. Solid waste bins shall be placed in the amenity zone if there is adequate area and placement does not conflict with above-grade infrastructure or services, including, but not limited to, fire hydrants, electrical poles, mailboxes, and street trees; or
  - ii. Solid waste bins shall be placed within the front setback, provided the area needed to accommodate the bins does not preclude compliance with other codes and standards; or
  - iii. Solid waste bins shall be placed along one side of the access drive, provided placement does not interfere with vehicular access and circulation, and the City's solid waste purveyor provides written confirmation it will service the location of the bins.



- c. If the storage space and staging area are provided in a common indoor trash room or rooms or a common outdoor enclosure or enclosures, it shall comply with all the following:
  - i. Access to and maintenance of the trash room(s) or enclosure(s), and financial responsibility, shall be addressed in a covenants, conditions and restrictions document to be recorded prior to development permit issuance;
  - ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s) or enclosure(s); and
- d. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened from pedestrian view from the public right(s)-of-way by a solid enclosure such as a fence or wall, or dense landscaping.

2. Developments with 10 or more units shall comply with one of the following options for providing solid waste storage space and a staging area:

- a. If the storage space is provided in a garage belonging to an individual unit, the storage space shall be its own dedicated area and shall not conflict with space needed for required vehicle parking.
- b. Staging areas shall abut vehicle access drives, but shall not obstruct vehicle circulation, and shall comply with one of the following:
  - i. The vehicle access shall not dead-end, but provide a through connection to a public right-of-way; or
  - ii. The site shall contain a turnaround that meets the standard detail required by the Public Works Director.
- c. If the storage space and staging area is provided in a common indoor trash room or room(s), or in a common outdoor enclosure or enclosure(s), it shall comply with the following:
  - i. Access to and maintenance of the trash room(s) or enclosure(s), and billing, shall be addressed in a covenants, conditions and restrictions document to be recorded prior to development permit issuance; and
  - ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s) or enclosure(s); and

iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened.

3. Non-residential uses must have a solid waste storage and staging plan approved by the solid waste provider and City Public Works department.

F. Utility and Mechanical Equipment: Utility and mechanical equipment shall be located and designed to minimize visibility by the public. Preferred locations are abutting alleys, access drives, within, atop, or under buildings, underground, or other locations away from the public right-of-way. If visible from the street the equipment shall be screened from view with landscaping, fencing or other methods.

G. Courtyard Apartments:

1. Common Open Space: Common open space shall serve as a focal point for the development, be landscaped, and provide usable open space for recreation and community activities for the development. Common open spaces may be comprised of lawns, gardens, plazas, trees, or similar features.

a. at least one outdoor common open space is required for a courtyard apartment and shall be located and made accessible to all residents of the courtyard apartment development.

b. common open space shall be bordered by dwelling units on two or three sides

c. common open space shall be a minimum dimension of 20 feet on any side

d. parking areas and vehicular areas do not qualify as common open space.

H. Cottage Housing Developments

1. Outdoor Space: outdoor space shall be provided equal to a minimum of 20 percent of the lot size. This may include common outdoor space, private outdoor space, setbacks, critical areas, and other outdoor spaces.

2. Common Outdoor Space: Common outdoor space shall serve as a focal point for the development, be landscaped, and provide usable outdoor space for recreation and community activities for the development. Common outdoor spaces may be comprised of lawns, gardens, plazas, trees, or similar features. Common outdoor spaces shall comply with all of the following:

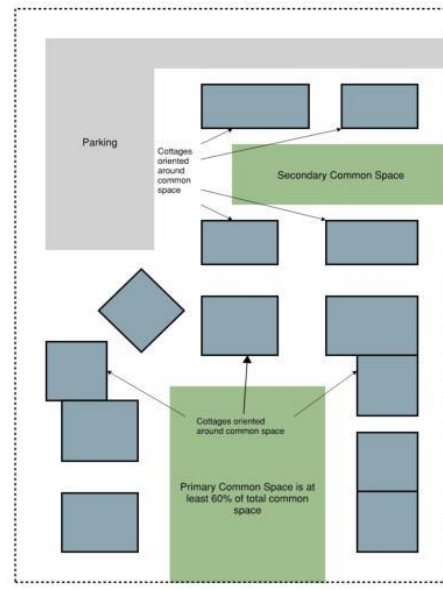
a. At least one common outdoor space is required for a cottage development and shall be located and made accessible to all residents of the cottage housing development.

b. Each unit shall have a three-foot-wide pedestrian pathway to the Common outdoor space.

c. A cottage housing development shall provide a minimum of 250 square feet of common outdoor space per cottage. Common outdoor space shall be a minimum dimension of 20 feet on any side.

i. For developments with a minimum of eight cottages, common outdoor space is permitted to be separated into smaller areas, subject to the following:

1. Total common outdoor space and dimensional requirements of this subchapter are satisfied. A separate common area is permitted for every four cottages. There shall be a primary common open space that comprises a minimum of 60 percent of the total common open space area.

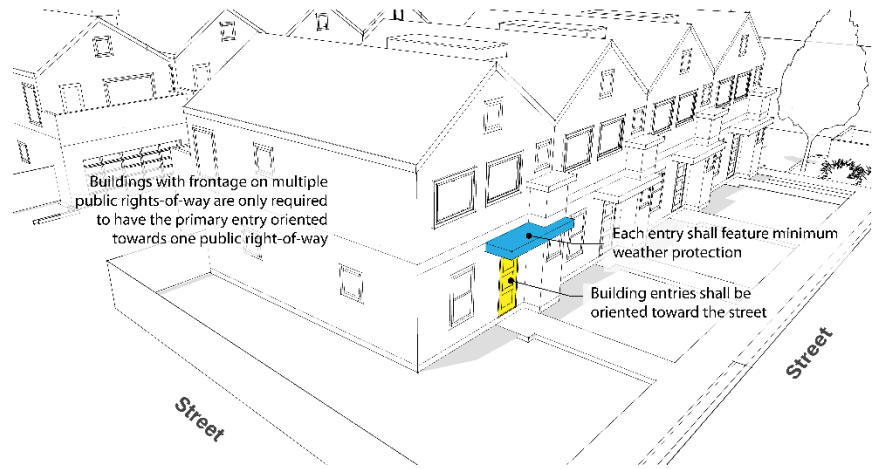


**Figure 20.50.080(H)(2)(c): Cottage Open Space Sample Layout**

d. Common outdoor space areas shall be a maximum of 60 percent lawn area.

e. A minimum of 10 percent of the common outdoor space area shall be dedicated as pollinator habitat.

	<p><u>3. Community Buildings</u></p> <p><u>a. If provided, a cottage housing development shall contain no more than one community building.</u></p> <p><u>b. Community buildings shall be on site and permanently affixed.</u></p> <p><u>c. Community buildings shall be consistent with the architectural design of the development.</u></p> <p><u>d. Community buildings shall not exceed 1,000 square feet in gross floor area and 15 feet in height.</u></p> <p><u>e. Enclosed community buildings may not be counted towards the area requirements for common open space.</u></p> <p><b>I. Accessory Structures</b></p> <p><b>1. Prohibited Structures.</b> Shipping containers are prohibited within any parcel.</p>
<p><b>20.50.090</b></p> <p><u>Building Design Standards</u></p> <p><b>Middle Housing</b></p>	<p><u>A. Applicability</u></p> <p><u>1. These standards apply to all residential and neighborhood commercial development in the Neighborhood Residential zones and include some specific requirements for cottage housing and courtyard apartments which apply to only those types of development.</u></p> <p><u>2. For exterior alterations or expansions of existing development, only those portions of the development that are new or altered must meet the standards in this section.</u></p> <p><u>3. These standards do not apply to buildings that are separated from the right of way by another building or are located more than <del>60</del> 100 feet from a street.</u></p> <p><u>B. Building Entries</u></p> <p><u>1. <del>Building entries shall be oriented toward</del> Each building shall incorporate a primary entry, or one or more private unit entries that face the public right of way.</u></p> <p><u>a. A building with frontage on multiple public rights-of-way is only required to have the primary entry oriented towards one public right-of-way.</u></p> <p><u>2. Each entry shall feature minimum weather protection (e.g. overhang, porch, canopy) of three feet by three feet.</u></p>



### **SMC 20.50.090(B) Building Entries**

3. Additional building entry orientation and entryway weather protection standards for courtyard apartments in SMC 20.50.090(E) apply to those types of developments. In the event of a conflict, the standards in SMC 20.50.090(E) apply.

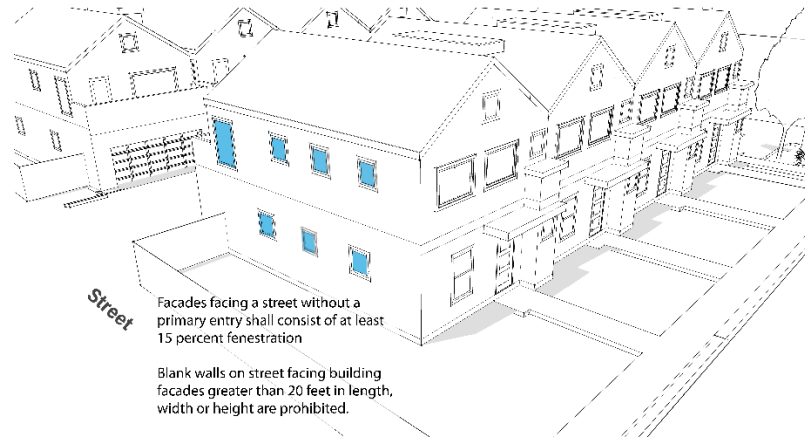
4. Additional building entry orientation and entryway weather protection standards for cottage housing developments in SMC 20.50.090(F) apply to those types of developments. In the event of a conflict, the standards in SMC 20.50.090(F) apply.

#### C. Fenestration:

1. The building façade with a primary entry facing a public right of way shall consist of at least 30 percent fenestration.

2. Facades without a primary entry facing a public right of way shall consist of at least 15 percent fenestration.

3. Blank walls on street facing building facades greater than 20 feet in length, width **or** and height are prohibited.



### **SMC 20.50.090(C) Fenestration**

#### **D. Building Massing, Modulation, and Articulation**

1. Buildings subject to design standards of this section that are over 50 linear feet wide or over 35 feet in height shall incorporate variation by using at least three of the following elements on the front façade:

- a. Variation in the setback of the façade of the building by at least four feet between adjoining units or every 30 feet
- b. Diminishing upper floors (gross floor area of top story is smaller than the gross floor area of the lower stories). To meet this requirement, the building shall be stepped back a minimum of two feet with a minimum width of eight feet. Balconies that are covered but not fully enclosed and meet the minimum dimensions to count as outdoor space shall be considered a diminished upper floor
- c. Changes in roofline at intervals not greater than 40 feet in continuous length, such as variations in roof pitch, overhangs, projections, or extended eaves
- d. Balconies (excluding Juliet balconies) on the façade of the building that have a minimum depth of six feet between the building wall and the balcony railing
- e. No garage doors or carport entries visible from a public right of way
- f. A façade with at least 40 percent fenestration
- g. A roofed porch at least 50 square feet in size
- h. Other variation techniques that meet the purpose of the section as approved by the Director

#### **E. Courtyard Apartments:**

1. Building Orientation:

i. Courtyard apartment unit entries shall face a common open space or a public right-of-way

F. Cottage Housing Development:

1. Building Orientation:

i. Cottage unit entries shall face a common open space or a public right-of-way.

ii. Site layout shall ensure privacy between cottages. Cottage orientations, window locations, landscaping, and staggering cottages are examples of strategies that support privacy.

2. Building Size:

i. The gross floor area for a cottage shall be a maximum of 1,500 square feet.

3. Entries:

i. All cottages shall feature a covered front porch which equals no less than 10 percent of the total gross floor area of the cottage.

ii. All required porches shall be attached to the cottage, and provide access to the cottage, with no dimension less than six lineal feet.

iv. Porches meeting or exceeding these dimensions may count towards the overall 20% outdoor space requirement of cottage housing developments.

a. Departures from these cottage entry standards may be granted per SMC 20.30.297 but will then no longer count towards the minimum 20% open space requirement.

**20.50.110**

Fences and Walls –  
Standards

**Middle Housing**

A. The maximum height of fences located along a property line shall be six feet, subject to the sight clearance provisions in the Engineering Development Manual. (Note: The recommended maximum height of fences and walls located between the front yard building setback line and the front property line is three feet, six inches high.)

B. All electric, razor wire, and barbed wire fences are prohibited.

C. The height of a fence located on a retaining wall shall be measured from the finished grade at the top of the wall to the top of the fence. The overall height of the fence located on the wall shall be a maximum of six feet.



**20.50.115**

Outdoor lighting standards.

**Middle Housing**

**A. Light Trespass Standard.** Outdoor lighting fixtures shall be non-glare and shielded to minimize direct illumination of abutting properties and adjacent streets. Light fixtures shall be located, aimed or shielded so as to minimize stray light trespassing to adjacent properties and buildings. The light source (lamp or bulb) in a fixture must be shielded such that the light source is not directly visible from other properties or the public right-of-way.

**B. Prohibited Lighting.** The following types of lighting are prohibited:

1. Outdoor floodlighting by floodlight projection above the horizontal plane.
2. Search lights, laser source lights, or any similar high intensity light.
3. Flashing, blinking, rotating or strobe light illumination device located on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot or parcel.

Exemptions:

1. Lighting required for emergency response by police, fire, or medical personnel (vehicle lights and accident/crime scene lighting).
2. Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.
3. Signs and sign lighting regulated by Chapter 20.50 SMC, Subchapter 8.
4. Holiday and event lighting (except for outdoor searchlights and strobes).
5. Sports and field lighting.
6. Lighting triggered by an automatic emergency or security alarm system.



Examples of Fixtures

**20.50.115 Neighborhood Commercial (Amendments below for clarity)**

Reason for Amendment: **Middle Housing**

The purpose of this section is to allow limited neighborhood-scaled commercial uses in the Neighborhood Residential 1, 2, and 3 zones.

Criteria. The criteria for neighborhood commercial development in the Neighborhood Commercial zones is listed below:

A. Table 20.50.116(1) – Neighborhood Commercial Standards.

<u>Zone</u>	<u>Neighborhood Residential 3</u>	<u>Neighborhood Residential 2</u>	<u>Neighborhood Residential 1</u>
<u>Allowed Uses</u>	<ul style="list-style-type: none"> <li>• <u>Eating and Drinking Establishments (No drive-thru businesses).</u></li> <li>• <u>Market/grocery store (no fuel sales)</u></li> <li>• <u>Hardware sales</u></li> <li>• <u>Personal Services</u></li> <li>• <u>Professional Offices</u></li> <li>• <u>Brewpub (See SMC 20.40.130)</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Eating and Drinking Establishments (No drive-thru businesses)</u></li> <li>• <u>Market/grocery store (no fuel sales)</u></li> <li>• <u>Hardware sales</u></li> <li>• <u>Personal Services</u></li> <li>• <u>Professional Offices</u></li> <li>• <u>Brewpub (See SMC 20.40.130)</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Eating and Drinking Establishments (No drive-thru businesses)</u></li> <li>• <u>All uses allowed in the Neighborhood and Community Business zones as required by SMC 20.40.130 and 140..</u></li> </ul>
<u>Location</u>	<u>Arterial streets and on the corners of two local streets. Must not be located on a dead-end street or cul-de-sac.</u>	<u>Arterial Streets and the corners of two local streets. Must not be located on a dead-end street or cul-de-sac.</u>	<u>Arterial Streets.</u> Must not be located on a dead-end street or cul-de-sac.
<u>Permitted Commercial Area</u>	<u>Not to exceed 1,000 square feet</u>	<u>Not to exceed 1,000 square feet</u>	<u>No maximum</u>
<u>Expansion of Existing Structure</u>	<u>No expansion allowed</u>	<u>Yes</u>	<u>Yes</u>
<u>Parking</u>	<u>One accessible parking stall is required</u>	<u>Maximum of 2. One accessible parking stall is required</u>	<u>Parking per SMC 20.50.390</u>

<p><u>Site Improvements</u></p>	<p><u>Landscape buffers shall be installed between parking spaces and/or drive aisles and abutting residential uses. If no room exists to provide a landscape buffer, then an opaque fence or wall can be provided as a buffer. No building or site lighting shall shine on adjacent properties.</u></p>
<p><b>20.50.120</b></p> <p>Purpose.</p> <p><b>Middle Housing</b></p>	<p>The purpose of this subchapter is to establish standards for single-family attached and mixed single-family attached development, excluding lots proposing one duplex building when one unit is located over the other unit, in all zones except <u>NR3, NR2, and NR1 R-4, R-6</u> and neighborhood business (NB). All mixed single-family developments shall meet the design standards contained in this subchapter. Standards that are not addressed in this subchapter will be supplemented by the standards in the remainder of Chapter <u>20.50 SMC</u>. In the event of a conflict, the standards of this subchapter shall prevail. The purposes of this subchapter are as follows:</p>
<p><b>20.50.160</b></p> <p>Site Design – Standards</p> <p><b>Middle Housing</b></p>	<p><del>A. — Setbacks. For developments consisting of three or more units located on a single parcel, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones.</del></p>
<p><b>20.50.220</b></p> <p>Purpose</p> <p><b>Middle Housing</b></p>	<p>The purpose of this subchapter is to establish design standards for all commercial zones – neighborhood business (NB), community business (CB), mixed business (MB) and town center (TC-1, 2 and 3). This subchapter also applies to the MUR-35' and the MUR-45' zones for all uses except single-family attached and mixed single-family developments; and the MUR-70' zone, <u>R-8, R-12, R-18, R-24, R-48, PA 3 and TC-4</u> zones for commercial and multifamily uses</p>
<p><b>20.50.230</b></p> <p>Threshold – Required Site Improvements</p> <p><b>Middle Housing</b></p>	<p>The purpose of this section is to determine how and when the provisions for site improvements cited in the General Development Standards apply to development proposals. Full site improvement standards apply to a development application in commercial zones NB, CB, MB, TC-1, 2 and 3, and the MUR-70' zone. This subsection also applies in the following zoning districts except for the single-family attached use: <u>MUR-35', MUR-45', PA 3, and R-8 through R-48</u>. Full site improvement standards for signs, parking, lighting, and landscaping shall be required:</p>
<p><b>20.50.235</b></p> <p>Site planning – Setbacks - Standards</p>	<p><del>For developments consisting of three or more units located on a single parcel in the TC-4 zone, the R-8 through R-48 zones, and the MUR-35', MUR-45' and MUR-70' zones, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones.</del></p>

<p><b>Middle Housing</b></p>	
<p><b>20.50.240(C)(1)</b></p> <p><b>Miscellaneous Development Code Update</b></p>	<p>1. Development in NB, CB, MB, TC-1, 2 and 3, the MUR-45' and MUR-70' zones <u>regardless of street classification</u>, and <u>development in the MUR-35' zone</u> when located on an arterial street, shall meet the following standards:</p>
<p><b>20.50.300</b></p> <p>General Requirements</p> <p><b>Middle Housing</b></p>	<p>H. In addition to subsections A through G of this section, for new development in <u>the NR3, NR2, and NR1, the R-8, R-12, R-18, R-24, R-48, TC-4, MUR-35', and MUR-45' zoning districts</u>, the following standards shall also apply:</p>
<p><b>20.50.350</b></p> <p><b>Middle Housing</b></p>	<p>B. <b>Minimum Retention Requirements.</b> All proposed development activities that are not exempt from the provisions of this subchapter shall meet the following:</p> <p>1. <del>Except for cottage housing developments,</del> <u>At least 25 percent of the significant trees on a given site shall be retained, excluding critical areas, and critical area buffers; or</u></p>
<p><b>20.50.360</b></p> <p><b>Miscellaneous Development Code Update</b></p>	<p>C. Replacement Required. Trees removed under the partial exemption in SMC 20.50.310(B)(1), <u>and trees removed in the MUR-70' zone</u>, may be removed per parcel with no replacement of trees required. Any significant tree proposed for removal beyond this limit should be replaced as follows:</p> <p>1. <del>Removal of One existing significant tree of eight inches in diameter at breast height for conifers or 12 inches in diameter at breast height for all others equals one new replacement tree.</del></p> <p>2. Each additional three inches in diameter at breast height equals one additional <del>new</del> <u>replacement tree</u>, up to three trees per significant tree removed.</p> <p>3. Minimum size requirements for replacement trees under this provision: Deciduous trees shall be at least 1.5 inches in caliper and evergreens six feet in height.</p> <p>4. <u>Replacement trees required for the Lynnwood Link Extension project shall be native conifer and deciduous trees proportional to the number and type of trees removed for construction, unless as part of the plan required in subsection A of</u></p>

this section the qualified professional demonstrates that a native conifer is not likely to survive in a specific location.

5. Tree replacement where tree removal is necessary on adjoining properties to meet requirements in SMC 20.50.350(D) or as a part of the development shall be at the same ratios in subsections (C)(1), (2), and (3) of this section with a minimum tree size of eight feet in height. Any tree for which replacement is required in connection with the construction of a light rail system/facility, regardless of its location, may be replaced on the project site.

6. Tree replacement related to development of a light rail transit system/facility must comply with this subsection C.

*Exception 20.50.360(C):*

*a. No tree replacement is required when the tree is proposed for relocation to another suitable planting site; provided, that relocation complies with the standards of this section.*

*b. To the extent feasible, all replacement trees shall be replaced on site. When an applicant demonstrates that the project site cannot feasibly accommodate all of the required replacement trees, the Director may allow the payment of a fee in lieu of replacement at the rate set forth in Chapter 3.01 SMC, Fee Schedules, for replacement trees or a combination of reduction in the minimum number of replacement trees required and payment of the fee in lieu of replacement at the rate set forth in Chapter 3.01 SMC, Fee Schedules, if all of the following criteria are satisfied:*

*i. There are special circumstances related to the size, shape, topography, location or surroundings of the subject property.*

*ii. Strict compliance with the provisions of this Code may jeopardize reasonable use of property.*

*iii. Proposed vegetation removal, replacement, and any mitigation measures are consistent with the purpose and intent of the regulations.*

*iv. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity.*

*c. The Director may waive this provision for site restoration or enhancement projects conducted under an approved vegetation management plan.*

*d. Replacement of significant tree(s) approved for removal pursuant to Exception SMC 20.50.350(B)(5) is not required.*

~~4.—Replacement trees required for the Lynnwood Link Extension project shall be native conifer and deciduous trees proportional to the number and type of trees removed for construction, unless as part of the plan required in subsection A of this section the qualified professional demonstrates that a native conifer is not likely to survive in a specific location.~~

~~5.—Tree replacement where tree removal is necessary on adjoining properties to meet requirements in SMC 20.50.350(D) or as a part of the development shall be at the same ratios in subsections (C)(1), (2), and (3) of this section with a minimum tree size of eight feet in height. Any tree for which replacement is required in connection with the construction of a light rail system/facility, regardless of its location, may be replaced on the project site.~~

~~6.—Tree replacement related to development of a light rail transit system/facility must comply with this subsection C.~~

<p><b>20.50.360(C)(1)</b></p> <p><b>Miscellaneous Development Code Update</b></p>	<p>C. Replacement Required. Trees removed under the partial exemption in SMC 20.50.310(B)(1), <u>and trees removed in the MUR-70' zone</u>, may be removed per parcel with no replacement of trees required. Any significant tree proposed for removal beyond this limit should be replaced as follows:</p> <p>1. <u>Removal of One existing significant tree of eight inches in diameter at breast height for conifers or 12 inches in diameter at breast height for all others equals one new replacement tree.</u></p>																				
<p><b>20.50.390(A)</b></p> <p>General Residential Parking Standards</p> <p><b>Middle Housing</b></p> <p><b>Miscellaneous Development Code Update</b></p> <p><b>Residential Parking</b></p>	<table border="1" data-bbox="467 548 1395 1024"> <thead> <tr> <th>Residential Use</th> <th>Minimum Spaces Required</th> </tr> </thead> <tbody> <tr> <td>Single-family detached:</td> <td>2.0 <u>1.0</u> per dwelling unit(1)</td> </tr> <tr> <td><del>Single-family attached Middle Housing:</del></td> <td><del>2.0 1.0 per dwelling unit(1) 1.0 per dwelling unit in the MUR zones.</del></td> </tr> <tr> <td>Multifamily dwelling <u>outside the NR zones:</u></td> <td></td> </tr> <tr> <td>    Studio units:</td> <td>0.75 per dwelling unit</td> </tr> <tr> <td>    One-bedroom units:</td> <td>0.75 per dwelling unit</td> </tr> <tr> <td>    Two-bedroom plus units:</td> <td>1.5 per dwelling unit</td> </tr> <tr> <td>Accessory dwelling units:</td> <td>1.0 per dwelling unit</td> </tr> <tr> <td>Mobile home park:</td> <td><u>12.0</u> per dwelling unit</td> </tr> <tr> <td>Cottage housing development:</td> <td>1.0 per unit</td> </tr> </tbody> </table> <p>(1) <u>No off-street parking is required for single-family detached, or middle housing within ½ mile of a major transit stop in the NR Zones. ½ mile of a major transit stop will be measured in a straight line from the center of the major transit stop to the edge of a property line.</u></p> <p>(2) <u>No off-street parking is required for accessory dwelling units within ½ mile of a major transit stop.</u></p> <p><u>Exception 20.50.390(A)(6): an existing dwelling that proposes to convert a garage, carport, or a portion therein to create a new dwelling unit without expanding the existing building footprint, will not be required to provide a dedicated parking space for the additional unit.</u></p>	Residential Use	Minimum Spaces Required	Single-family detached:	2.0 <u>1.0</u> per dwelling unit(1)	<del>Single-family attached Middle Housing:</del>	<del>2.0 1.0 per dwelling unit(1) 1.0 per dwelling unit in the MUR zones.</del>	Multifamily dwelling <u>outside the NR zones:</u>		Studio units:	0.75 per dwelling unit	One-bedroom units:	0.75 per dwelling unit	Two-bedroom plus units:	1.5 per dwelling unit	Accessory dwelling units:	1.0 per dwelling unit	Mobile home park:	<u>12.0</u> per dwelling unit	Cottage housing development:	1.0 per unit
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Cottage housing development:	1.0 per unit																				

<b>20.50.390(E)</b>  Electric Vehicle (EV) Charging Infrastructure Parking  <b>Middle Housing</b>  <b>Miscellaneous Development Code Update</b>	<b>RESIDENTIAL USE</b>	<b>MINIMUM EV SPACES REQUIRED</b>
	<del>Single-family detached/single-family attached/cottage housing development</del> <u>Middle Housing:</u>	An EV-ready space for each private garage or private parking area provided for a dwelling unit
	<del>Multifamily dwelling/cottage housing development:</del>	A minimum of <del>20</del> <u>25</u> percent of EV-ready spaces in shared parking garages or shared parking spaces
	Nonresidential:	A minimum of 10 percent EV-ready spaces of the required parking spaces

**20.50.410 Parking Design Standards (Amendments below for clarity)**

**Residential Parking**

A. All vehicle parking and storage for residential uses ~~single-family detached dwellings, cottage housing developments, and duplexes~~ must be in a garage, carport or on an approved impervious surface or pervious concrete or pavers, including grass block pavers. Any surface used for vehicle parking or storage must have direct and unobstructed driveway access.

B. All vehicle parking and storage for ~~multifamily and commercial~~ non-residential uses must be on a paved surface, pervious concrete, or pavers. All vehicle parking shall be located on the same parcel or same development area that parking is required to serve.

C. *Repealed by Ord. 959.*

D. On property occupied by a single-family detached residence or duplex, the total number of vehicles wholly or partially parked or stored outside of a building or carport shall not exceed six, excluding a maximum combination of any two boats, recreational vehicles, or trailers. This section shall not be interpreted to allow the storage of junk vehicles as covered in SMC 20.30.750.

E. Off-street parking areas shall not be located more than 500 feet from the building they are required to serve. Where the off-street parking areas do not abut the buildings they serve, the required maximum distance shall be measured from the nearest building entrance that the parking area serves:

1. For all single detached dwellings, the parking spaces shall be located on the same lot they are required to serve;



2. For all other residential dwellings, at least a portion of parking areas shall be located within 100 feet from the building(s) they are required to serve; and

3. For all nonresidential uses permitted in residential zones, the parking spaces shall be located on the same lot they are required to serve and at least a portion of parking areas shall be located within 150 feet from the nearest building entrance they are required to serve.

*Exception 20.50.410(E)(1): In commercial zones, the Director may allow required parking to be supplied in a shared parking facility that is located more than 500 feet from the building it is designed to serve if adequate pedestrian access is provided and the applicant submits evidence of a long-term, shared parking agreement.*

F. The minimum parking space and aisle dimensions for the most common parking angles are shown in Table 20.50.410F below. For parking angles other than those shown in the table, the minimum parking space and aisle dimensions shall be determined by the Director. For these Director's determinations for parking angles not shown in Table 20.50.410F, parking plans for angle parking shall use space widths no less than eight feet, six inches for a standard parking space design and eight feet for a compact car parking space design. Structural columns or permanent structures can only encroach into a parking stall six inches the first four feet and the last four feet of the parking stall.

**Table 20.50.410F – Minimum Parking Stall and Aisle Dimensions**

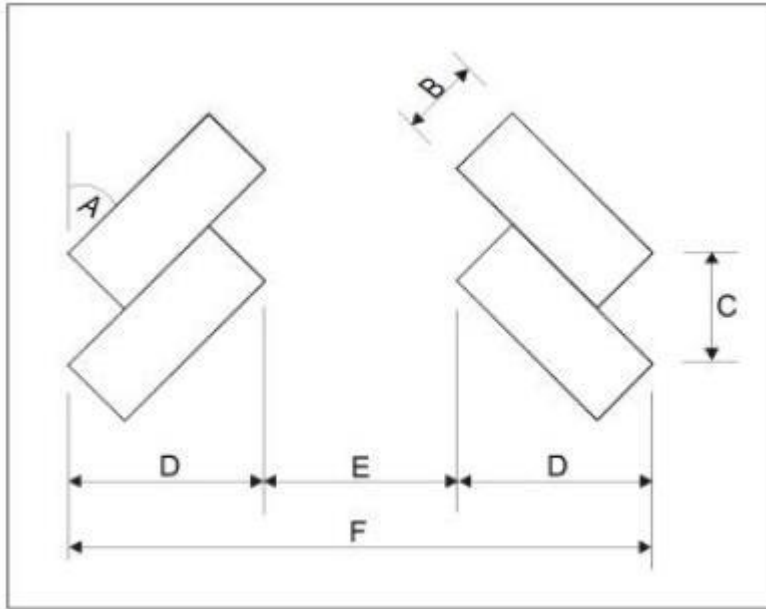
A Parking Angle	B Stall Width (feet)	C Curb Length (feet)	D Stall Depth (feet)	E Aisle Width (feet)		F Unit Depth (feet)	
				1-Way	2-Way	1-Way	2-Way
				0	8.0*	20.0*	8.0
	Min. <u>8.0-5</u>	<u>22.5-20.0</u>	<u>8.5-8.0</u>	12.0 20.0	<u>29.0-28.0</u>	<u>37.0-36.0</u>	
	Desired 9.0	22.5	9.0	12.0 20.0	30.0	38.0	
30	8.0*	16.0*	15.0	10.0 20.0	**	**	
	Min. <u>8.0-5</u>	<u>17.0-16.0</u>	<u>16.5-15.0</u>	10.0 20.0	<u>42.0-40.0</u>	<u>53.0-50.0</u>	
	Desired 9.0	18.0	17.0	10.0 20.0	44.0	54.0	

45	8.0*	11.5*	17.0*	12.0	20.0	**	**
	Min. <del>8.0</del> -5	<del>12.0</del> - <u>11'6"</u>	<u>17.0</u>	12.0	20.0	<del>50.0</del> <u>46.0</u>	<del>58.0</del> <u>54.0</u>
	Desired <del>9.0</del>	<del>12.5</del>		<del>12.0</del>	<del>20.0</del>	<del>51.0</del>	<del>59.0</del>
60	8.0*	9.6*	18.0	18.0	20.0	**	**
	Min. <del>8.0</del> -5	<del>10.0</del> - <u>9'7"</u>	<del>20.0</del> <u>18.0</u>	18.0	20.0	<del>58.0</del> <u>54.0</u>	<del>60.0</del> <u>56.0</u>
	Desired <del>9.0</del>	<del>10.5</del>	<del>21.0</del>	<del>18.0</del>	<del>20.0</del>	<del>60.0</del>	<del>62.0</del>
90	8.0*	8.0*	16.0*	23.0	23.0	**	**
	Min. <del>8.0</del> -5	8.0-5	20.0	23.0	23.0	63.0	63.0
	Desired <del>9.0</del>	9.0	<del>20.0</del>	<del>23.0</del>	<del>23.0</del>	<del>63.0</del>	<del>63.0</del>

**Notes:**

\* For compact stalls only. No more than 50 percent of the required minimum number of parking stalls may be compact spaces.

\*\* Variable, with compact and standard combinations.

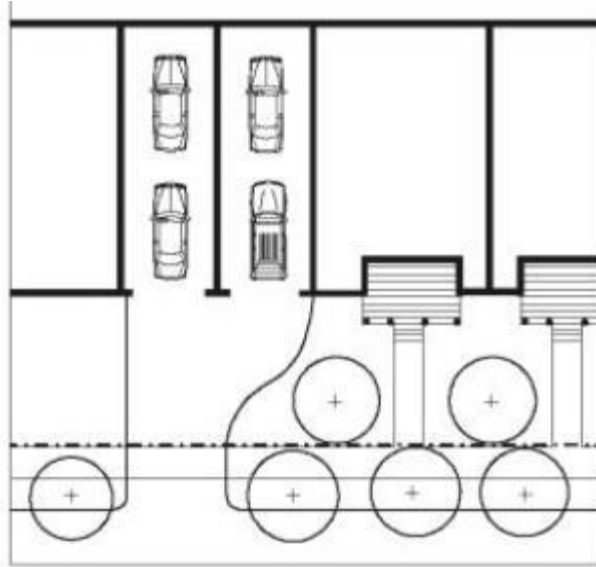


**Figure 20.50.410(F)(1):** Diagram of corresponding parking dimensions A through F from Table 20.50.410F

*Exception 20.50.410(F)(1): The parking space depth may be reduced up to 18 inches when vehicles overhang a walkway under the following conditions:*

1. *Wheel stops or curbs are installed that provide a maximum 18-inch overhang; and*
2. *The remaining walkway provides a minimum of 60 inches of unimpeded passageway for pedestrians.*

*Exception 20.50.410(F)(2): Tandem or end-to-end parking is allowed in for residential developments uses. Single-family, duplex and townhouse developments may have tandem Tandem parking areas for each dwelling unit but shall not combine parking for separate dwelling units in tandem parking areas.*



**Figure Exception to 20.50.410(F)(2): Illustration of tandem parking.**

T. Legally nonconforming parking spaces that do not conform to the requirements of this section may continue to be utilized to meet off-street parking requirements and are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing.

**20.50.460(C)**

Landscaping –  
Types of  
landscaping screens  
– Standards.

**Miscellaneous  
Development Code  
Update**

**Middle Housing**

C. Existing, healthy trees and shrubs, vegetated critical areas, landscaped bio-swales, or trees and their area within the dripline may substitute for required landscaping tree-for-tree and area-for-area. In order to promote the retention of existing mature trees during site development, credit shall be given for one additional required tree if the retained tree is significant (eight-inch diameter at breast height for conifer and 12-inch diameter at breast height if deciduous). (See Subchapter 5 of this chapter, Tree Conservation, Land Clearing, and Site Grading Standards, and Chapter 20.80 SMC, Critical Areas, for additional requirements).

~~D. Detached single-family development shall be exempt from all landscape requirements with the exception of required street trees along arterials~~

<p><b>20.50.480</b></p> <p>Street trees and landscaping within the right-of-way – Standards.</p> <p><b>Middle Housing</b></p>	<p>A. When frontage improvements are required by Chapter 20.70 SMC, street trees are required for all commercial, office, public facilities, industrial, multifamily developments, and for <del>single family subdivisions, and cottage housing residential</del> developments on all arterial streets.</p>
<p><b>20.50.490</b></p> <p><b>Landscaping along interior lot line – Standards.</b></p> <p><b>Middle Housing</b></p>	<p>A. Type I landscaping in a width determined by the setback requirement shall be included in all nonresidential development along any portion adjacent to <del>single family and multifamily residential zones or</del> development. All other nonresidential development adjacent to other nonresidential development shall use Type II landscaping within the required setback. If the setback is zero feet then no landscaping is required.</p> <p>B. Multifamily development shall use Type I landscaping when adjacent to <u>other forms of single-family residential development zones</u> and Type II landscaping when adjacent to multifamily residential and commercial <u>development zoning</u> within the required yard setback. <del>Cottage housing developments shall include a five-foot Type II landscaping buffer combined with a six-foot tall solid fence or wall along side and rear property lines.</del> Single-family attached and mixed single-family developments <u>in the MUR or TC-4 zones</u> shall use Type I landscaping when adjacent to <u>NR zones R-4 or R-6 zoning</u>, and Type II landscaping when adjacent to all other zoning districts. Single-family attached and mixed single-family developments that have a shared access drive with an abutting property are exempt from this requirement on the side with the shared access drive.</p>



**Single-Family Attached and Mixed Single-Family Interior Landscaping Illustration**

C. A 20-foot width of Type I landscaping shall be provided for institutional and public facility development adjacent to residential development single-family residential zones. Portions of the development that are unlit playgrounds, playfields, and parks are excluded.

D. Parking lots shall be screened from single-family residential dwelling units uses by a fence, wall, plants or combination to block vehicle headlights

**20.50.500**  
Internal landscaping for parking area  
**Middle Housing**

A. Multifamily developments and ~~cottage housing developments~~ with common parking areas shall provide planting areas in parking lots at a rate of 20 square feet per parking stall.

**20.50.540**  
Sign Design  
**Middle Housing**

**G. Table 20.50.540(G) – Sign Dimensions.**

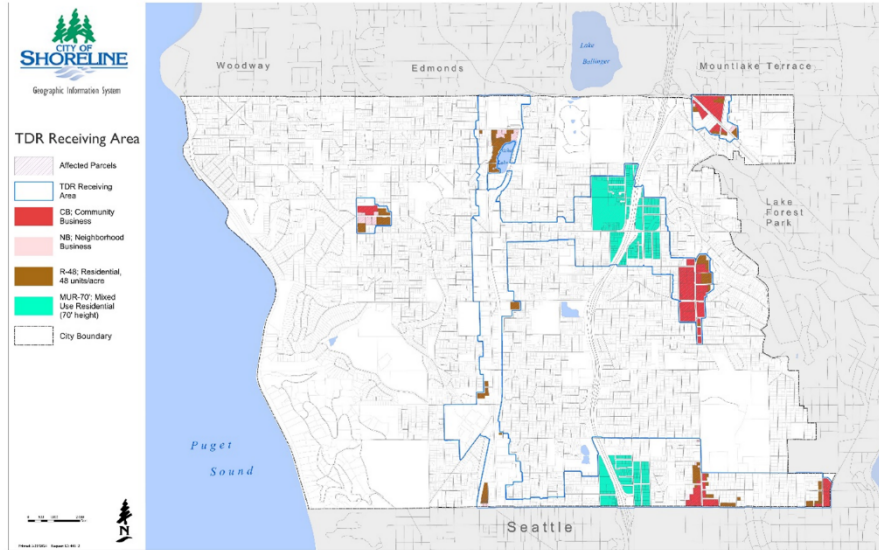
All <del>NR Residential (R)</del> Zones, MUR-35', Campus, PA 3 and TC-4	MUR-45', MUR-70', NB, CB and TC-3 (1),	MB, TC-1 and TC-2
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	<p>J. Other Residential Signs. One sign maximum for home occupations, day cares, adult family homes and bed and breakfasts which are located in <u>NR zones</u>, residential (R) zones, MUR-35' or TC-4 not exceeding four square feet in area is exempt from permit</p>
<p><b>20.50.630</b></p> <p>Deep Green Incentive Program</p> <p><b>Permit Process Updates</b></p> <p><b>Middle Housing</b></p>	<p><del>E. 2. A Neighborhood Meeting is required for projects departing from standards in the <u>NR3 and NR2 R-4 or R-6 zones.</u></del></p> <p>E. 3. A. iv. Minimum lot size of 10,000 square feet is required in all zones with a density maximum in order to request a density bonus. <del>Density bonus is not available in R-4 and R-6 zones.</del> Any additional units granted would be required to be built to the same green building standard as the first.</p> <p>E. 3. b. SMC 20.50.390, Parking requirements (not applicable in <u>NR 3 and NR2 R-4 and R-6 zones</u>).</p> <p>E. 3. g. Structure height bonus up to 10 feet for development in a zone with height limit of <u>above 35 feet</u>. Height bonus is not available in <u>NR3 R-4, R-6, R-8, and MUR-35'</u> zones. Structure height bonus up to 20 feet for development in a zone with a height limit of 45 feet or greater; and</p>
<p><b>20.50.700</b></p> <p>Subchapter 10</p> <p><b>Middle Housing</b></p>	<p>Cottage Housing – Entire section removed.</p>

20.50.800

Transfer of Development Rights Program

Middle Housing



Within the TDR receiving areas shown on the map, the following zones are established as TDR receiving areas:

1. NB – Neighborhood Business (NB).
2. CB – Community Business (CB).
3. MUR-45' – Mixed-Use Residential (45' height).
4. MUR-70' – Mixed-Use Residential (70' height).
5. Neighborhood Residential 1 (NR1) ~~R-48 – Residential, 48 units/acre.~~

**Receiving Area Baselines and Exchange Ratios.** In the receiving areas shown in subsection G of this section, bonus development shall be awarded as follows:

Exchange Rates Table

Zone	Baseline Height	Max Height	Bonus	Pierce	King	Sno Co.	Type
<u>NR1</u> <del>R-48</del>	<u>35'-40'</u>	70'	Height	1 credit = 1,100 sq. ft.	1 credit = 7,000 sq. ft.	1 credit = 2,900 sq. ft.	Farm



					1 credit = 2,900 sq. ft.	1 credit = 3,100 sq. ft.	1 credit = 2,900 sq. ft.	Non-Farm
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SMC 20.60 Adequacy of Public Facilities

SMC 20.60	Amendments
Adequacy of Public Facilities	
	No Changes

SMC Title 20.70 Engineering and Utilities Development Standards

SMC Title 20.70	Amendments
Engineering and Utilities Development Standards	
<p><b>20.70.320(C)</b></p> <p>Frontage Improvements</p> <p><b>Middle Housing</b></p>	<p>C. Frontage improvements are required:</p> <ol style="list-style-type: none"> <li>1. When building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing structure(s) on the parcel (<del>except for detached single-family homes</del>). This shall include all structures on other parcels if the building under permit review extends into other parcels;</li> <li>2. When aggregate building construction valuations for issued permits, within any five-year period after March 30, 2013, exceed 50 percent of the County assessed or an appraised value of the existing structure(s) at the time of the first issued permit;</li> <li>3. For subdivisions;</li> <li>4. <del>For development consisting of more than one dwelling unit on a single parcel (accessory and affordable dwelling units are exempt); For development consisting of one or more dwelling units on a single parcel; or</del></li> <li>5. One detached single-family dwelling in the MUR zones.</li> </ol> <p>D. Exemptions to frontage improvements are limited to:</p>

	<p>1. Subdivision, short plats, and binding site plans where all of the lots are fully developed.</p> <p>2. Instances where the street will be improved as a whole through a capital improvement project or local improvement district within five years of permit issuance. In such cases, a contribution may be made and calculated based on the improvements that would be required of the development. Contributed funds shall be directed to the City's capital project fund and shall be used for the capital project and offset future assessments on the property resulting from an LID. An LID "no-protest" commitment shall also be recorded. Adequate interim levels of improvements for public safety shall be required.</p> <p>3. <b>Construction of accessory dwelling units.</b></p>
<p><b>20.70.320(E)</b></p> <p>Frontage Improvements</p> <p><b>Middle Housing</b></p>	<p><del>E. 3.— The current level of improvements in the rights-of-way of a local street adjacent to the R-4 or R-6 zone will not be changed because there is limited opportunity for additional improvements through development or redevelopment or a City project along the rights-of-way within the foreseeable future.</del></p>

<p><b>20.70.450</b></p> <p>Access Types and Widths</p> <p><b>Middle Housing</b></p>	<p><b>Table 20.70.450 – Access Types and Widths.</b> See Shoreline Engineering Development Manual Chapter 11.2 for Access Types and Widths</p>	
	<p><b>Dwelling Type and Number</b></p>	<p><b>Engineering Development Manual Access Types and Width</b></p>
	<p><b>Single-Family Detached – 1 unit</b></p>	<p>Residential</p>
	<p><b>Single-Family Detached – 2 – 4 units</b></p>	<p>Shared</p>
	<p><b>Single-Family Detached – 5 or more units</b></p>	<p>Private or Public Street</p>
	<p><b>Commercial, Public Facility</b></p>	<p>Commercial</p>
	<p><b>Single-Family Attached, Mixed Single-Family Attached or Multifamily</b></p>	<p>Multifamily</p>

SMC Title 20.80 Critical Areas

<p>SMC Title 20.80</p> <p>Critical Areas</p>	<p>Amendments</p>
<p><b>20.80.045.(A)</b> Critical areas preapplication meeting.</p> <p><b>Permit Process Updates</b></p>	<p>A. A <b>preapplication</b> meeting, pursuant to SMC 20.30.080, is <u>encouraged but not required</u> prior to submitting an application for development or use of land that may impact critical areas or buffers within the shoreline jurisdiction.</p>

SMC Title 20.93 Aldercrest – Planned Area 3

<p>SMC Title 20.93</p> <p>Aldercrest – Planned Area 3</p>	<p>Amendments</p>
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<p><b>20.93.010</b></p> <p>Purpose and scope</p> <p><b>Middle Housing</b></p>	<p>2. Define zoning that replaces the regulations of Chapter 20.50 SMC, Subchapters 1, 2, and 4 with new standards for the scale, character, configuration and location of development in the zone and new provisions to ensure compatibility and transition to adjacent <u>residential single-family</u> neighborhoods.</p>
<p><b>20.93.030</b></p> <p>Permitted Uses, standards, and special regulations</p> <p><b>Middle Housing</b></p>	<p>SR 5 – Maximum building height within 100 feet of <u>NR3 R6</u> zones to the east and south is 45 feet above average existing grade consistent with SMC 20.50.050.</p> <p>SR 6 – In order to provide a buffer to the <u>residential single-family</u> neighborhoods to the east and south, 80 percent of all healthy significant trees which have any portion of their trunk within 25 feet of <u>NR3 R6</u> zoned lands shall be flagged with surveyor tape and protected with a temporary chain link fence to be placed at the dripline prior to issuance of any development permits. All such healthy significant trees are to be retained. The 80 percent tree retention standard shall be measured within each 160-foot-long north-south segment of the buffer area. A tree survey and arborist report shall be submitted with application for any development permits. The portion of this buffer which lies within 160 feet of NE 200th Street shall be supplemented with Type II landscape materials per SMC 20.50.460(B).</p>

Shoreline Master Program

SMC Title 20.230 SMP Shoreline Policies and Regulations

<p>SMC Title 20.230 SMP Shoreline Policies and Regulations</p>	<p>Amendments</p>
<p><b>20.230.082</b></p> <p>Native Conservation Area and Building Setbacks</p> <p><b>Middle Housing</b></p>	<p>Bulk standards will be regulated by underlying zoning according to SMC Table 20.50.020(1). Zoning designation is <u>NR3 R6</u> for UC, SR, and WR, and yet to be determined for PW and PWC.</p>

SMC Title 20.240 SMP Critical Areas Regulations

SMC Title 20.240 SMP Critical Areas Regulations	Amendments
<p><b>SMC 20.240.045.(A)</b></p> <p>Critical areas preapplication meeting</p> <p><b>Permit Process Updates</b></p>	<p>A. A <b>preapplication</b> meeting, pursuant to SMC 20.30.080, is <u>encouraged but not required</u> prior to submitting an application for development or use of land that may impact critical areas or buffers within the shoreline jurisdiction.</p>