Chapter 18.21
Supplemental Housing Requirements

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18.21.010 Purpose.

A. This chapter establishes supplemental housing standards applicable to residential development within the city of Sequim. These standards are based on Washington state legislation that requires the city to adopt codes that address specific housing needs.

B. This chapter is intended to provide processes for administering the state requirements. By adopting this chapter, the codes under this chapter will supersede any potential conflicts with other adopted regulations within this Title or Sequim Municipal Code.

18.21.020 Definitions.

A. "Accessory dwelling unit (ADU)" means a residential unit that is located on the same lot as a principal dwelling unit and provides complete independent living facilities for one or more person. An ADU may be:

1. Within or attached to a principal dwelling;
2. Within a detached structure; or
3. A converted existing structure such as a garage.

B. "Adult family home" means a residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. An adult family home may provide services to up to eight adults upon approval from the state department of social and health services under RCW 70.128.066.

C. “Affordable Housing” means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed 30 percent of the monthly income of a household whose income is:

1. For rental housing, 50 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or
2. For owner-occupied housing, 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

D. “Assisted living facility” is as defined in RCW 18.20.020.

E. “Co-living” is as defined in RCW 36.70A.535 and means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.

F. “Condominium” means a unit in a property subject to the Washington Uniform Common Interest Ownership Act (RCW 64.90), including units created through legal condominium conversion.

G. “Emergency housing” means 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. This does not include temporary housing on religious property.

H. “Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodation. This does not include temporary housing on religious property.

I. “Existing building” for the purposes of this chapter means a building that received a certificate of occupancy at least three years prior to the permit application to add housing units.

J. “Group home, residential” means a residential dwelling in which one or more caregivers provide room, board, and supportive services to no more than 12 unrelated residents, including children under foster care or state supervision, seniors, or adults needing assistance, such as individuals in recovery or requiring non-medical supervision. This use may include licensed adult family homes but does not include assisted living facilities, skilled nursing facilities, or other licensed medical or institutional care facilities. The home operates in a non-institutional, home-like manner and must comply with applicable building, fire, and life-safety code.

K. “Group care facility” or “Group care home” means a place of residence for the handicapped, physically or mentally disabled, developmentally disabled, homeless, or otherwise dependent persons. Group homes are intended to provide residential facilities in a home-like environment. Such homes range from licensed establishments operated with 24-hour supervision to nonlicensed facilities offering only shelter. The primary purpose of a group care facility is to enable residents to live as independently as possible while receiving the necessary supervision and care. This use may include licensed assisted living facilities and similar residential care settings, and operates in a non-institutional, home-like manner while complying with applicable building, fire, and life-safety codes.

L. “Household” in addition to the definition set forth in SMC 18.08, and consistent with RCW 35.21.682, includes any number of unrelated persons occupying a dwelling unit. This definition does not apply to occupant limits for group living arrangements regulated under state law, short-term rentals as defined in RCW 64.37.010, or lawful limits on occupant load based on floor area or other generally applicable health and safety standards established by the building code or city ordinance.

M. “Low income” as used in this Chapter ~~Title~~ means income that does not exceed 80 percent of the median income for Clallam County~~. the standard metropolitan statistical area in which the city is located.~~

N. “Major transit stop” has the same meaning as defined in RCW 36.70A.030(27). It includes high capacity transit, commuter rail, other rail or fixed guideway, and bus rapid transit stops.

O. “Nursing homes” means a licensed medical care facility that provides continuous skilled nursing and medical supervision for residents who are unable to live independently due to illness, chronic conditions, or physical or cognitive limitations. Unlike assisted living facilities, which primarily provide housing and basic supportive services, nursing homes are designed to

deliver 24-hour nursing care, convalescent services, and medical treatment. Nursing homes may serve elderly, disabled, or medically dependent individuals and must comply with applicable state licensing requirements, building, fire, and life-safety codes. Nursing homes do not include adult family homes, independent living units, or assisted living facilities as defined in this chapter.

P. “Permanent supportive housing” means 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 on-site or off-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 before moving into housing to retain their housing and be a successful tenant in a housing 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 of the rights and responsibilities defined in RCW 59.18.

Q. “Principal dwelling unit” means the primary residential structure on a lot used for permanent habitation.

R. “Temporary housing on religious property” means housing or shelter, such as an outdoor encampment, indoor overnight shelter, temporary small house on-site, or vehicle resident safe parking, for homeless persons on property owned or controlled by the religious organization.

S. “Transitional housing” means housing owned or managed by a nonprofit or government entity that provides both living accommodations and supportive services for formerly homeless individuals or families, with the intention of stabilizing participants and helping them move into permanent housing, typically for up to 24 months, unless extended for age-specific or service-completion programs.

18.21.030 Residential uses.

A. Table 18.21.020 implements and recognizes residential housing types authorized under state law, including RCW 36.70A.535 (Co-Living), RCW 35.21.990 (New Housing in Existing Buildings),

RCW 35.21.685 (Low-Income Housing), and RCW 35.21.682 (Unrelated Persons), all as enacted and amended.

The table further classifies similar residential use types not expressly identified in the referenced RCWs and specifies the zoning districts and permit processes applicable to such uses. Residential uses not identified in Table 18.21.020 are governed by the applicable use tables in Chapters 18.20, 18.33, and 18.57.

Table 18.21.020 Residential Use Table and Zoning District Matrix												
	Zoning Districts											
Residential Use Types	**DC**	**DMU**	**RC**	**CMU**	**LD**	**HC**	**NB**	**R4-8**	**HC/W**	**BCOA**	**RROA**	**HTLI**
Group and Co-Living												
Co-Living	P	P	X	P	P	X	P	P	X	P	P	X
Adult Family Home	X	P	X	X	P	X	X	P	X	P	P	X
Residential Group Home	X	P	X	X	P	X	X	P	X	P	P	X
Group Care Facilities/ Group Care Home	P	P	X	P	P	X	X	AC	X	P	P	X
Assisted Living Facility/ Boarding House	P	P	X	P	P	X	X	AC	X	P	P	X
Nursing Home	P	P	X	P	P	X	X	X	X	P	P	X
Supportive Housing												
Transitional Housing	P	P	P	P	P	P	X	AC	X	P	P	X
Permanent Supportive Housing	P	P	P	P	P	P	X	AC	X	P	P	X
Emergency Shelter/ Emergency Housing	P	P	P	P	X	P	X	X	X	P	P	X

Legend
P = Permitted outright
AC = Administrative Conditional Use Permit, DCED Director
X = Prohibited

B. Supportive housing.

1. Permanent Supportive Housing (PSH) and Transitional Housing. The number of PSH or transitional housing units allowed on any given property can be no more than the number of standard dwelling units that would be allowed under the zoning of the property. PSH and transitional housing must comply with all standards of the zone in which the said housing is located, except as allowed in subsection 3 below.

2. Emergency Shelter and Emergency Housing. Emergency shelter housing within nonresidential and mixed-use zones, as permitted in Table 18.21.020(A), must comply with all standards of the zone in which the housing is located, except as allowed in subsection 3 below.
3. Alternative development standards allowed by Chapter 18.21.050, Affordable housing exceptions, may allow supportive or emergency housing options that do not otherwise meet the standard requirements of the underlying zone.

C. New housing units within existing buildings.
Per RCW 35.21.990, new dwelling units may be established wholly within the existing envelope of a lawfully constructed building located in a zoning district that permits multifamily residential use, subject to compliance with generally applicable health and safety regulations.

1. Where new dwelling units are created entirely within an existing building envelope residential density may exceed the maximum density of the underlying zoning district by up to 50 percent, if all applicable building and fire code requirements are met.
2. Parking.
    a) No additional off-street parking is required for dwelling units added within an existing building.
    b) Existing parking spaces required to serve existing residential uses or remaining nonresidential uses must be retained.
3. Permitting. Except for emergency housing and transitional housing, no permitting requirements on the residential use of an existing building are imposed beyond those generally applicable to residential development in the zoning district, including but not limited to requiring a change of use permit.
4. Development standards. No development standards, such as setbacks, lot coverage, floor area ratio, or similar bulk or dimensional requirements are imposed on residential use within an existing building beyond those standards that generally apply to residential development in the zoning district, except as authorized by RCW 36.70A.810 and 36.70A.812.
5. Design standards. Exterior design or architectural standards are not required for the residential use of an existing building except where necessary to address health and safety concerns related to interior occupancy or for required frontage improvements.
6. Location of units within buildings. Housing units may be located within any portion of an existing building.
7. Energy code compliance.

a) Portions of an existing building previously used for residential or permit-approved conditioned space will not be required to comply with the current energy code solely due to the addition of new dwelling units elsewhere in the building.
b) Where nonresidential space is converted to dwelling units, only the portions of the building undergoing change must comply with the current energy code, except that compliance is not required when:
i. The total square footage of new dwelling units does not exceed 2,500 square feet or 50 percent of the total building square footage, whichever is greater;
ii. The building owner submits documentation, in a form acceptable to the city, demonstrating that the projected residential energy use intensity meets or is less than the applicable clean buildings performance standard under RCW 19.27A.210; or
iii. An additional dwelling unit is created within an existing single-family residence in a residential zoning district.

8. Nonconformities. A building permit for the addition of dwelling units within an existing building will not be denied solely due to existing nonconformities related to parking, height, setbacks, elevator size for gurney transport, or building modulation, unless the city makes written findings that the nonconformity creates significant harm or damage to the surrounding area.
9. Concurrency and environmental review. The addition of dwelling units within an existing building will not, by itself, require a transportation concurrency study under RCW 36.70A.070 or environmental review under chapter 43.21C RCW.

18.21.040 Residential parking requirements.
The following standards, in addition to the requirements of SMC 18.48, are required for all new residential developments per RCW 36.70A.622:

A. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.

B. Parking spaces in tandem must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius. For purposes of this subsection, "tandem" is defined as having two or more vehicles, one in front of or behind the others with a single means of ingress and egress.

C. Pre-existing, legal nonconforming, gravel surfacing in-designated parking areas can be used to meet required parking standards, up to a maximum of six parking spaces.

D. Parking spaces may not exceed eight feet by 20 feet, except for required ADA parking spaces or tandem spaces allowed in subsection B.

E. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.

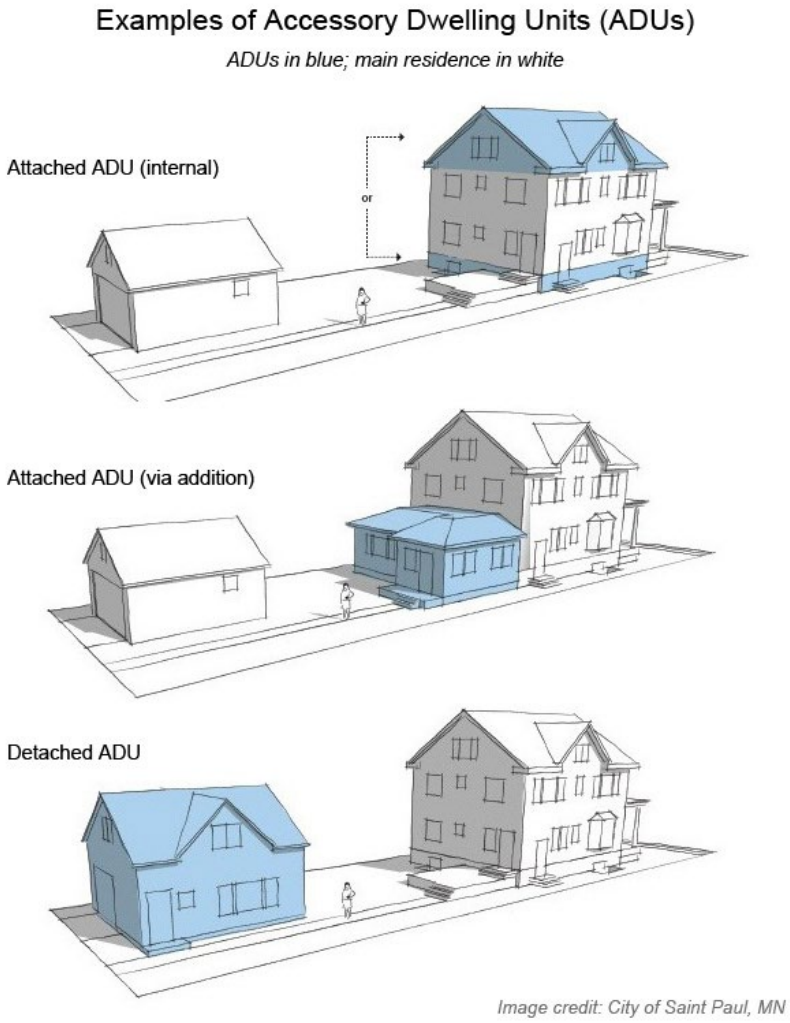
F. Permanent supportive housing units are not required to provide parking. Parking reductions for other affordable housing types can be sought through SMC 18.21.050.

18.21.050 Accessory dwelling units.

A. Purpose. The purpose of this section is to promote the development of accessory dwelling units (ADUs) in a manner consistent with RCW 36.70A.680 and RCW 36.70A.681, to support housing affordability, enable efficient use of existing housing stock and infrastructure, provide housing options for a range of household types, and implement the goals of the Growth Management Act. ADUs contribute to the city's housing supply and provide opportunities for multigenerational housing and rental homes in residential neighborhoods.

B. Designation. In all zoning districts where single family residential uses are allowed, a maximum of two accessory dwelling units are allowed per lot, in addition to one principal dwelling unit, provided the lot meets the minimum size for the principal unit and all other applicable criteria of this chapter are met. ADUs may be in any combination of attached units, detached units, or conversions of an existing structure such as a garage.

Exhibit 18.21.050 Examples of Accessory Dwelling Units



C. Procedure.

1. Construction or establishment of an ADU will be through the building permit process.
2. No deed restrictions, occupancy covenants, or long-term rental commitments are required as conditions of approval for ADUs.
3. No street or frontage improvements (such as sidewalks, curbs, or street widening) are required as a condition of ADU approval.

D. Standards

1. Size.

a) ADUs must not be larger than 1,000 square feet in total gross floor area, except as provided for in subsection b below.

b) There is no maximum ADU size limit for existing spaces (such as existing attached or detached garages, basements, outbuildings) proposed for conversion to ADU. The space currently or as permitted through remodeling must meet applicable building and fire code for habitable spaces or structures.

2. Setbacks, Lot Coverage, Height, and Entry Orientation: ADUs are subject to the same setback, lot coverage, height, yard, entry door location, and external stair placement standards as the principal dwelling.

3. Parking:

a) Additional on-site parking is not required for ADUs located within one-half mile walking distance of a major transit stop.

b) For ADUs not located within one-half mile walking distance of a major transit stop, one parking space per unit is required.

4. Design Review and Aesthetic Standards: ADUs are subject to the same aesthetic design standards as those applied to the principal dwelling unit.

5. Utilities: Separate utility connections are not required unless necessary due to health or safety codes.

E. Additional Requirements

1. ADUs may be sold as a condominium or conveyed independently of the principal unit.

2. Sale or ownership of an ADU is allowed through the unit lot subdivision process (SMC Chapter 17.50) or through applicable condominium laws.

3. New common interest communities or subdivisions cannot restrict the creation or sale of ADUs through covenants, conditions, and restrictions (CC&Rs) adopted after July ~~1~~23, 202~~3~~4.

F. Approval

1. An ADU will be approved if it meets the standards in this chapter and applicable state codes.

2. An ADU is valid and transferable with the property unless voluntarily removed by the property owner.

18.21.060 Affordable housing exceptions.

A. Purpose and Authority. This section implements and is authorized by RCW 35.83.030, RCW 36.70A.540, and the city's housing goals by authorizing exceptions from some development standards for qualifying low-income and affordable housing units. Exceptions authorized by this section apply only to qualifying affordable units and do not apply to market-rate units.

B. Applicability. Projects are eligible if proposed by:

1. A public housing authority under RCW 35.82 or RCW 35.83;
2. A qualified nonprofit (501(c)(3)) whose mission includes affordable and low income housing development; or
3. An entity undertaking housing funded through public subsidies (local, state, federal) restricted to households at or below 80 percent of area median income (AMI) for a minimum of 50 years.

C. Exceptions Allowed. As is necessary, eligible projects may seek exceptions from the following standards:

1. Density limits (units/acre).
2. Minimum lot size.
3. Maximum lot coverage.
4. Setback requirements.
5. Height limits (subject to emergency access/fire department requirements).
6. Parking requirements.
7. Allowed use types in underlying zone.

Exceptions do not apply to critical area protections, floodplain regulations, or shoreline requirements.

D. Permit Process. An Affordable Housing Exception Permit must follow the review process identified SMC Chapter 20.01.

E. Findings Required. In order to authorize the proposed exceptions to development standards, the city council must find:

1. The project promotes and is consistent with the city's affordable and low income housing goals;

2. The proposed exceptions are the minimum necessary to make the project financially viable and/or are necessary to meet the needs of affordable and low income housing;
3. The site is physically suitable for the type and intensity of the land use being proposed with the exception of the development requirements' relief requested;
4.There are adequate provisions for water, sanitary sewer, and other public facilities and services to ensure that the proposal will not be detrimental to public health, safety, and welfare;
5. Any impacts of the proposal are mitigated or balanced by the beneficial aspects of such housing through addition to the affordable and low income housing stock or other goals established by the city's comprehensive plan;
6. Affordable units are secured via a binding, recorded instrument to maintain affordability for at least 50 years.

F. Affordability Requirements. To qualify under this section:
1. Owner occupancy housing units must be affordable to households at or below 80 percent AMI (or lower, at the city's discretion).
2. Renter occupancy housing units must be affordable to households at or below 50 percent AMI.
3. Renter occupied units total housing costs (rent plus utilities) must not exceed 30 percent of household income.
4. Affordable units must be comparable in size and function to any market-rate units that may also be located in the development.
5. Low-income housing units must remain affordable, at or below 80 percent AMI, for a minimum of 50 years, documented via a recorded affordability covenant.

G. Relationship to Other Incentives. This section complements other SMC provisions such as:
1. PRD density bonuses (SMC 18.35.110).
2. CHIP fee waivers (SMC 13.74).
3. Multiplex and ADU allowances (SMC 18.26 and 18.21.040).
An applicant may use this section instead of or in addition to those incentives.

18.21.070 Temporary housing on religious properties.

A. Authority, purpose, and definitions.
1. RCW 35A.21.360 allows religious organizations to offer on-site temporary housing on property owned or controlled by the religious organization. This section provides the

procedure to allow for such temporary shelters, while protecting the public's health and safety.

2. Temporary transitory accommodations are also subject to a temporary use permit (TUP), as set forth in Chapter 18.68. The review authority may impose additional conditions, consistent with RCW 35A.21.360, as necessary to ensure the public's health and safety.

3. The definitions in RCW 35A.21.360, as enacted and amended, are adopted and incorporated into this section.

B. Applicability. Transitory accommodations will be allowed only to accommodate a religious organization(s)' religious exercise or mission.

C. Outdoor accommodations.

1. A religious organization may locate temporary shelters on property it owns or controls.

a) A temporary use permit application must be submitted and approved before the establishment of the temporary shelters.

b) A neighborhood meeting must be held prior to the permit issuance, with noticing requirements as set forth by the city and RCW 35A.21.360.

c) Background checks are provided for all prospective residents.

2. The temporary shelters must be located a minimum of 25 feet from the property line of abutting properties, unless the review authority finds that a reduced buffer width will provide adequate separation and screening between the encampment and adjoining uses, due to changes in elevation, intervening buildings or other physical characteristics of the site of the encampment.

3. Shelters cannot be located within a critical area or required buffer as defined by Title 18.

4. Exterior lighting must be directed downward and shielded away from adjacent properties.

5. The religious organization's on-site parking requires the following:

a) One space per 10 on-site parking spaces may be devoted to safe parking;

b) Restroom access must be provided within the buildings on the property or through use of portable facilities. If recreational vehicles are hosted, proper

waste disposal, solid and human, must be accommodated in accordance with Clallam County Dept. of Health laws and standards; and

c) Religious organizations providing safe parking spaces must continue to abide by any existing minimum on-site parking requirements so that the safe parking spaces do not reduce the total number of available parking spaces below the existing minimum number of spaces.

6. A memorandum of understanding between the religious organization and managing agency must be submitted to the City that provides for the health, safety, and welfare of the temporary residents and to mitigate potential impacts to neighbors and the community. At a minimum, the memorandum must include information regarding:

a) The resident's right to seek public health and safety assistance; the resident's ability to access social services on-site; and the resident's ability to directly interact with the religious organization, including the ability to express any concerns to the religious organization regarding the managing agency.;

b) A written code of conduct agreed to by the managing agency, if any, the religious organization, and all volunteers working with residents;

c) When a publicly funded managing agency exists, the ability for the religious organization to interact with residents using a release of information.

7. The religious organization and managing agency must ensure compliance with all applicable laws and regulations, including but not limited to the Sequim Municipal Code, Clallam County Fire District No. 3 requirements, and Clallam County Health Department regulations, related to the provision and maintenance of safe and sanitary conditions. The religious organization must ensure all applicable public health regulations have been met, including but not limited to the following:

a) Adequate potable water supply.

b) Sanitary portable toilets.

c) Handwashing stations by the toilets and food preparation areas.

d) Food preparation or service tents.

e) Refuse receptacles.

8. The religious organization must designate points of contact for the Sequim police department. Points of contact must be available at any time as required by the Sequim police department.

10. Facilities for trash collection and pick up must be provided on site.

11. Adequate access for fire and emergency medical apparatus must be provided as determined by the fire marshal.

12. Temporary small houses, that are in accord with the following criteria:

a) Maintaining a maximum unit square footage of one hundred twenty square feet, with units set at least six feet apart.
b) Electricity and heat, if provided, must be inspected by the City.
c) Space heaters, if provided, must be approved by Fire Marshal and/or Clallam County Fire District 3.
d) Doors and windows must be included and be lockable.
e) Each unit must have a fire extinguisher.
f) Adequate restrooms must be provided, including restrooms solely for families if present, along with handwashing and potable running water to be available if not provided within the individual units, including accommodating black water.

D. Indoor accommodations.

1. A religious organization may locate indoor accommodations in buildings of sufficient size for residents if:
   a) The application for a temporary use permit is submitted and approved before the use of the building.
   b) A neighborhood meeting has been held before permit issuance, with noticing requirements as set forth by the city and in accordance with RCW 35A.21.360(10).
   c) The building is of sufficient size to accommodate the anticipated residents.
   d) Background checks are provided for all prospective residents.
2. The religious organization must ensure all applicable public health regulations, including but not limited to the following:
   a) Adequate water supply.
   b) Sanitary adequate toilets.
   c) Handwashing stations by the toilets and food preparation areas.
   d) Food preparation or service facilities.
   e) Refuse receptacles.
3. The existing building must provide two accessible exits or be sprinklered. However, pursuant to RCW 35A.21.360, the city can limit availability based on the following:
   a) If a code city fire official finds that fire-related concerns associated with an indoor overnight shelter pose an imminent danger to persons within the shelter, the code city may take action to limit the religious organization's availability to host the indoor overnight shelter.
4. A memorandum of understanding between the religious organization and managing agency must be submitted to the City that provides for the health, safety, and welfare of

the temporary residents and to mitigate potential impacts to neighboring properties and the community. At a minimum, the memorandum of understanding must include information regarding:

a) The right of a resident to seek public health and safety assistance, the resident's ability to access social services on-site, and the resident's ability to directly interact with the religious organization, including the ability to express any concerns regarding the managing agency to the religious organization;

b) A written code of conduct agreed to by the managing agency, if any, religious organization, and all volunteers working with residents;

c) When a publicly funded managing agency exists, the ability for the religious organization to interact with residents through a release of information;

5. A written memorandum of understanding between the City and the religious organization that includes provisions for local fire district inspections, an outline for appropriate emergency procedures, a determination of the most viable means to evacuate occupants from inside the site with appropriate illuminated exit signage, panic bar exit doors, and a completed fire watch agreement indicating:

i. Posted safe means of egress;

ii. Operable smoke detectors, carbon monoxide detectors as necessary, and fire extinguishers;

iii. A plan for monitors who spend the night awake and are familiar with emergency protocols, who have suitable communication devices, and who know how to contact the local fire department.

6. All applicable health and safety standards for providing and using such facilities must be satisfied as required by the Clallam County health department and Clallam County Fire District 3.

E. Submittal requirements. If a managing agency is involved, they must be a co-applicant with the religious organization. In addition to all requirements for submitting a temporary use permit application, temporary transitory accommodation applications must also provide the following:

1. Proof of ownership or control of the property to be used for the transitory accommodation by the religious organization.

2. A written memorandum of understanding between the religious organization and the managing agency that addresses all MOU requirements of this section.

3. A description of the security measures that the religious organization intend to employ at the site, including criteria for rejection as a resident; a code of conduct; security patrols, if any; how they will coordinate with the Sequim Police Department to

perform outstanding warrant or registered sex offender background checks, and whether and how any residents or guests may be ejected based on the results of such checks.

4. A proposed site plan, including location of all shelters; permanent and/or portable toilets and handwashing stations, and trash containers; location of security lighting; electrical connections; cooking facilities; and location and number of off-street parking spots.

5. Project statistics, including site area; expected and maximum number of residents; hours of operation; security protocols; emergency phone numbers; and the duration of the temporary housing accommodations.

6. A management plan that contains a general description of the daily operation, oversight, and enforcement of permit conditions.

7. Photos showing the site before the transitory accommodation.

8. Statement agreeing to allow inspections by Clallam County Health Department, Clallam County Fire District 3 and/or other government officials at reasonable times without prior notice to ensure compliance with applicable laws and the conditions of the temporary use permit.

F. Approval criteria. In addition to the temporary use permit approval criteria, the following findings relative to temporary transitory accommodation are required:

1. The proposed accommodation complies with the requirements set forth in this chapter.

2. The accommodation will not be materially detrimental to the public health, safety, or welfare of the proposed residents or the surrounding community.

G. Time limits.

1. Transitory accommodation temporary use permits (TUPs) are valid for up to one year.

2. Extensions will follow the process outlined under TUPs.

H. Revocation of permit. The city may revoke the transitory accommodation temporary use permit upon determination that the approval criteria or conditions of approval have not been met at any time.

18.21.080 Density bonus for housing on religious property.

Under RCW 36.70A.545, affordable housing projects located on property owned or controlled by a religious organization are eligible for density bonuses.

A. Density bonuses must not exceed 25 percent of the underlying zone.

B. If the development seeks exceptions beyond what is allowed under this section, they can partner with a group identified in SMC 18.21.050(B) and follow the process detailed in SMC 18.21.050 Affordable housing exceptions.