Sequim Municipal Code
Draft Title 18 Zoning Update



City of Sequim 2025 Comprehensive Plan
and Development Regulations Periodic Update

October 6, ~~July 13,~~ 2026

CITY OF SEQUIM

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** Existing zoning code is not included within this document; chapter number is reserved and when adopted, existing language will be included through a companion ancillary code language amendment.*

Chapter 18.10
General Provisions

Sections:

18.10.010 Statutory authorization.
18.10.020 Purpose.

18.10.010 Statutory authorization.

This title shall be known and cited as the City of Sequim zoning code, SMC Title 18. This title is adopted under the authority of Chapters 35A.11, 35A.63, and 36.70A RCW.

18.10.020 Purpose.

This title is adopted as the official land use control for the city of Sequim, to:

A. Promote the public health, safety and general welfare.
B. Implement and direct the future growth and development of the city, consistent with the principles, goals and policies of the City of Sequim Comprehensive Plan.
C. Provide the economic, social and aesthetic advantages resulting from the orderly planned use of land and utility resources within the city.
D. Provide definite and precise official land use regulations for the development of public and private property within the city.

Chapter 18.15
Administration and Enforcement

Sections:

18.15.010 Purpose and authority.
18.15.020 Conflict of provisions.
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18.15.040 Power to correct errors or clarify.
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18.15.070 Enforcement and remedies.
18.15.080 Vacant or abandoned properties.

18.15.010 Purpose and authority.

The purpose of this chapter is to set forth the provisions for the administration and enforcement of this title. The director of the City's Department of Community and Economic Development or designee shall be responsible for the administration, interpretation and enforcement of this title.

A. The director will review and resolve any questions involving the proper interpretation or application of the provisions of this title and will be in keeping with the spirit and intent of this title and the comprehensive plan.
B. When interpreting and applying the regulations of this title, its provisions shall be the minimum requirements, unless otherwise stated.
C. At the written request of an applicant or property owner setting forth a valid reason, the director may authorize a variation of up to ten percent of any numerical standard.

18.15.020 Conflict of provisions.

Should a conflict occur between the provisions of this title or between this title and the laws, regulations, codes or rules promulgated by other authorities having jurisdiction within the city, the most restrictive requirement shall be applied, except when constrained by federal or state law, or where specifically provided otherwise in this title.

18.15.030 Severability.

If any provision of this title or its application to any person or circumstance is held invalid, the remainder of the title or application of the provision to other persons or circumstances, is not affected, and to this end the provisions of this code declared to be severable.

18.15.040 Power to correct errors or clarify.

A. The director may at any time amend an administrative decision to correct ministerial errors clearly identifiable from the record.
B. The director may at any time clarify a statement in a written administrative decision as long as the clarification does not alter the intent or effect of the decision.

18.15.050 Compliance.

A. General. After the effective date of this title, and except as otherwise provided, buildings, structures, and other improvements may be constructed, reconstructed, improved, altered, enlarged, relocated, and maintained within the city, or use or occupancy of premises may be started or changed, and a condition on real property may be created or maintained, except in conformity with the provisions prescribed in this title, and with all applicable local, state and federal laws and regulations.
B. Allowed exceptions. Planned residential developments, variances authorized under Chapter 18.180, and nonconforming uses and structures regulated under Chapter 18.85 may be established or continued as provided in this title.
C. Obligation of Successor. The requirements of this title apply to the property owner of record and/or the person undertaking the development or use of structures or land or to that person's successor in interest of the property and/or the undertaking of the development or use of structures or land.
D. Legality of Pre-Existing Approvals. Any use of a structure or of land approved by the City prior to the effective date of this title, or by Clallam County in annexed areas prior to annexation, may continue if consistent with such approvals. No such legal existing use shall be enlarged or modified in a manner contrary to these regulations, or as subject to the provisions of this code regarding nonconformities.

18.15.060 Violations.

Any person who violates the provisions of this title, or permits such violation, or otherwise fails to comply with the procedures, standards, or requirements established herein is subject to any and all corrective actions available to the city under the law. Additionally, any sign, structure, or building hereafter constructed, altered, enlarged, converted, moved, or changed, or any use of the property or structure contrary to the provisions of this title, is considered unlawful and may be subject to abatement or other remedial action. The City will suspend or withhold related development permits for any development initiated without obtaining approval under this title, in addition to all other penalties for violations set forth in Chapter 1.13 SMC. Said suspension or withholding will remain in effect until compliance with this title is achieved.

18.15.070 Enforcement and remedies.

The city of Sequim strives to equitably administer the procedures and standards established by this title. In doing so, the city may apply the provisions and penalties as set forth in SMC 1.13, Code Enforcement, or take such administrative, injunctive, declaratory, or other action as is necessary to ensure compliance with the provisions of this title.

A. The director is authorized with the enforcement of the provisions of this title and to designate city employees as authorized representatives of the department to investigate suspected violations of this title, consistent with the city's code enforcement program.
B. Whenever any work or activity is being done contrary to the provisions of this title or conditions of an approved permit, the director or designee may order the work stopped by notice in writing, served on persons engaged in doing or causing such work to be done, or by posting the property. Upon such notice, the work or activity shall cease until authorized by the director to proceed.
C. Upon verification a violation exists, the director will provide written notice to the party causing the alleged violation and seek voluntary suspension of the action or activity and compliance with the provisions of this title or Chapter 1.13 SMC. Should voluntary compliance not be forthcoming, the city will move to initiate compliance through legal remedies or initiate action to rescind the permit granting zoning approval or permission to develop.
D. Upon receipt of a documented violation where administrative remedies have failed to correct the violation, the city attorney will take such legal action as deemed necessary to ensure compliance with the provisions of this title. Such action may include notice to title, injunctive relief, declaration of a public nuisance and abatement thereof, the imposition of civil penalties, and/or criminal prosecution as provided for by law.

18.15.080 Vacant or abandoned properties.

Vacant or abandoned properties, including but not limited to buildings, stormwater, parking, and landscaping must be maintained for the safety of the community, the local environment, and the visual impacts to the surrounding properties. This does not apply to undeveloped parcels. The following requirements are the responsibility of property owners:

A. Maintenance includes watering, trimming and pruning landscaping, promptly repairing damage, and prompt removal of graffiti.
B. Signage on such properties will be removed within 120 days.
C. Chain link fencing to exclude trespass shall be permitted for not more than 120 days (an extension may be requested for construction zones) after which it shall be removed or replaced with fencing, as allowed in the underlying zone.

Chapter 18.20
Definitions

Sections:

18.08.010 Purpose.
18.08.020 Definitions.

18.20.010 Purpose.

The purpose of the definitions provided below is to define those words and terms that have a specialized meaning and/or may be used in an unfamiliar way for the purposes of this title. In addition, the following definitions, where deemed necessary, include examples or clarifications that will assist in the understanding of the terms and in the application and enforcement of the zoning code.

The following definitions pertain to the regulations, processes, and standards contained within this title only. Definitions found in other adopted titles, ordinances, resolutions, codes, and/or regulations will be subordinate in meaning to the definitions contained herein in applying the provisions of this title.

18.20.020 Definitions.

For the purposes of this title, certain words are defined as follows: Words in the present tense include the future tense; words in the singular will include the plural; the word "will" is mandatory; the word "should" indicates that which is recommended but not required; the word "may" is permissive.

Each definition below will be considered a subsection of this code section pursuant to RCW 35A.13.190.

All words in this title will have their plain and ordinary meaning unless otherwise defined hereinbelow:

A.

"Access road" means a road that links homes and properties to the larger road system.

"Accessory" means a use, activity, structure or part of a structure that is subordinate and incidental to the main activity or structure on the subject property.

"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.

"Accessory structure" means a subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure and will not create a nuisance or hazard.

"Accessory use" means a use that is located on the same lot and incidental to a principal use.

"Adjacent" means a lot or parcel of land that shares all or part of a common lot line with another lot or parcel of land. Properties separated by public rights-of-way are not considered adjacent.

"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 department under RCW 70.128.066.

"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.

"Agricultural processing (heavy)" means facilities and uses associated with high-intensity agricultural activities such as grain elevators, stockyards, feed lots, commercial slaughterhouses, rendering plants or other similar uses.

"Agricultural processing (light)" means facilities and uses associated with agricultural activities such as dairy processing, packaging, storage, freezing and canning for commercial distribution when not associated with agricultural lands.

"Agriculture" means the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas

trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock and that has long-term commercial significance for agricultural production. Agriculture does not include the production or processing of marijuana plants.

"Airports" or "airfields" means facilities designed for the arrival, departure, and maintenance of aircraft, including runways, terminals, and related infrastructure.

"Alley" means a public or private way permanently reserved as a secondary, but not primary, means of access to abutting property.

"Alteration" means any change, addition, or modification in construction or occupancy.

"Alteration, structural" means any change in the supporting members of a building or structure, such as bearing walls, columns, beams, or girders.

"Antenna" means any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any building.

"Appliance store" means retail establishments primarily engaged in the sale of household appliances, consumer electronics, and related goods.

"Aquaculture" means the cultivation of fish, shellfish, and/or other aquatic animals or plants, including the incidental preparation of these products for human use.

"Aquifer" means a geologic stratum containing ground water that can be withdrawn and used for human purposes.

"Assisted living facility" is as defined in RCW 18.20.020.

"Art gallery" means a facility primarily devoted to the exhibition, curation, display, and creation of visual art, which may include paintings, sculpture, photography, ceramics, glass, mixed-media works, or similar creative mediums. Retail, on-site art demonstrations, workshops, and educational programs are permitted. Art galleries may also host rotating exhibits, receptions, and artist events.~~means a facility primarily devoted to the exhibition, curation, display, or study of visual art, which may include paintings, sculpture, photography, mixed-media works, or similar creative mediums. Art galleries may host rotating exhibits, receptions, educational programs, and artist events. Incidental sales of artwork may occur, but retail activity is subordinate to the gallery's exhibition and cultural functions.~~

"Arterial" means a road that carries inter-regional and interlocal vehicular traffic. Arterials provide the highest degree of mobility and limited access to local property. Access is primarily limited to traffic from other arterials and collectors; however, some direct access to abutting properties may occur in certain situations.

"Automobile sales/rental" means establishments engaged in the sale, lease, or rental of automobiles or other vehicles. For the purpose of this title, this will include but is not limited to the sale of cars, trucks, motorcycles, recreation vehicles and other similar vehicles.

"Automobile servicing/repair" means establishments primarily providing vehicle maintenance or repair including service stations and repair shops. This does not include standalone ~~fuel dispensing~~fuel ~~-~~stations. For the purpose of this title, car washes are also included in this definition.

"Available public facilities" indicates that facilities or services are in place or that a financial commitment has been made to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development.

B.
"Barber/beauty salon" means those businesses offering personal grooming, hair care, beauty or spa services to the public,

"Bars and taverns" means an establishment primarily devoted to the sale and consumption of alcoholic beverages on-site, which may include incidental entertainment such as live music, performances, or limited areas for dancing. ~~An establishment primarily focused on the sale and consumption of alcoholic beverages on site, often with seating and service at a counter or bar.~~

"Battery charging station" means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meets or exceeds any standards, codes, and regulations set forth in Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

"Battery electric vehicle (BEV)" means any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries and produces zero emissions or pollution when stationary or operating.

"Battery exchange station" means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards,

codes, and regulations set forth by Chapter 19.27 RCW and consistent with rules adopted under RCW 19.27.540.

"Bed and breakfast inns" means a residential dwelling unit which is constructed as, or partially or entirely converted into, an overnight lodging facility where rooms and breakfasts are provided, where the operator of the inn will live on the premises or in adjacent premises full-time.

"Best management practices" means a physical, structural, or managerial practice which has gained general acceptance for its ability to prevent or reduce environmental impacts.

"Boarding house" see "Assisted living facility".

~~"Boat marinas" means those facilities established for the purpose of providing rental slips and storage for commercial and pleasure marine craft. Incidental uses allowed at a marina facility may include fuel sales, marine sewage disposal, facility management offices and meeting spaces.~~

"Bog". See "Critical areas."

"Bowling alley" means an indoor facility designed for bowling activities and accessory recreational services.

"Brewery/winery/distillery" means a facility where beer (brewery), wine (winery), or distilled spirits (distillery) are produced and may also be packaged, sold, or served to the public in a tasting room or retail component.

"Buffer or buffer zone" means a neutral area between two areas of concern of sufficient width and quality to ensure that activities on one property do not negatively impact the other.

"Building" means any structure utilized or intended for supporting or sheltering any occupancy (s Building Code (IBC), as adopted and as may be amended). When a use is required to be within a building, or where special authority granted pursuant to this title requires that a use will be entirely within an enclosed building, then the term "building" means one so designed and constructed that all exterior walls of the structure will be solid from the ground to the roof line, and will contain no openings except for windows and doors which are designed so that they may be closed, and required exhaust and ventilation ducting are included.

"Building line, front" means the line, parallel to the property line, that passes through the point of the principal building nearest the front lot line.

"Building official" means a duly appointed officer of the city of Sequim who administers and enforces assigned sections of the Sequim Municipal Code (SMC), the Washington State Building Code, and other relevant codes.

"Bulk and dimensional" measurements are the spatial, four-dimensional limitations of a site, including height, width, depth, and coverage.

"Business/Professional Office" means offices for general administrative or managerial functions. Includes uses like real estate offices, financial management, legal services, technical services like land use or construction – does not include construction yards associated with construction offices.

C.
"Camper" means a structure designed to be mounted on a vehicle, usually a truck, which provides facilities for human habitation or temporary outdoor or recreational lodging.

"Campground" means a facility providing temporary outdoor accommodations such as tents, recreational vehicles, or cabins for recreational use, including accessory facilities for sanitation and recreation.

"Capacity" means the measure of ability to provide a required level of service for a public service.

"Cemetery" means land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries when operated in conjunction within the boundaries of such cemetery.

"Chain retail/big box stores" means large-format retail establishments over 75,000 square feet that offer a wide range of goods, including home improvement products, household items, or general merchandise, often part of a regional or national chain.

"Charging levels" means the standardized indicators of electrical force, or voltage, at which an electric vehicle's battery is recharged. The terms 1, 2, and 3 are the most common EV charging levels, and include the following specifications:
1. Level 1 is considered slow charging.
2. Level 2 is considered medium charging.
3. Level 3 is considered fast or rapid charging or DC fast charge.

Level 1 is present in homes and businesses and typically operates on a 15- or 20-amp breaker on a 120-volt alternating current (AC) circuit and standard outlet.
Level 2 is expected to become the standard for home and public charging and typically operates on a 40-amp to 100-amp breaker on a 208- or 240-volt AC circuit.
Level 3 is primarily for commercial and public applications (e.g., taxi fleets and charging along freeways) and typically operates on a 60-amp or higher dedicated breaker on a 480-volt or higher three-phase circuit with special grounding equipment. Note that the term "Level 3" is recommended to identify the increased power need in a numerical fashion (i.e., "3"), but the Level 3 charging level is also sometimes referred to as "DC fast" charging and "rapid" charging (see definition of "rapid or DC fast charging station").

"Child day care center" and "child care center" mean an agency that regularly provides early childhood education and early learning services for a group of children for periods of less than 24 hours.

"City" means the city of Sequim, a code city. (RCW 36.70A.030)

"City of Sequim facility, major" means city-owned or operated facility that provides essential public services or infrastructure at a scale or intensity that requires larger buildings, equipment, or operational resources. Examples include administration buildings, public works yards, water/wastewater treatment plants, and major park facilities.

"City of Sequim facility, minor" means a city-owned or operated facility that provides essential support functions but has minimal traffic, staff, and operational activity. Examples include small sewer or water lift stations or minor park storage or equipment structures.

"Clearing" means the destruction or removal of vegetation, ground cover, shrubs and trees, including, but not limited to, root material removal and/or topsoil removal. Clearing includes grubbing.

"Cluster housing" means a development design technique that concentrates dwelling units on specific portions of a lot or parcel while preserving the remainder of the site as permanent common open space, designed to promote shared amenities, pedestrian connections, and a human-scaled residential environment. Cluster housing may be implemented through subdivisions, planned residential developments (PRDs), short plats, or site plans and is subject to the development standards for cluster housing in this title.

"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.

"Co-working/Shared office" means facilities providing shared workspaces, office resources, and support services for multiple independent businesses or workers.

"Collector road" means a road that carries local traffic from access roads to the arterial road system. Direct access to abutting properties, while not ideal, is more appropriate than onto an arterial because of lower traffic volumes and speeds.

"Commercial storage" means a building consisting of individual, self-contained spaces that are leased or owned for the storage of vehicles, business goods or contractors' supplies.

"Communication facilities" means structure, antenna, tower, equipment cabin, or related infrastructure used to transmit or receive telecommunications, radio, television, internet, cellular, satellite, or similar signals. This includes broadcast towers, cellular towers, microwave relay installations, and equipment shelters. Facilities may be publicly or privately owned and may require special permits or siting review depending on height, location, and visibility.

"Community center" means A building or facility operated by a public agency, nonprofit organization, or community group that provides social, educational, cultural, or civic activities for the general public. Uses may include classrooms, meeting rooms, event spaces, or facilities for public gatherings and programs.

"Community facility" means an accessory building located in a manufactured home park or recreational vehicle park for the purpose of providing restroom, bathing, and/or laundry facilities to residents or occupants of that park. Community facility buildings may also house the park office, shop, or storage space, recreation facilities, or any commercial enterprise covered by this title.

"Community garden" means a shared space where individuals or groups cultivate plants or produce for personal or communal use.

"Comprehensive plan" means the city of Sequim comprehensive plan, as may be amended.

"Conditional use" means a use that would not be permitted outright generally, without restriction, throughout the zoning district but which, if conditioned as to number, area, location, or relation of development or use with respect to the surrounding uses, would not be detrimental to public health, safety, or general welfare.

"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.

"Contractor/Storage yard" means a facility used by contractors, landscapers, or construction-related businesses for the storage of vehicles, equipment, tools, and materials used in off-site construction, maintenance, or landscaping projects. Incidental off-site disposition of goods stored on-site, including sale, lease, or transfer, provided that such transactions do not involve regular on-site customer browsing or walk-in sales activity. Office space for administrative functions may be included.

"Corner store" or "Convenience store" means retail establishments primarily engaged in the sale of everyday goods for off-site consumption, including food and beverages, liquor stores, smoke shops, and similar small-format stores. This category does not include supermarkets or general merchandise stores.

"Correctional institute" means a facility established for the detention and incarceration of convicted criminals, or court-ordered juveniles.

"Critical areas" means areas which include the following areas and ecosystems:

1. Wetlands;

2. Areas with a critical recharging effect on aquifers used for potable water;

3. Fish and wildlife habitat conservation areas;

4. Frequently flooded areas; and

5. Geologically hazardous areas. (RCW 36.70A.030)

D.
"Department" means the City of Sequim Department of Community and Economic Development (DCED).

"Density" means a measure of the intensity of development, generally expressed in terms of dwelling units per acre or in terms of population (i.e., people per acre).

"Development" means any change in use, enhancement of use, or extension of the use of the land, including, but not limited to, land disturbing activities, structural development, including construction, installation or expansion of a building or other structure; creation of impervious surfaces; Class IV general forest practices that are conversions from timber lands to other

uses; subdivisions, short subdivisions and binding site plans, as defined in RCW 58.17.020, as well as redevelopment of an already developed site.

"Development regulations" means any controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, subdivision ordinances, and binding site plan ordinances.

"Development standards" means a set of requirements establishing parameters to be followed in site and/or building design and development.

"Director" means the director of the City of Sequim Department of Community and Economic Development or designee.

"Distribution center" means a facility used for storage, sorting, and redistribution of goods, including commercial or governmental supply operations.

"Domestic water systems" means any system providing a supply of potable water which is deemed adequate pursuant to RCW 19.27.097 for the intended uses of a development. (WAC 365-195-210)

"Drainage" means the collection, conveyance, containment and/or discharge of surface and stormwater runoff.

"Drainage control" means a pipe, swale, natural feature or manmade improvement for the purpose of carrying and/or retaining drainage.

"Drive through food/drink" means a business where customers order and receive food or beverages while remaining in their vehicles, via a designated drive through lane.

"Dry cleaners and laundries" means facilities which provide services for the cleaning of clothing and household items. Laundries include coin-operated laundries.

"Dwelling or dwelling unit" means a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

"Dwelling, multifamily" means a building designed to house two or more persons or households living independently of each other. Includes duplexes, triplexes, fourplexes, townhomes, apartments and other multi-unit configurations.

E.
"Easement" means a covenant which grants or restricts a specific right of use.

"Electric scooters and motorcycles" means any one- or two-wheeled vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries and produces zero emissions or pollution when stationary or operating.

"Electric vehicle charging station – private" means an electric vehicle charging station that is (A) privately owned and has restricted access (e.g., single-family home, multifamily parking, executive parking, religious facility patrons, patients of a medical clinic/hospital, patients of a dental clinic, designated employee parking) or (B) publicly owned and restricted (e.g., fleet parking with no access to the general public).

"Electric vehicle charging station – public" means an electric vehicle charging station that is (A) publicly owned and publicly available (e.g., park and ride parking, public library parking lot) or (B) privately owned and publicly available (e.g., shopping center parking, nonreserved parking in multifamily parking lots).

"Electric vehicle infrastructure" means structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

"Electric vehicle parking space" means any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

"Electric vehicle waiting space" means an off-street parking space where electric vehicles, plug-in hybrid electric vehicles, electric scooters, and electric motorcycles wait to use a public electric vehicle charging station.

"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".

"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 accommodations. This does not include "Temporary housing on religious property".

"Enhancement" means alteration of an existing resource to improve or increase its characteristics and processes without degrading other existing functions.

"Equestrian facility" means a facility that provides boarding and training services for horses, which may include barns, pastures, corrals, and riding trails.

"Equipment retail" means a facility where machinery, vehicles, or equipment is sold, repaired, maintained, or serviced and may include short-term rental of such equipment. This use may involve storage of parts, materials, and equipment on-site.

"Erosion" means the wearing away of the earth's surface as a result of the movement of wind, water, or ice.

"Essential public facilities," mandated by the GMA, include airports, public educational facilities, state and regional transportation facilities, state and local correctional facilities, and other facilities of a state or regional scope. For the purpose of this title, wastewater reuse facilities will be considered to be essential public facilities.

"Existing building" for the purposes of utilizing RCW 35.21.990, means a building that received a certificate of occupancy at least three years prior to the permit application to add housing units. If RCW 35.21.990 is not being utilized, existing building will mean any previously constructed structure.

F.
"Facade" means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

"Facility" means the physical structure or structures in which a service is provided.

"Family" see Household.

"Family day care provider" or "family home provider" means a childcare provider who offers early childhood education and learning services for not more than 12 children at any given time in the provider's living quarters (except as provided in RCW 43.216.692).

"Farm or farmland" is a parcel or parcels of land, in one or more ownerships, that is used primarily for the commercial, soil-dependent cultivation of agricultural crop production and/or for the raising of livestock. The term "one ownership" will include an individual,

corporation, business trust, estate, trust, partnership, association, or two or more having a joint or common interest in the land.

"Fence" means an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

"Fire area" means the floor area, in square feet, used to determine the required fire flow.

"Fire flow" means the flow rate of a water supply, measured at 20 psi residual pressure, that is available for fire fighting.

"Fire flow requirement" means the requirement for all buildings to meet the UFC for minimum required fire flow and flow duration for buildings.

"Fitness centers" means facilities primarily providing individual or group exercise, fitness, and wellness activities, including weight training, cardiovascular exercise, group fitness classes, or personal training. Facilities may include exercise equipment, studios, training areas, or similar spaces designed primarily for general fitness and physical conditioning.~~means a commercial facility open to the general public, typically on a membership or fee basis, that provides indoor exercise and wellness activities including, but not limited to, weight training, cardio equipment, group fitness classes, or personal training.~~

"Floor area, gross" means the sum of the areas of all of the floors of a building, including areas used for human occupancy in basements, attics, and penthouses, as measured from the exterior faces of the walls, but not including cellars, unenclosed porches, or attics not used for human occupancy, or any floor space in accessory buildings or in the main building intended and designed for the parking of motor vehicles in order to meet the parking requirements of this code, or any such floor space intended and designed for accessory heating and ventilating equipment. It will, however, include the horizontal area at each floor level devoted to stairwells and elevator shafts.

"Floor area ratio" is determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

"Flooring and window sales" means retail establishments specializing in the sale of flooring materials, windows, and related installation materials.

"Food and beverage retail" means a retail store that specializes in prepared foods (deli), baked goods (bakery), or beverages for off-site consumption (coffee shop or wine & spirits), together with related retail items.

"Food production, light" means operation where food products are produced or processed primarily for off-site sale in local markets, specialty shops, or nearby retail establishments. This use does not include direct retail to the public on-site, and is generally limited in scale, production volume, and traffic impacts compared to regional or industrial food production. Examples include small-batch sauces, baked goods, preserves, or beverages prepared for local distribution.

"Food production, heavy" means a facility where food products are manufactured, processed, packaged, or prepared for wholesale or regional distribution, typically in a factory-like environment. Operations may include accessory storage, shipping, and commercial kitchen equipment necessary for high-volume production.

"Frontage" means that side of a lot abutting on a street or public or private right-of-way.

"~~Fuel dispensing~~Fuel station" means an establishment primarily intended to dispense fuel or energy to the public for routine vehicle use. A fuel station may include Convenience retail. This use does not include facilities primarily intended for fueling or servicing commercial freight vehicles or establishments that provide truck parking, truck scales, truck washing, or similar truck-oriented services.~~means establishments providing fuel services such as gas stations. Convenience retail can accompany any fuel dispensing establishment. Fuel dispensing can be an incidental use for large-scale retail uses as allowed~~.

"Fuel station, commercial" means an establishment where fuel or energy is dispensed primarily for commercial, fleet, industrial, or other business-related vehicles. This use may include high-volume fueling, fleet fueling, and fueling facilities associated with warehouse, distribution, or industrial operations.

G.
"Garage, private" means a building for the private use of the owner or occupant of a principal building situated on the same lot of the principal building for the storage of motor vehicles with no facilities for mechanical service or repair of a commercial or public nature.

"Garden nursery/landscaping" means a business which offers retail and wholesale sales of landscaping materials including plant materials, gardening supplies, and building materials. Plant materials may be grown on site or purchased wholesale.

"Government buildings" means those buildings which are owned and operated by a government agency for the purpose of conducting government business.

"Grade" means the lowest point of elevation of the finished surface of ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building at any point around the building.

"Grading" means the physical manipulation of the earth's surface and/or drainage pattern in preparation for an intended use or activity.

Grandfathered Use. See "Nonconforming land use or grandfathered use."

"Grocery stores" means a retail business that sells food and household consumables, including fresh produce, packaged foods, meats, dairy, and other perishable and non-perishable goods, primarily for off-site consumption.

"Group home, residential" means a residential dwelling in which one or more caregivers provide room, board, and supportive services to no more than twelve 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 codes.

"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 twenty-four-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.

"Growth Management Act (GMA)" means the Growth Management Act as enacted in 1990 and amended by the state of Washington (Chapter 36.70A RCW).

H.
"Habitat" means the place or type of site where a plant or animal naturally or normally lives and grows.

"Hardware stores" means a retail establishment that sells tools, construction materials, building hardware, paint, and related home improvement goods.

"Hazardous substance" means any material, substance, product, commodity, or waste, regardless of quantity, which exhibits any of the characteristics or criteria of hazardous waste as described in rules adopted under Chapter 70.105 RCW.

"Hazardous waste" means those solid wastes designated by 40 CFR Part 261, and regulated as hazardous waste by the United States EPA. Any discarded, useless, unwanted, or abandoned radioactive or nonradioactive substances, including but not limited to certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial hazard to human health, wildlife, or the environment because such wastes or constituents or combinations of such wastes:

1. Have short-lived toxic properties that may cause death, injury, or illness or have mutagenic, teratogenic, or carcinogenic properties; or
2. Are corrosive, explosive, flammable, or may generate pressure through decomposition or other means; or
3. Will persist in a hazardous form for several years or more at a disposal site; or
4. Present a significant environmental hazard and may be concentrated by living organisms through a food chain or may affect the genetic make-up of man or wildlife; or
5. Are highly toxic to man or wildlife.

"Hazardous waste, moderate risk" means any "solid waste" that exhibits the characteristics of a hazardous waste but is exempt per Chapter 173-303 WAC of the State Dangerous Waste Regulations, due to the fact that it is a household hazardous waste per WAC 173-303-071(3)(c) or conditionally exempt small quantity generator waste per WAC 173-303-070(8).

"Hazardous waste, moderate risk waste treatment and storage facilities" means a staffed and dedicated location with secondary waste containment that is specifically built at a permanent fixed site for the purpose of collecting, treating, recycling, exchange, storage and/or transfer of moderate risk waste.

"Hazardous waste treatment and storage facilities" means facilities which treat and/or store hazardous wastes through such means as containers (such as barrels or drums), above ground and underground tanks, and waste piles and surface impoundments that will be cleaned up and not closed as landfills. Hazardous waste treatment and storage facilities are those facilities which require an interim or final status permit pursuant to Dangerous Waste Regulations, WAC 173-303-240. These regulations apply to hazardous waste generators who produce 2.2 pounds or more of dangerous waste per month.

"Height" means the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or the average height of the highest gable of a pitched or hipped roof. The reference datum will be selected consistent with the requirements as described in the International Building Code.

"Helipad" means a single designated area, structure, or surface used for the landing and takeoff of helicopters or similar aircraft, which may include associated lighting, markings, safety areas, fueling facilities, and accessory support equipment. A single helipad may be located at ground level, on a rooftop, or on another elevated structure and may serve private, public, emergency service, commercial, or governmental aviation purposes. If more than one helipad is proposed the use becomes an airport or airfield.

"Home medical equipment" means retail establishments providing durable medical equipment, assistive devices, or mobility aids for home use.

"Home occupation" means an accessory and secondary use of a dwelling unit for gainful employment involving the manufacture, provision, or sale of goods and/or services. Synonymous with "Home business."

"Hospitals" means a licensed medical facility providing inpatient and/or outpatient care, diagnostic services, surgical services, and emergency care, regulated under RCW 70.41.

"Hotel" means any building, or group of buildings, held out to the public where sleeping accommodations, whether with or without meals, or the facilities for preparing the same, are furnished for hire to transient guests, in which three or more rooms are used for the accommodation of such guests. This definition also applies to motels, inns, lodging houses, and other similar transient uses.

"Household" means all persons who occupy a dwelling unit which is intended as separate living quarters and having direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, and includes any number of unrelated persons occupying a dwelling unit consistent with RCW 35.21.682. 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.

I.

"Impervious surface" means a non-vegetated surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities will not be considered as impervious surfaces for the purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities will be considered impervious surfaces for purposes of runoff modeling.

"Infrastructure" means facilities, utilities and services needed to sustain industry, residential, and commercial activities.

"Intensity" means a measure of land use activity based on use, mass, size and impact, relative to adjacent land uses, locally and regionally.

J.
"Junk" means scrap or abandoned metal, paper, building material and equipment, bottles, glass, appliances, abandoned household goods, rags, rubber, motor vehicles, and parts thereof.

K.
"Kennel" means an establishment in which five or more dogs more than six months old are, for compensation, housed, groomed, bred, boarded, trained, or sold.

L.
"Land use" means a description of how land is being, or is to be, used or occupied.

"Landfill" means a disposal site employing an engineering method of disposing of solid wastes in a manner that minimizes environmental hazards by spreading, compacting to the smallest volume, and applying cover material over all exposed waste at the end of each operating day.

"Landscaping" or "landscape parkways" means the combination of natural elements such as trees, shrubs, groundcovers, vines, or other living organic and inorganic materials which are installed for purposes of creating an attractive and pleasing environment, screening unsightly

views, reducing environmental impacts (including treatment of stormwater runoff), and filtering matter from the air.

"Laundry/dry cleaning" means establishments providing laundering, dry cleaning or fabric care services.

"Learning center" means a facility offering structured educational or training programs, including tutoring, enrichment classes, technical instruction, and not operating as a primary or secondary public school or as a state educational institution.

"Lot" means a designated parcel of land established as permitted by law, to be used, developed or built upon.

"Lot area" means the computed area contained within parcel lot lines or within a subject site.

"Lot, corner" means a lot at the junction of and fronting on the intersection of two or more streets.

"Lot coverage, building" means the total ground coverage of all buildings or structures on a site measured from the outside of external walls or supporting, but not to include at-grade, off-street parking lots; deck areas; terraces; swimming pools; pool deck areas; walkways; roadways; and driveways.

"Lot depth" means the horizontal length of a straight line drawn from the midpoint of the front property line to the midpoint of the rear property line.

"Lot, flag" means a lot generally in the shape of a flag, where access is typically by a narrow, private easement or driveway.

"Lot, interior" means a lot fronting on one street.

"Lot line" means any line bounding a lot as herein defined.

"Lot line, front" means the property line abutting a public street, private street, or dedicated vehicular access easement. Where a lot does not have a readily identifiable front lot line due to its configuration, orientation, frontage on common open space or green space, shared vehicular access or parking, or similar site design, the director shall determine the front lot line and, where applicable, the street side lot line based upon the proposed orientation of the principal structure at the time of building permit application.~~means the property line abutting a public street, private street, or dedicated vehicular access easement. On a flag or~~

~~corner lot, the director will determine which of the lot lines is considered the front lot line and street side lot line, based upon the proposed orientation of the house at the time of building permit application.~~

"Lot line, rear" means the property line of a lot that is most opposite or most distant from the designated front lot line and that does not intersect any front lot line. In the case of a triangular lot, it means a line 10 feet in length within the lot parallel to and at the maximum distance from the front lot line. In the event that the front lot line is curved, then the rear property line will be assumed to be a line tangent to the front property line at its midpoint.

"Lot line, side" means any lot line that is not a front or rear lot line, or any lot line that intersects a front lot line.

"Lot of record" means a lot whose existence, location, and dimensions have been legally recorded or registered in a deed or a plat.

"Lot, substandard" means a lot or parcel of land that has less than the required minimum area or width as established by the zone in which it is located; and provided, that such lot or parcel was of record as a legally created lot on the effective date of this title.

"Lot, through" means a lot having its front and rear yards each abutting on a street, alley or right-of-way.

"Lot width" means the horizontal distance between side lot lines, measured at the required front setback line, or in an irregularly shaped lot, the dimension across the lot at the building line.

"Low impact development" (LID) means a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

"Low income" as used in this Title means income that does not exceed 80 percent of the median income for the standard metropolitan statistical area in which the city is located.

M.
"Major transit stop" has the same meaning as defined in RCW 36.70A.030(27)<u>, or as amended</u>. It includes high capacity transit, commuter rail, other rail or fixed guideway, and bus rapid transit stops.

"Manufactured home" means a single-family dwelling constructed after June 15, 1976, and installed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance.

"Manufactured home accessory structure" means an awning, storage structure, carport, fence, windbreak, deck or porch or other similar structures as approved by the city located on a manufactured home lot, all of which must comply with the Washington State Building Code or other applicable construction codes.

"Manufactured home lot" means any portion of a manufactured home park with a location for one manufactured home and its accessory structures.

"Manufactured home pad" means that portion of a manufactured home lot intended for the placement of a manufactured home. All foundation and blocking shall meet the standards set forth in Chapter 296-150I WAC, or as amended.

"Manufactured home park" means land under single ownership and control designed and used for the temporary or permanent parking of two or more manufactured or mobile homes for human occupancy. This term is used interchangeably with the term "mobile home park" throughout the SMC and shall be viewed synonymously. Where the term "manufactured home and mobile home park" is used throughout the SMC, its definition shall be viewed as the terms defined here.

"Manufacturing, light" means a facility where products are fabricated, assembled, or packaged on-site, typically using processes that generate minimal noise, dust, vibration, or odor and are compatible with nearby commercial or residential uses. Examples include, but are not limited to, device/electronics assembly, woodworking shops, furniture production, sign manufacturing, or clothes production.

"Manufacturing, heavy" means the large-scale production, processing, assembling, fabrication, or packaging of goods through industrial operations that typically require substantial capital investment, large buildings or outdoor work areas, high-capacity machinery, or continuous operation. Heavy manufacturing activities often generate significant external impacts—such as noise, vibration, dust, glare, truck traffic, or emissions—that are not fully contained within a building. Examples include, but are not limited to, sawmills, concrete/asphalt plants, shipyards, large vehicle manufacturing, machine shops, industrial food processing, chemical manufacturing, and scrap metal processing.

"Marina" means a facility that may include areas for storing, servicing, fueling, berthing, securing and launching of private pleasure craft, including the sale of fuel and incidental supplies for the boat owners, crews, and guests.

"Master planned community" means a comprehensively planned development implemented through an approved master plan that coordinates land uses, transportation, public infrastructure, open space, and amenities within a unified development area.

"Medical office or clinic" means a facility where healthcare providers offer outpatient medical, dental, therapeutic, counseling, psychological, diagnostic, laboratory, or rehabilitative services to patients primarily on a scheduled appointment basis, though limited walk-in visits may be accommodated. Such facilities may include multiple providers, minor outpatient procedures, and accessory diagnostic or laboratory functions. This use does not include hospitals, emergency rooms, urgent care facilities, or inpatient facilities.

"Medium-speed electric vehicle" means a self-propelled, electrically powered four-wheeled motor vehicle, equipped with a roll cage or crush-proof body design, whose speed attainable in one mile is more than 25 miles per hour but not more than 35 miles per hour and which otherwise meets or exceeds the federal regulations set forth in 49 CFR 571.500.

"Mini-storage" means a facility which provides storage spaces on a rental basis for the storage of household items.

"Mitigation" means the process of avoiding, reducing, or compensating for the environmental impact(s) of a proposal. (WAC 197-11-768)

"Mixed use" means development that combines residential and nonresidential uses within the same structure or site within the same zone.

"Mobile home" means a single-family dwelling constructed before June 15, 1976, in accordance with the requirements prescribed under RCW 43.22.340, as amended, and bearing the "mobile home" insignia of the Washington State Department of Labor and Industries. It is a dwelling transportable in one or more sections, built on a permanent chassis, designed to be used as a permanent dwelling.

"Mobile home park" see definition of manufactured home park.

"Modular home" means a factory-assembled structure designed to Washington State Building Code standards and primarily for use as a dwelling when connected to the required utilities that include plumbing, heating, and electrical systems contained therein, does not

contain its own running gear, and must be mounted on a permanent foundation. A modular home does not include a mobile home or manufactured home.

"Motel" means a building or group of detached buildings designed or used primarily for providing sleeping accommodations for automobile travelers and having a parking space adjacent to a sleeping room. (See "Transient accommodations.")

~~"Multifamily residences" means developments containing buildings with two or more residential dwelling units. Multifamily residential developments are those that are designed and intended for residential occupancy in multifamily structures regardless of the type of building or ownership in which such use occurs. Examples include, but are not limited to, townhouses, multiplexes, condominiums, apartment houses, boarding houses, and lodging houses. Accessory dwelling units (i.e., mother-in-law and accessory apartments) will not be considered multifamily residences.~~

"Multi-modal" means two or more modes or methods of transportation such as bicycling, driving an automobile, walking, bus transit, equestrian and pedestrian trail, or rail.

"Museum" means a facility exhibiting collections of cultural, historical, artistic, or scientific significance, often open to the public.

N.
"Neighborhood electric vehicle" means a self-propelled, electrically powered four-wheeled motor vehicle whose speed attainable in one mile is more than 20 miles per hour and not more than 25 miles per hour and which conforms to federal regulations under Title 49 CFR Part 571.500.

"Nightclub" means an entertainment venue primarily devoted to dancing, live or recorded music, and social gathering, which may include the sale and consumption of alcoholic beverages. This use includes adult entertainment establishments subject to SMC Chapter 5.40.~~means an entertainment venue combining a bar (or beverage service) with space for dancing, live or recorded music, and social gathering. This includes adult entertainment subject to Chapter 5.40.~~

"Nonconforming land use" means a use or activity that was lawful prior to the adoption, revision or amendment of the comprehensive plan but fails by reason of such adoption, revision or amendment to conform to the present requirements of the comprehensive plan.

"Nonelectric vehicle" means any vehicle not defined as an electric vehicle.

"Nonprofit spaces" means establishments operated by a nonprofit for administrative, programmatic, or service delivery purposes.

"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.

O.
"Off-site" means a use occurring on a parcel that has a different existing business or use than the one being proposed, or is operated by an entity not based at that location.

"Off-street parking" means any space specifically allocated to the parking of motor vehicles that is not located within a public right-of-way, a travel lane, a service drive, or any easement for public use.

"On-site" means a use occurring on the same parcel that is an extension of an already established and permitted business or use located on that property.

"Open space" typically implies a landscape that is primarily unimproved. Open space may include critical areas; wooded areas; parks; golf courses; trails; privately owned nature reserves; abandoned railroad lines; utility corridors; certain low impact development facilities; and other vacant rights-of-way.

"Open space, greenbelts" means a planned open space that may include both improved and unimproved landscaping.

"Open space, multifamily" means the usable and unusable space around and between buildings of a multiple dwelling unit development.

"Outdoor storage" means the keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles, in the same place for more than 24 hours either for storage, lease or sale.

"Overlay district" means a specially designated zoning district containing additional standards and requirements, which is applied on top of a basic zoning classification.

P.
"Parcel" means a continuous quantity of land in the possession of or owned by, or recorded as the property of, the same person or persons.

"Park, public" means land and facilities maintained by a public entity for passive or active recreation, including playground equipment, and open space.

"Park, private" means a recreational area maintained by a private entity or homeowners' association for the use of residents within a defined neighborhood.

"Park street" means a street or road within a manufactured home or recreational vehicle park that connects manufactured home lots or recreational vehicle sites with a street, road, or highway.

"Parking, shared" means the development and use of parking areas on two or more separate properties for joint use by the businesses on those two or more properties used for parking.

"Parking space" means an area which is improved, maintained and used for the sole purpose of temporarily accommodating a motor vehicle that is not in use.

"Pedestrian walkway" means a cleared and improved path, trail, or sidewalk which accommodates pedestrian travel to, from, and within an area.

"Performance standards" means criteria that are established and must be met before a particular use will be permitted. These measures are designed to guide development of property and include, but are not limited to, open space requirements, water and wastewater requirements, buffer zones, screening, size and height limits for buildings, noise, vibration, glare, heat, air or water contaminants, and traffic.

"Performance venue/auditorium" means a facility designed or used for live or recorded entertainment, cultural, or educational presentations, including but not limited to theaters, auditoriums, concert halls, lecture halls, and similar assembly spaces. Such venues may host performances, presentations, speeches, films, ceremonies, or other events involving an audience.

"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 prior to 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 chapter 59.18 RCW.

"Permitted use" means any use authorized or permitted alone or in conjunction with another use in a specified zoning district and subject to the limitations and regulations of that zoning district.

"Pervious surface" means a surface material that allows stormwater to infiltrate into the ground. Examples include lawn, landscape, pasture, native vegetation areas, and permeable pavements.

"Pet store/grooming" means a business that sells domesticated pet animals, pet supplies, or offers pet grooming services, but does not provide boarding or overnight care.

"Planned unit development" means a development of land that is under unified control and is planned and developed as a whole in a single development operation or programmed series of development stages. Planned unit developments may include predetermined combinations of residential, commercial and industrial uses within the project area. The development may include streets, circulation ways, utilities, buildings, open spaces, and other site features and improvements.

"Plat" means a map or plan, especially of a piece of land divided into building lots.

"Plug-in hybrid electric vehicle (PHEV)" means an electric vehicle that (A) contains an internal combustion engine, and also allows power to be delivered to the drive wheels by an electric motor; (B) is able to recharge its battery by connecting to the grid or other off-board electrical source; and (C) has the ability to travel short distances (typically 10 miles or more) powered all, or substantially all, by electricity.

"Post office" means a facility operated by the U.S. Postal Service for mail collection, sorting, and delivery services.

"Principal building" means a building in which the primary use of the lot in which the building is located is conducted.

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

"Principal use" means the main use of land or structures, as distinguished from a secondary or accessory use.

"Private athletic facilities" means facilities operated by a private organization, institution, club, school, homeowners' association, or similar entity primarily for organized athletic, recreational, or physical activities. Facilities may include indoor or outdoor sports courts or fields, swimming pools, training areas, or other spaces designed for organized sports or athletic activities.~~means a sports, exercise, or training facility operated by a private organization, institution, club, school, homeowners' association, or similar entity for the exclusive use of members, students, residents, or invited participants. Facilities may include indoor or outdoor sports courts or fields, training rooms, swimming pools, or specialized athletic spaces. This use is not open to the general public on a commercial basis.~~

"Public facilities" includes streets, roads, highways, sidewalks, street and road lighting, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. (RCW 36.70A.030)

"Public services" means services provided by a public agency which include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services. (RCW 36.70A.030)

"Public trail" means pathways and linear open spaces maintained by a public entity for pedestrian, bicycle, or other non-motorized use.

Q.
Reserved.

R.
"Rapid or DC fast charging station" means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

"RCW" means Revised Code of Washington.

"Recreational vehicle" means a vehicular-type unit primarily designed for recreational, camping, or travel use that has either its own motive power or is mounted on or drawn by another vehicle. The basic types of recreational vehicles include, but are not limited to, travel trailers, truck campers, motor homes, boats, all-terrain vehicles (ATVs), motorcycles and jet skis.

"Recreational vehicle park" means any lot or lots upon which two or more recreational vehicle sites are located, established, or maintained for temporary occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

"Recycling collection point" means a location that serves as a neighborhood drop-off point for temporary storage of recoverable resources.

"Recycling facilities" means any lot, lots, or portions thereof, or building or structure, commercially used for the storage, collection, processing, purchase, or sale of wastepaper, rags, scrap metal, or other scrap or discarded goods, and recyclable materials. Excluded from this definition will be areas used for the storage of materials or objects accumulated by the manufacturer as an integral part of the manufacturing process, and noncommercial recycling centers or substations established for the collection of materials for transport to a commercial recycling facility.

"Recycling, high intensity" means a facility that is not a junkyard and in which recoverable resources, such as newspapers, magazines, books, and other paper products; glass; metal cans; and other products, are recycled, reprocessed, and treated to return such productions to a condition in which they may again be used for production.

"Recycling, low-intensity" means an incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. No processing of such items would be allowed. This facility would generally be located in a shopping center parking lot or in other public/quasi-public areas, such as in churches and schools.

"Recycling plant" means a facility that is not a junkyard and in which recoverable resources, such as newspapers, magazines, books, and other paper products; glass; metal cans; and other products, are recycled, reprocessed, and treated to return such products to a condition in which they may be used again for production.

"Religious assembly" means a building or facility used primarily for congregational worship, religious ceremonies, or spiritual gatherings.

"Religious administration" means offices or support facilities, including residential uses, for the administrative functions of a religious organization.

"Religious camps" means temporary or seasonal facilities used for religious instruction, recreation, and residential accommodation, typically for youth or congregants.

"Religious classrooms" means rooms or facilities used for religious instruction or education, accessory to a primary place of worship.

"Research facility" means a facility or group of facilities specifically designed for controlled scientific, medical, or industrial research, testing, or experimentation. May include laboratories, support offices, and equipment for research purposes.

"Residential, attached" means a residential building in which two or more dwelling units are attached to one another by common walls, but each dwelling unit is designed and intended for separate occupancy and may have its own exterior entrance. Attached residential includes duplexes, triplexes, fourplexes, townhouses, and similar attached dwelling units.

"Residential, detached" means a detached dwelling unit designed for occupancy by one household on its own lot, not physically attached to any other primary dwelling.

"Residential, multifamily" means a residential building containing multiple dwelling units that are vertically or horizontally integrated within a single building and that typically share common interior or exterior areas, entrances, corridors, stairs, or other building facilities. Multifamily residential includes apartments and similar developments in which individual dwelling units are not arranged as separate townhouse-style units.

"Restaurant" means a business establishment where food and beverages are prepared, served, and consumed, primarily on the premises or for take-out, but not including drive through, grocery stores or convenience stores.

"Retail sale" means the sale of merchandise, services, or commodities for use or consumption by the immediate purchaser and not meant for resale.

"Right-of-way" means land owned by a government or an easement for a certain purpose over the land of another, used for a road, ditch, electrical transmission line, pipeline, or public facilities such as utility or transportation corridors.

"Road or vehicular rights-of-way" means a specific right-of-way dedicated or conveyed for a public or private road including the adjoining area designated for road expansion or utility purposes as specified by recorded easements, recorded ownership instruments, or dedications.

"Road, private" means a right-of-way or easement allowing vehicular ingress and egress established as a separate tract for the benefit of certain, adjacent properties, not including private driveways.

"Road, public" means all public rights-of-way reserved or dedicated for street traffic.

S.
"Sanitary sewer systems" means all facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial or industrial waste. (WAC 365-195-210)

"Satellite dish antenna" means a round, parabolic antenna intended to receive signals from orbiting satellites and other sources. Noncommercial dish antennas are defined as being less than four meters in diameter. Commercial dish antennas are typically those larger than four meters and typically used by broadcasting stations.

"School, private" means a building whose primary use is as a facility where instruction is given to young persons to enhance their knowledge or skills, owned and operated by a private entity that is neither a public school district nor a religious entity.

"School, public" means a building whose primary use is as a facility where instruction is given to young persons to enhance their knowledge or skills, owned and operated by a public school district.

"Screening" means the method by which a view of one site from another adjacent site is shielded, concealed, or hidden, utilizing techniques that include fences, walls, hedges, berms, or other such features.

"SEPA (State Environmental Policy Act)" requires state agencies, local governments and other lead agencies to consider environmental factors when making most types of permit decisions, especially for development proposals of a significant scale. As part of the SEPA process, EIS may be required to be prepared and public comments solicited. (Chapter 43.21C RCW)

"Setback" means the minimum distance from the road right-of-way line or any other lot line to the nearest projection of a structure placed on the property, excluding eaves of less than 24 inches. For residential uses, fire escapes, open/uncovered porches, decks, balconies, landing places or outside stairways may extend up to 24 inches into side and rear setbacks and up to 6 feet in front yard setbacks. ~~means the minimum distance from the road right-of-way line or any other lot line to the nearest projection of a structure placed on the property, excluding eaves of less than 24 inches.~~

"Sewer" means the closed pipe which carries raw sewage from a home or business to a treatment facility.

"Shopping center" means larger retail establishments or centers serving a regional market, including enclosed malls, multi-tenant retail complexes, and similar destinations.

"Shoreline Management Act" means state rules which detail the local requirements necessary to protect the state shorelines. (Chapter 90.58 RCW and WAC 173-14-030(1))

"Shoreline master program (SMP)" means the comprehensive use plan and related use regulations which are mandated by the Shoreline Management Act, and used by local governments to administer and enforce the permit system for shoreline management. The city's master program includes establishment of a jurisdiction for applicability of the program for all lands within 200 feet of Sequim Bay.

"Shorelines" means all of the water areas of the state, including reservoirs and their associated uplands, together with the lands underlying them, except those areas excluded under RCW 90.58.030(2)(d). (RCW 90.58.030(2)(d) and Chapters 173-18, 173-19 and 173-22 WAC)

"Short-term rental" is a lodging use – not a hotel, motel, or bed and breakfast – in which a dwelling unit, or portion thereof, is offered or provided to a guest by a short-term rental operator for a fee for fewer than 30 consecutive nights.

"Senior center" means a facility providing programs, services, and activities primarily for older adults.

"Sign" means a structure or device designed or intended to convey information to the public in written or pictorial form.

"Sign painting and manufacture" means a facility for the production and sale of signs.

"Silviculture" means improvements or activities associated with the growing, cultivation, and/or harvesting of forest products. Silviculture uses not associated with silviculture processing as defined herein will be exempt from the provisions of this title.

"Silviculture processing" means facilities and uses associated with high-intensity silviculture activities such as commercial chippers and sawmills, and other similar uses.

"Single-family residence" means a detached dwelling unit intended for occupancy by one household. Single-family residences can be any structure providing one dwelling unit built to Washington State Building Code or U.S. Department of Housing and Urban Development (HUD) standards.

"Site plan" means a plan, prepared to scale, showing accurately and with complete dimensioning the boundaries of a site and the location of all buildings, structures, uses, and principal site development features proposed for a specific parcel of land.

"Social building" means a facility operated by a private membership-based organization, fraternal society, or nonprofit group primarily for the use of members and invited guests. This use may include meeting rooms, event spaces, and support facilities for social, civic, or organizational functions. Public access is typically limited to members or those participating in organized events.

"Software or hardware development" means a facility where computer software, hardware, or related technology products are designed, programmed, tested, or developed. Limited assembly or testing of hardware components may be included.

"Solid waste" means all putrescible and nonputrescible solid and semisolid wastes, including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill, demolition and construction wastes, abandoned vehicles or parts thereof, and recyclable materials. (RCW 70.95.030)

"Specialty retail" means a retail establishment primarily engaged in the sale of non-food consumer goods, including but not limited to books, clothing, music, art and home decor. This category does not include grocery stores, convenience stores, or general merchandise superstores.

"Sport venues" means facilities constructed to allow spectators to view athletic events with or without a fee (including, but not limited to, football, soccer, or basketball).

"Sporting goods" means retail establishments primarily engaged in the sale of sporting equipment, athletic gear, or outdoor recreational supplies.

"Story" means that portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, the space between such floor and the ceiling above it. A basement will be counted as a story if its ceiling is over six feet above the average level of the finished ground surface adjoining the exterior walls of such story, or if it is used for business or dwelling purposes.

"Structure" means that which is built or constructed. A structure is an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which requires an approval.

"Subdivision" means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or building development.

"Supermarket" means a large-format retail establishment (under 75,000 square feet) that includes a substantial grocery operation together with multiple departments offering a broad range of non-food merchandise, which may include household goods, clothing, electronics, pharmacy, hardware, automotive products, garden supplies, sporting goods, or similar merchandise.~~means retail establishments primarily engaged in the sale of food and household goods in a larger format than grocery stores, typically providing a full selection of groceries and related products.~~

T.
"Tattoo/Body Art Studio" means establishments providing tattooing, body piercing, or other body art services.

"Technology offices" means spaces engaged in information technology, software development, or similar technology related business activities.

"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.

"Temporary use" means any short-term use, activity, event, or improvement to property that is nonpermanent in nature, character, or operation, is not defined as a primary land use, and is permitted only for a specified duration.

"Through traffic" means traffic traveling along a right-of-way through a specific area to a destination beyond that area.

"Tower" means a structure situated on a nonresidential site that is intended for transmitting or receiving television, radio, or telephone communications, excluding those used exclusively for dispatch communications.

"Transient accommodations" means a building or group of buildings in which lodging or lodging and meals are provided for transient guests for compensation, including cabins, resorts, hotels, motels, hostels, and campgrounds. For the purposes of this title, "transient" will be defined as being not more than 30 consecutive days' duration.

"Transit facility" means infrastructure and buildings supporting public or private mass transit operations, including bus or rail stations, maintenance yards, parking, and related administrative offices.

"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.

"Travel trailer" means a nonmotorized vehicle designed for being drawn or used in conjunction with a motorized vehicle and which is constructed so that no appreciable part of its weight rests upon or is carried by such motorized vehicle. The term "travel trailer" also includes what is most commonly known as a "fifth wheel."

U.
"Undertaking establishment" means a building or part thereof used for human funeral services and containing space and facilities for:

1. Embalming and the performance of other services used in the preparation of the dead for burial;
2. The performance of autopsies and other surgical procedures;
3. The storage of caskets, funeral urns, and other related funeral supplies;
4. The storage of funeral vehicles; and
5. Spaces for conduction of funeral services, but will not include facilities for cremation.

"Urban growth area" means those areas designated by a county pursuant to RCW 36.70A.110.

"Urban level of facilities and services" means those services defined as "urban governmental services" with levels of service as defined within the capital facilities element of the Sequim comprehensive plan.

"Urgent care facility" means a facility providing immediate, non-emergency medical treatment for acute illnesses or injuries on a walk-in basis, typically with extended hours beyond standard office times. Urgent care facilities are designed to serve higher patient volumes than a typical medical office or clinic and may include minor diagnostic or treatment procedures. This use does not include routine appointment-based outpatient medical or dental offices, hospitals, or emergency rooms.

"Use" means any legal activity pursued on a piece of property, with or without any improvements.

"Utilities, public" means facilities and infrastructure, operated by public agencies or municipalities, providing essential services such as water, electricity, or waste collection to the public.

"Utilities, private" means facilities and infrastructure, operated by private entities, that provide essential services such as water, gas, telecommunications, or waste collection. May require separate permits or approvals as applicable.

V.
"Variance" means approval to deviate from the requirements or procedures of this title.

"Veterinary clinic" means a facility where licensed veterinarians provide medical, surgical, preventive, diagnostic, or therapeutic care for domestic animals, including routine examinations, vaccinations, minor and major procedures, and rehabilitation. Ancillary services may include on-site laboratory testing, pharmacy, grooming, and boarding incidental to the primary veterinary use. This definition allows for 24-hour care as necessary for the treatment and monitoring of animals.

"Vista termination" means a building, landscape feature, public space, natural feature, artwork, or other focal element that is intentionally located or preserved, usually at the terminus of a street or nonmotorized pathway, that provides a visual endpoint.

W.

"WAC" means Washington Administrative Code.

"Warehouse store/storage" means a facility where goods are stored and could be sold directly to consumers, typically in large-volume formats with self-service displays and minimal on-site processing.

"Wholesale supplier" means a facility where goods are received, stored, and sold in bulk to retailers, commercial customers, or industrial users. May include accessory office space, shipping/receiving, and limited on-site packaging.

"WSDOT" means Washington State Department of Transportation.

X.
Reserved.

Y.
"Yard" means a required type of setback on a lot adjoining a lot line.

"Yard, front" means a required setback extending across the full width of a lot lying between front lot line to the front building line in depth. Front yard width will be measured at right angles to the front of the lot.

"Yard, rear" means a required setback extending across the full width of a lot and lying between the rear lot line and the nearest line of the building. Rear yard depth will be measured at right angles to the rear of the lot.

"Yard, side" means a required setback lying between the side of a lot line and the nearest line of the building and extending from the front yard to the rear yard, or in the absence of either of such front or rear yards, to the front or rear lot lines. Side yard widths will be measured at right angles to side lines of the lot.

Z.

"Zero lot line" means the location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line. A written agreement with the adjacent property owners will be submitted with a building permit application.

"Zone" means a mapped area to which a uniform set of regulations applies. The city of Sequim official zoning map describes the extent and boundaries for the zones described within this title.

"Zoning" means the process by which a county or municipality legally controls the use of property and physical configuration of development upon tracts of land within its jurisdiction.

SMC 18.25
Use Types

Sections:

18.25.010 Purpose
18.25.020 Use Type List
18.25.030 Similar Use Determination

18.25.010 Purpose

The purpose of this chapter is to classify uses into a limited number of use types on the basis of common functional, product or compatibility characteristics, thereby providing a basis for the regulation of uses in accordance with criteria that are directly relevant to the public interest.

18.25.020 Use Type List

A. Residential Use Types

1. Single Family

   A detached dwelling unit designed for occupancy by one household on its own lot, not physically attached to any other dwelling.

2. Multifamily

   A building or portion of a building designed to contain two or more separate dwelling units, either for rent or for sale. Examples include multiplexes, apartments, townhomes, and condominiums.

3. Group and Co-Living

   Living facilities – that is not transient accommodations per SMC 18.100 or classified as an essential public facility per SMC 18.95 – for groups of persons have access to living and sleeping space, and residents may share kitchen facilities with other sleeping units. May also have services or management provided for short or extended periods of time.

4. Supportive Housing

   A facility that provides housing and supportive services to homeless individuals or families, with the primary purpose of enabling them to move into independent living and permanent housing.

5. Home Occupations

   A clearly accessory and secondary use of a dwelling unit for gainful employment involving the manufacture, provision, or sale of goods and/or services.

6. Mixed Use/Live Work

   Means a structure that contains both residential and commercial uses within the same building footprint or site.

B. Commercial Use Types

1. Transient Accommodation

Any facility such as a hotel, motel, condominium, resort, or any other facility or place offering three or more lodging units to travelers and transient guests.

2. Eating and Drinking Establishments

Food Service Business - A business selling or providing food and drinks for consumption on or off the premises.

3. Retail

a. Neighborhood. Commercial enterprise that provides goods and associated services directly to the consumer when the goods are available for immediate purchase and removed from the premises by the purchaser and the intended consumer is a resident of the neighborhood in which the business is located. Neighborhood retail does not include businesses that exist to serve the entire community or region, whether by the scale of their property, by marketing and sales beyond the neighborhood, or transactions that rely on truck delivery.

b. Community. Commercial enterprise that provides goods and associated services directly to the consumer when the goods are available for immediate purchase and removed from the premises by the purchaser, and the intended consumer is a resident of the greater community that relies on Sequim for regular retail purchases.

c. Regional. Commercial enterprise that provides goods and associated services directly to the consumer when the goods are available for immediate purchase and removed from the premises by the purchaser and the intended market capture area is the entire county and beyond.

4. Auto-Oriented

Businesses primarily engaged in the sale, rental, servicing, repair, or fueling of motor vehicles and similar transportation equipment.

5. Services, Personal and Professional

a. Personal Services. Establishments providing services to the public within a customer-accessible facility, where the primary activity is the provision of services.

b. General Office. Businesses primarily engaged in administrative, professional, or business support activities conducted within an office environment.

c. Medical Facility. Establishments providing outpatient health assessment, diagnosis, or treatment services to humans or animals within a clinical setting, where the primary activity is the provision of healthcare services and related clinical functions.

6. Self-Storage

Commercial operations that provide rental of storage space to the public. The storage areas are designed to allow private access by the tenant for storing or removing personal property.

7. Parking

Any private or public vehicle and bicycle parking, either paid or free, which is not accessory to a primary use. Includes public and private parking structures and lots, and fleet vehicle parking lots.

C. Business/Employment Use Types

1. Industrial Services

Includes the use, storage, repair and servicing of industrial and business machinery, equipment and/or products.

2. Manufacturing and Production

Use that involves the fabrication and/or assembly of products from components delivered to the site and is conducted entirely within a structure that is designed to preclude impacts of noise, odor, particulates, and light/glare to surrounding uses and properties.

3. Research and Development

Research and development of innovative ideas or products in technology-intensive fields, including development and construction of prototype products. Activities are performed totally inside a building meeting design standards for visual character and landscaping and mitigating all noise, odor and lighting impacts to surrounding properties.

4. Warehouse/ Wholesale Sales/Trade

Delivery of goods and/or services that have large-scale wholesale and warehouse characteristics and that may include delivery of off-site services and incidental on-site retail. Examples are plumbing, electrical, paint and roofing contractor; consumer fuel sale and distribution; and cabinet sales and assembly/installation (but excluding manufacture of product from raw materials).

D. Civic Facility Use Types

1. Transportation and Utilities

Includes public facilities for storm, sanitary, or combination sewers, pumping stations, and disposal plants, water mains, hydrants, reservoirs, or appurtenances. Also includes any privately owned public utility company engaged in rendering electric service to the public for hire, any public utility district engaged in rendering service to residential customers, and any city or town engaged in the electric business.

2. Social/Fraternal and Clubs/Lodges

A use primarily engaged in providing facilities, programs, or services for civic, social, fraternal, community, or membership-based activities, meetings, and gatherings.

3. Recreation Facilities

   A use whose primary purpose is to provide recreational, athletic, leisure, or outdoor activities through facilities, structures, or developed sites designed for participant or visitor use.

4. Cultural Organization

   A use primarily engaged in providing cultural, artistic, educational, historical, scientific, or interpretive programs, services, or facilities for public education, enrichment, or participation.

5. Hospitals

   Any institution, place, building, or agency which provides accommodations, facilities and services over a continuous period of twenty-four hours or more, for observation, diagnosis, or care, of two or more individuals not related to the operator who are suffering from illness, injury, deformity, or abnormality, or from any other condition for which obstetrical, medical, or surgical services would be appropriate for care or diagnosis. "Hospital" does not include hotels, or similar places furnishing only food and lodging, or simply domiciliary care; nor does it include clinics, or physician's offices where patients are not regularly kept as bed patients for twenty-four hours or more; nor does it include nursing homes, as defined and which come within the scope of chapter **18.51** RCW; nor does it include birthing centers, which come within the scope of chapter **18.46** RCW; nor does it include psychiatric hospitals, which come within the scope of chapter **71.12** RCW; nor any other hospital, or institution specifically intended for use in the diagnosis and care of those suffering from mental illness, intellectual disability, convulsive disorders, or other abnormal mental condition.

6. Parks

   Lands that are designed for public or private use and include active and passive recreation. Examples include parks, public squares, recreational trails and nature preserves.

7. Religious Venues

   Permanent places of religious worship that may include related accessory uses that are clearly incidental and secondary to religious worship, congregation, and teaching such as administrative offices; child care centers/pre-schools; classrooms for religious instruction; auditoriums; social halls; rectories; and gymnasiums, playgrounds and other recreational facilities.

8. Schools

   Means a building whose primary use is as a facility where instruction is given to young persons to enhance their knowledge or skills.

9. Postal Service

Refers to postal services and processing as operated by the U.S. Postal Service. Such facilities include customer sales, mail sorting, and fleet truck storage.

10. City of Sequim Facilities

Public facilities owned and managed by the City of Sequim, where tools, equipment, vehicles, materials and supplies are stored for the repair, maintenance or upkeep of publicly owned facilities.

E. Essential Public Facilities

1. Airports

Means public or private aviation facilities and associated infrastructure used for aircraft takeoff, landing, storage, maintenance, or passenger and cargo operations, including all facilities identified as essential public facilities under RCW 36.70A.200 and implementing rules.

2. State Education Facilities

Facilities owned, operated, or designated by the State of Washington for public education purposes, including primary, secondary, and higher education institutions, and associated support facilities when designated as essential public facilities under state law.

3. State or Regional Transportation Facilities/Infrastructure

Transportation systems, facilities, and infrastructure serving regional, state, or statewide mobility needs, including but not limited to:

a) Transportation facilities of statewide significance as defined in RCW 47.06.140;

b) Regional transit authority facilities as defined in RCW 81.112.020;

c) High-capacity transportation systems as defined in RCW 81.104.015;

d) Other state or regional transportation facilities identified as essential public facilities under RCW 36.70A.200.

4. State and Local Corrections Facilities

Facilities operated or designated by a state or local government for the detention, confinement, supervision, or rehabilitation of individuals within the criminal justice system, including secure detention and correctional institutions.

5. Solid Waste Handling Facilities

Facilities used for the collection, transfer, storage, processing, recycling, composting, or disposal of solid waste, including publicly or privately operated facilities.

6. Behavioral Health and Treatment Facilities

Facilities providing state-designated or state-regulated behavioral health, substance use disorder, and related treatment services, including but not limited to:

a) opioid treatment programs, including mobile and fixed-site medication units;
b) inpatient substance use disorder treatment facilities;
c) mental health treatment facilities;
d) recovery residences; and
e) harm reduction programs, excluding safe injection sites;

7. Residential Care Facilities
   Facilities providing housing, supervision, support services, or care for individuals in a residential setting, including group homes and community facilities as defined in RCW 72.05.020.
8. Secure Community Transition Facility
   A facility as defined in RCW 71.09.020 that provides structured residential placement, supervision, and treatment services for individuals subject to civil commitment or conditional release.
9. Office of Financial Management (OFM) 10-Year Capital Plan Facility
   Any facility identified in the Washington State OFM 10-Year Capital Plan as an essential public facility or capital facility project, or otherwise designated through the state capital budgeting and planning process.
10. Other Essential Public Facilities
    Means any facility determined to be an essential public facility pursuant to RCW 36.70A.200, implementing regulations, or other applicable state or federal law or formal designation process, including facilities added to the list of essential public facilities by state agencies or other authorized entities.

E. Other Use Types
Uses that, due to their unique operational, physical, or locational characteristics, do not fit within the standard use type categories established by this chapter and are listed separately due to their specific impacts.

18.25.030 Similar Use Determination

A. Purpose. It is not possible to contemplate all of the various uses that will be compatible within a zoning district. Therefore, unintentional omissions occur. The purpose of these provisions is to establish a procedure for determining whether certain specific uses would have been permitted in a zoning district had they been contemplated and whether such unlisted uses are compatible with the listed uses.

B. Process. The director shall render an interpretation by means of a Type A-1 permit, as governed by Chapter 20.01 SMC.

C. Approval Standards. The director shall use the following criteria to determine the appropriate category for an unlisted use as follows:

1. The use is consistent with the intent and purpose of the applicable zoning district;
2. The use is similar to and of the same general type as the typical uses listed in the zoning district;
3. The use has similar intensity, density, and off-site impacts as the typical uses listed in the zoning district; and
4. The use has similar impacts on the community facilities as the typical listed uses. Community facilities include streets, schools, libraries, hospitals, parks, police and fire stations, water, sanitary sewer, and storm drainage systems.

D. Maintaining List. The director shall maintain a list by zoning district of approved unlisted uses.

Chapter 18.30
Establishment of Zoning Districts

Sections:

18.30.010 Purpose.
18.30.020 Establishment of land use zones.
18.30.030 Establishment of map.
18.30.040 Property classified.
18.30.050 Maintenance of map.
18.30.060 Interpretation of zoning map.

18.30.010 Purpose.

The city is divided into land use zoning districts as established in this code, with the intent to provide for the geographic distribution of land uses as contemplated in the comprehensive plan; to maintain stability in land use commitments through the provision of harmonious groupings of uses possessing compatible characteristics and levels of activity; to maintain commitments in public service facilities such as transportation systems, utilities and parks; and to provide an efficient and compatible relationship of land uses and land use districts.

18.30.020 Establishment of land use zones.

Land use zoning districts and overlays in the city are hereby established as follows:

Zoning District or ~~Zone~~Overlay	Map Symbol
Residential	R4-9
Community Mixed-Use	CMU
Lifestyle District	LD
Downtown Core	DC
Downtown Mixed-Use	DMU
Neighborhood Business	NB
Highway Commercial	HC
Regional Commercial	RC
High-Tech Light Industrial	HTLI
Heavy Commercial/Warehouse	HC/W

Zoning District or ~~Zone~~Overlay	Map Symbol
Bell Creek Opportunity Area	BCOA
River Road Opportunity Area	RROA
Planned Resort Community	PRC
Public	P
Open Space	OS
Agriculture Conservancy	AG
Manufactured Home Park*	MHP*

*This is an overlay, the underlying zone of the property remains unchanged.

18.30.030 Establishment of map.
The designation, location and boundaries of the land use zoning districts established by this code are as shown and depicted on the map entitled City of Sequim Zoning Map, dated with the effective date of adoption and referenced with adopting ordinance number.

18.30.040 Property classified.
Each property in the city of Sequim is hereby classified pursuant to this code and is subject to the requirements of this code.

18.30.050 Maintenance of map.
An original signed copy of the zoning map containing the zoning districts designated at the time of adoption of this title shall be filed in the office of the city clerk pursuant to RCW 35.63.100 and a duplicate shall be filed in the department. Copies of zoning maps and amendments shall be dated with the effective date of the document adopting the map and amendments, and shall be maintained with the adopting documents, on file in the planning department. It shall be the responsibility of the director to always keep the zoning map up to date.

18.30.060 Interpretation of zoning map.
Where, due to the scale, lack of detail or illegibility of the zoning map, there is uncertainty, contradiction or conflict as to the intended location of any zoning district boundary as shown thereon, the director shall make an interpretation in writing of said map upon request of any person pursuant to chapter 18.15, Administration and Enforcement. Any person aggrieved by any such interpretation may appeal such interpretation to the hearing's examiner under SMC 20.01, Type A-1 appeal.

The director, in interpreting the zoning map, or the hearings examiner in deciding any appeal, shall apply the following standards:

A. Where district boundaries are indicated as approximately following the centerline of streets, alleys or highways, the actual centerline shall be construed to be the boundary.
B. Where district boundaries are indicated as running approximately parallel to the centerline of a street, the boundary line shall be construed to be parallel to the centerline of the street.
C. Where district boundaries are indicated as approximately following lot or tract lines, the actual lot or tract lines shall be construed to be the boundary lines of such use district.
D. Unmapped shorelands shall be considered to be within the same land use district as the adjacent upland as shown on the zoning map.
E. Where a public street or alley is officially vacated, the regulations applicable to the abutting property to which the vacated portion shall revert shall apply to such vacated street or alley.
F. In case uncertainty exists, which cannot be determined by application of the foregoing rules, the planning commission shall recommend, and the city council shall determine, the location of such use district boundaries.

Chapter 18.35
Residential Districts

Sections:

18.35.010 Zoning district.
18.35.020 Purposes.
18.35.030 Use table.
18.35.040 Density calculations.
18.35.050 Bulk and Dimensional Standards
18.35.060 Cluster housing.
18.35.070 Planned residential development.
18.35.080 Building design standards.
18.35.090 Landscaping.
18.35.100 Additional standards.

18.35.010 Zoning district.

The city's comprehensive plan establishes a single land use designation (Low Density Residential, LDR) that supports the residential goals and policies of the city of Sequim. The title of Sequim's residential zone will incorporate the minimum and maximum density, as described in this chapter, on the city's zoning map, and is identified as:

A. Residential 4-9 (R4-9).

18.35.020 Purposes.

The R4-9 district provides residential areas of low urban densities of four to nine dwelling units per acre, and permits compatible, related activities. In addition, this district is intended to:

A. Maintain the residential character of Sequim's neighborhoods while providing opportunities for low- density housing, and a variety of compatible housing types.
B. Create residential areas that promote neighborhood livability.
C. Provide for additional related uses such as schools, parks, and utility uses necessary to serve immediate residential areas.
D. Through planned residential development provisions, provide for opportunities for creative residential site planning.

18.35.030 Use Table

A. Types of Uses

1. A permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.

2. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapter 18.140 governing conditional uses.
3. An administrative conditional use (AC) is a discretionary use reviewed through the process set forth in Chapter 18.140 governing administrative conditional uses.
4. A prohibited use (X) is one that is not permitted in the zoning district under any circumstances.
5. A planned residential development (PRD) is a development type that allows for certain uses that otherwise are not allowed in the zoning district.

B. Similar uses. Given that not all uses are mentioned specifically in 18.35.030, the director of community and economic development is authorized to make similar use determinations, as set forth in Section 18.25.030.

C. The following Table 18.35.030.C is a list of uses for the R4-9 zoning district.

Table 18.~~25~~35.030(C) R4-9 Zoning District Uses	
Residential Use Types	
Single Family	
Residential, detached (including Manufactured and Modular)~~Detached SFR (including manufactured and modular)~~	P
ADU (two per lot)	P
Cluster Housing	P
Multifamily	
Residential, multifamily~~Apartments/Townhomes/Condos (more than 4 units)~~	X
Residential, attached (2-4 units)~~Multiplexes (2-4 units)~~	AC
Group and Co-Living	
Co-Living	AC
Adult Family Home	P
Residential Group Home	P
Group Care Facilities/Group Home	AC
Assisted Living Facility/Boarding House	AC
Nursing Home	C
Supportive Housing	
Transitional Housing	P
Permanent Supportive Housing	P
Emergency Shelter/Emergency Housing	X**
Home Occupations	P
Mixed Use/Live Work	X
Civic Facility Use Types	

Utilities – Public and Private	P
Hospitals	C
Parks – including Public Park, Private Park, Community Gardens and Public Trails	AC
Religious Venues – including Religious Assembly, Religious Classrooms, Religious Camps and Religious Administration	C
Schools	
Public	AC
Private, up to 25 students	X
Private, more than 25 students	X
City of Sequim Facilities – Major and Minor	AC
Essential Public Facilities Use Types	
Airports	X
State Educational Facility	X
State or Regional Transportation Facility/Infrastructure	C
State and Local Corrections Facility	X
Solid Waste Handling Facility	X
Behavioral Health and Treatment Facilities	X
Residential Care Facilities	AC
Secure Community Transition Facility	X
OFM Facility on State 10yr Capital Plan	C
Other Use Types	
Cemeteries	X
Temporary Uses	P
Communication Facilities	AC
Day Care Facilities (see also SMC 18.115)	P
Shoreline Uses	SMP

*Multi-building multiplex development is allowed as long as density requirements are met.
**See SMC 18.100 Transitory Accommodations for exceptions.

18.35.040 Density calculations.

A. To ensure implementation of the City's adopted comprehensive plan for planned densities in the residential zoning district, the following establishes the minimum and maximum density required in the R4-9 zoning district:

1. Minimum density: 4 dwelling units per net acre.
2. Maximum density: 9 dwelling units per gross acre.
3. Calculation.
    a) The minimum density is calculated by multiplying the development's subject site net acreage by the minimum number of dwelling units required in the applicable zoning district. Minimum density is expressed on a net acreage

basis to ensure efficient use of buildable land. Net acreage is the development subject site's gross acreage minus acreage for public rights-of-way, private road easements, designated critical area and buffer protection, and storm management facilities; but not including open space created as an integral part of the development.

b) The maximum density is calculated by multiplying the development's subject site gross acreage by the maximum number of dwelling units allowed in the applicable zoning district. (Gross acreage is the development site's total acreage.)

c) The units associated with assisted living, congregate care, nursing home, residential care facilities, or other similar units that rely on shared cooking/dining facilities (not including co-living), will not be counted for purposes of the minimum/maximum density calculation. Independent dwelling units (i.e. containing a bed, bathroom, and kitchen with a sink, stove, and refrigerator) in such group living residential uses, however, are counted as individual dwelling units in the density calculation. The density for non-independent dwelling units may not be transferred to another portion of the development.

d) Each co-living sleeping unit will count as 0.25 units when calculating density.

e) Actual unit yield is not guaranteed to reach full maximum density as property may be constrained by street standards, critical areas, utility requirements, and minimum lot dimensions as applicable.

4. Density bonus. Some development types allow opportunities for density to exceed the maximum density of 9 units per gross acre under certain circumstances. These alternatives are detailed in SMC 18.35.070 Planned residential development.

B. Standards.

1. All new residential development (subdivisions, PRDs, site plans, condominium) must meet the minimum density and may not exceed maximum density requirements (unless otherwise authorized).
2. Land division in all residential zones must meet the minimum and maximum density requirements; provided, that a development may create one remainder lot that is at least two times the minimum lot size and must be developed in such a way so not to prevent a future subdivision from occurring that meets all of the city's lot dimensional requirements.
3. Nonresidential uses and accessory dwelling units (ADUs) are exempt from minimum/maximum density requirements. ADUs placed on own lot through an appropriate type of land division process would become a primary dwelling unit and then would count towards density.

4. A lot that exceeds maximum lot size requirements may be developed with a single dwelling unit; provided, that if the lot is of a size that can be further subdivided (minimum lot size per Table 18.30.050), the dwelling unit must be located on the lot in a manner that will not prevent future subdivision meeting lot dimensional requirements.
5. When the minimum or maximum density results in a fraction of a unit, the density will be rounded to the nearest whole number. For calculations of X.1 to X.4, the density will be rounded down; for calculations of X.5 to X.9, the density will be rounded up to the next whole number.
6. On parcels proposed for residential development where an existing dwelling exists and is not proposed to be removed or replaced, the existing dwelling will be included in the subject site's density calculation and must meet the required minimum/maximum lot size (or sized as set forth in subsection 4).
7. For residential development utilizing the provisions of planned residential developments (PRD), see Chapter 18.145 for additional provisions.
8. For residential development utilizing the provisions of unit-lot-subdivisions (ULS), see chapter 17.50 for additional provisions.

18.35.050 Bulk and Dimensional Standards

A. Table 18.35.050 R4-9 Bulk and Dimensional Standards for Residential Uses

Standard	R4-9 Bulk and Dimensional Standards for Residential Uses[1]
Minimum Lot Size - Single Family.[2]	4,840 square feet
Minimum Lot Size - Fee Simple Multifamily w/ ACUP approval.[3]	3,630 square feet
Maximum Lot Size.~~[2]~~	14,500 square feet
Minimum Front Setback.[4]	15 feet
Minimum Side Setback.~~[4]~~	5~~6~~ feet
Minimum Rear Setback.~~[4]~~	10 feet
Minimum Setback from alley	0 feet, or as determined by the City Engineer

[1] Alternate bulk and dimensional standards may be allowed through cluster housing and PRD development.
[2] Density Requirements of SMC 18.35 must be followed. While multiplexes can be constructed on a single site via Binding Site Plan/condominium development, the overall site density still must conform to minimum/maximum density requirements (unless otherwise authorized).
[3] Multifamily is limited to up to fourplexes in R4-9 zone. See standards in chapter 18.35.060(L).
[4] Additional multifamily standards in ~~chapter~~ section 18.35.080.~~18.35.060(L).~~

Maximum Building Height.	25 feet
Maximum Building Lot Coverage.	60% and as determined to meet stormwater management (Chapter 13.104 SMC).[5]

A. Exceptions
   1. Retrofits of existing buildings used for residential housing. Per RCW 36.70A.810, the following standards apply:
      a. The portion of the exterior wall assembles that includes insulation must be allowed to project up to an additional eight inches into the setbacks on all sides;
      b. The building must be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation; and
      c. Gross floor area must be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.
      d. For existing nonconforming buildings already projecting into setbacks, the portion of exterior wall assemblies that include insulation must be allowed to project up to an additional eight inches into the setbacks on all sides if the building is to be used for residential housing.
   2. New construction or retrofits for passive housing. Per RCW 36.70A.812, the following standards apply:
      a. Any required setback must be measured to the outside face of the foundation, and the portion of exterior wall assemblies that include insulation must be allowed to project up to eight inches into setbacks on all sides;
      b. The building must be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation; and
      c. Gross floor area must be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.
   3. Roof-mounted solar panels. Per RCW 36.70.813, a building may exceed any maximum allowable roof height limits by at least 48 inches to accommodate a roof-mounted solar energy panel.

18.35.060 Cluster Housing.

A. Purpose. Provide an opportunity for traditional cluster housing designs, incorporating open space areas usable as an amenity for the residents of the development.

[5] Setbacks may prohibit some from achieving 60% lot coverage. Lots with multiple residential structures allowed through site plan development subject to lot coverage standards for development type.

1. Provide a housing type that responds to changing household sizes and ages by providing smaller, detached or attached dwelling units. Attached dwelling units subject to 18.35.080(K) of this section, as applicable.
2. Implement the City's comprehensive plan by encouraging a variety of housing types and affordability within a low-density residential environment.
3. Encourage developments that create a welcoming, community-oriented environment through human-scale design, shared spaces, and a layout that promotes neighbor interaction.
4. Support the growth management goal of efficient use of urban residential land.

B. Where Permitted.
   1. In the R4-9 zoning district on parcels or lots with a cumulative area of 2 acres or less.
   2. Cluster housing is reviewed through subdivision, binding site plan, or site plan depending on desired ownership model. Cluster housing is considered a standalone development type from planned residential developments (PRD).

C. Dimensional Standards.
   The dimensional standards for cluster housing is set forth in Table 18.35.060.C.

Table 18.35.060(C) Cluster Development Standards

Development Standard	Fee Simple Cluster in R4-9 zones	Cluster housing with no subdivision proposed in R4-9; common ownership
Minimum lot area	3,000 square feet (individual lots)	1/2 acre (whole site)
Minimum lot width	30 feet	n/a
Maximum building lot coverage	65%	n/a as set forth in overall site coverage
Front yard setback on drive aisle When internal to site	10 feet 0 feet	n/a n/a
Rear yard setback When abutting a drive aisle	0 feet 5 feet	n/a
Side yard setback	0 feet	n/a
Minimum Setback from alley	0 feet, or as determined by the City Engineer	0 feet, or as determined by the City Engineer
Right-of-way setback	15 feet	15 feet

Development Standard	Fee Simple Cluster in R4-9 zones	Cluster housing with no subdivision proposed in R4-9; common ownership
Minimum distance between structures	Per adopted Building Code	
Maximum overall site building coverage	65%	65%
Maximum building height	25 feet	
Perimeter setback	10 feet	10 feet
Common open space per unit	125 square feet	300 square feet
Private open space per unit	per setbacks	200 square feet

D. Site Design Standards.

1. Minimum Common Open Space. The common open space must be configured so that at a minimum:
    a. Area required for minimum private open space, setback and parking requirements may not be used in the calculations for common open space.
    b. Common open space must be accessible to all residents in the applicable cluster and maintained by the development homeowners' association. Pedestrian connectivity to common open space areas may suffice when providing accessibility.
    c. Pathways between the common open space areas, connecting clusters, are required. The development must provide one ADA accessible path to all common open space and this path must be easily accessible by all units.

2. Private Open Space. The minimum private open space must be adjacent to each dwelling unit in order to provide privacy for the unit, and for the exclusive use of the resident(s). The private open space must be separated from the common open space.

3. Site Landscaping. In addition to standards in chapter 18.75, the following standards apply:
    a) Common open space shall be landscaped and may contribute to the landscaping standards identified in section 18.35.090 and chapter 18.75 as applicable.
    b) Perimeter landscaping requirements can be provided within required perimeter setback areas.

4. Parking. In addition to the requirements in chapter 18.80, the following standards must be applied:
   a) The minimum required number of parking spaces is one and a half per dwelling unit and can be accommodated in a shared parking area, dedicated driveways or garages.
   b) Shared parking areas are prohibited in any required setback areas, except that they may be included in a required perimeter setback if screened.

5. Low Impact Development. Where feasible, cluster developments will utilize low impact development techniques to accommodate and treat stormwater as on-site conditions allow, and as determined by the city engineer. Use of common open space areas for low impact development techniques may be considered if accessibility and purpose of open space areas continue to meet the intent of this section.

18.35.070 Planned Residential Developments.

A. Purpose. The purpose of this section is to encourage creative and flexible site design while also promoting the preservation of open space, preservation of native vegetation, protection of critical areas and a variety of housing types at a variety of price points in such development by permitting greater flexibility in zoning requirements than is permitted by other chapters of this title, while ensuring compliance with the goals and policies of the Sequim comprehensive plan. Furthermore, it is the purpose of this chapter:

1. To implement the city's comprehensive plan and the state of Washington's Growth Management Act, Chapter 36.70A RCW.

2. To allow flexibility in lot size and design for residential development, in order to enable development to attempt to achieve the zoned density.

3. To allow flexibility in residential design and creative site planning leading to superior residential and subdivision developments than generally are realized through conventional subdivision regulations.

4. To preserve protected critical areas and their buffers as defined in the Sequim critical areas ordinance.

5. To provide open space, recreational opportunities and other benefit features for enjoyment of future occupants.

6. To encourage preservation of cultural, scenic or natural features.

7. To encourage a diversity of housing units and types within and between neighborhoods at a variety of price points providing more affordable housing choices

to the community. Attached dwelling units are also subject to 18.35.080(I) of this section, as applicable.

8. To provide for maximizing efficiency of street layout, utility networks, and other public improvements.

9. To preserve and retain areas of trees or groupings of trees.

B. Applicability and review authority. Planned residential development (PRD) are only allowed within the R4-9 zoning district. Review authority is as set forth in SMC Title 20.01. The review authority will have the authority to approve, approve with conditions, disapprove, or revoke planned residential developments, subject to the provisions of this chapter.

C. Uses permitted. In addition to any use consistent with the uses permitted in the R4-9 zone, section 18.35.070(F) allows additional uses within a PRD. Neighborhood commercial uses consisting of no more than 15 percent of total land area are allowed in planned residential developments in accordance with the approved development.

D. Size of planned residential development. Land to be developed as a planned residential development must have a minimum of two gross acres.

E. Modification of certain development standards. The city's standard development regulations may be modified for a PRD as set forth in Table 18.35.070(E) below; all other development standards will be as set forth in the R4-9 zoning district requirements.

Table 18.35.070(E) – Lot Requirements for PRD

Development Standard	Fee-simple single-family detached structures through subdivision	Fee-simple multifamily attached units through subdivision or binding site plan	No subdivision proposed – commonly held ownership through binding site plan or site plan
Density	Per underlying zoning district and bonus units as allowed in SMC 18.35.070(I). ~~18.35.070(H).~~		
Minimum Lot Size*	4,000 square feet.	No minimum lot area for attached units.	2 acres or as a component of a PRD w/subdivision
Minimum Lot Width	30 feet	20 feet	n/a
Minimum Lot Depth	70 feet	None	n/a

Table 18.35.070(E) – Lot Requirements for PRD			
Development Standard	**Fee-simple single-family detached structures through subdivision**	**Fee-simple multifamily attached units through subdivision or binding site plan**	**No subdivision proposed – commonly held ownership through binding site plan or site plan**
Maximum Building Lot Coverage	65% and as determined to meet stormwater management (Chapter 13.104 SMC).	65% and as determined to meet stormwater management (Chapter 13.104 SMC).	n/a (see Maximum Overall Lot Coverage below)
Front Yard Setback*	5 feet	5 feet	n/a (see Perimeter Setback below)
Maximum Building Height	25 feet		
Rear Yard Setback*	5 feet	5 feet	n/a (see Perimeter Setback below)
Side Yard Setback*	5 feet	5 feet exterior of attached units 0 feet for internal units	n/a (see Perimeter Setback below)
Street Corner Yard Setback* (corner lots at intersections(s) of public rights-of-way)	10 feet or greater if necessary for sight distance as determined by the city engineer	10 feet or greater if necessary for sight distance as determined by the city engineer	n/a (per Perimeter Setback below)
Perimeter Setback	n/a	n/a	10 feet
Minimum setback from alley	0 feet, or as determined by the City Engineer		
Setback between Structures	Per the adopted Building Codes		
Maximum Overall Site Building Lot Coverage	n/a	n/a	65%

* See Table 18.35.070(I) – Alternative minimum lot sizes based on open space provisions.

F. Additional use types.

Within a PRD, neighborhood commercial uses are allowed and intended to encourage small areas of low intensity commercial businesses located near residential neighborhoods, with the purpose of providing for the needs of residents or visitors within that limited area. The neighborhood commercial uses in PRDs are intended to provide goods and services within walkable distances and have the following standards:

1. Designed to primarily serve the residents of the planned residential development and surrounding area, minimized impacts on residential uses, and limited to 15% of total land area.

2. Oriented along the project's exterior streets and front on the project's highest functioning street classifications.

3. Subject to building design standards, landscaping and open space, and off-street parking requirements.

4. Each neighborhood commercial building is limited to 5,000 gross square feet in size.

5. No drive-through allowed, except for drive through coffee/beverage with one lane and designed to minimize impacts on any adjacent residential uses.

Table 18.35.070(F) Neighborhood Commercial uses allowed in PRDs	
Eating and Drinking Establishments	
Restaurant, no drive through fast food	AC
Coffee/beverage, drive through allowed	AC
Bar/Tavern	AC
Brewery/Winery/Distillery/Tasting	AC
Nightclubs	X
Retail	
Convenience Retail	
Food and Beverage Retail	P
Pet Stores/Grooming	P
Specialty Retail	P
Corner Stores/Convenience Store/Grocery	P
Services, Personal and Professional	
Personal Services	
Barber/Salon/Spa	P
Tattoo/Body Art Studio	P

Laundry/Dry Cleaning	P
Fitness Center	P
Medical Office	
Medical Office or Clinic	AC
Urgent Care/Walk-In Clinic	X
Veterinary Clinic	X

G. PRD development standards.

1. Alleys. If a unit abuts an alley, the garage will be accessed from the alley whenever possible. When parking is accessed from the rear of the lot, garages must be separated at least 25 feet from garage face to garage face in order to provide safe vehicle back-out room.

2. Privacy. Dwellings on lots without direct frontage on a public street should be situated to respect the privacy of abutting homes and to create usable private yard space for the dwelling(s). The review authority will have the ability/discretion during the preliminary review process to establish alternate setbacks in order to accomplish this objective.

3. Project Design. Site design for the entire project (including open space areas, recreational amenities, any attached units and/or condominium areas, and building architectural renderings) must be submitted in support of the proposed PRD during land use permit review. The renderings will include possible footprint locations and housing design elevations or generally identified architectural style. Open space areas and preliminary location of active recreational amenities, trails, conceptual landscaping and other amenities will also be identified.

4. Individual Identity. Home individuality will be achieved through the following methods:

a) At building permit application submittal, the director will review submitted building permits for compliance with this section, as well as substantial compliance with the conceptual architectural renderings required in subsection 3 Project Design.

b) When lots front on a public street, the house will have windows and doors that face the street. Houses will have a distinct entry feature such as a porch or weather-covered entryway.

c) All projects should include a diversity of housing designs. The same building plans cannot be utilized on consecutive lots. "Flip-flopping" or reversing building plans does not satisfy this requirement and is not permitted on immediately adjacent lots.

d) Varied architectural design features (such as roofline articulation, color and materials) and home placements will be utilized to avoid appearance of a long row of identical homes.

5. Landscaping. All proposed landscaping must satisfy chapter 18.75.

6. Parking.

a) Minimum parking standards are established per chapter 18.80.
b) No deviations from number of parking stalls is permitted, however shared parking areas are allowed to provide up to 50% of required parking.
c) Shared parking areas must provide landscaping or architectural screening as required in chapter 18.75.
d) Shared parking areas are prohibited in any required setback areas, except that they may be included in a required perimeter setback if screened.

H. Planned residential development site design perimeter buffer or separation provisions. The review authority may require the PRD to make such provisions as providing a perimeter or portions of perimeter six-foot sight-obscuring fence, a minimum 10-foot vegetated buffer (designated as an open space tract), or other provisions as deemed appropriate to provide adequate screening, separation and buffering. This buffer can be used to satisfy the perimeter setback requirement if applicable. Any alteration to any required buffer areas shall not occur without the city's written permission.

I. Open Space and Lot Sizes.
Planned residential developments offer the opportunity to effectively realize various residential lot sizes in exchange for providing usable open space amenities. Table 18.35.070(I) outlines the relationship between lot sizes and open space provision.

Table 18.35.070(I) Lot Sizes and Minimum Open Space Requirement

Minimum Lot Size or Dedicated Building Area*	**Required Amount of Open Space (of gross project area)**
PRD Base: 4,000 square feet lot	7.5 percent
Option 1: 3,800 square feet	10 percent
Option 2: 3,150 square feet	15 percent
Option 3: 2,500 square feet**	20 percent

*Dedicated Building Area. For developments that are not subdivided into fee simple lots, the minimum lot size requirement shall be satisfied by providing an equivalent amount of land area. For example, an 18-unit development utilizing Option 1 shall provide a minimum of 68,400 square feet (18 × 3,800 square feet) of dedicated building area. The remaining site area may be used for common open space, streets, stormwater facilities, utilities, parking, and other project improvements.

**Density Bonus. Option 3 provides a +1 unit per acre density bonus. This allows the density of 10 units per gross acre.

J. Open space requirements.
Common open space and other appropriate beneficial features are required for all planned residential developments

1. The amount of open space required is set forth in Table 18.35.070(I). Where a PRD includes a variety of lot sizes (or dedicated building areas calculated using lot sizes), the required common open space shall be determined based on the average lot size (sum of all individual lot square footage divided by total number of proposed lots). When the calculated average falls between two lot size options identified in Table 18.35.070(I), the open space requirement associated with the smaller minimum lot size option shall apply.

2. The open space design will be appropriate to the size, natural features and topography of the subject site. The design will include open space that is accessible for all residents through pedestrian connections. This may require multiple open space areas..

3. Open space is intended to benefit the occupants of the planned residential development and will be improved with neighborhood amenities. For this purpose, individual lot required yards and setbacks may not be counted toward required open space. Perimeter setbacks and required landscaping may contribute up to 25 percent of required open space.

4. Critical area protection areas and required buffers as defined and required by the city's adopted critical areas ordinance may contribute to the above-required open space amount per the criteria below:

a) If less than 25 percent of the subject site contains protected critical areas and required buffers, then the critical area and protected buffer area may contribute up to 40 percent of the project's required open space amount, credited on a square-foot-by-square-foot basis.
b) If 25 percent to 40 percent of the subject site contains protected critical areas and required buffers, then the critical area and protected buffer area may contribute up to 50 percent of the project's required open space amount, credited on a square-foot-by-square-foot basis.
c) If 41 percent or greater of the subject site contains protected critical areas and required buffers, then the critical area and protected buffer area may contribute up to 60 percent of the project's required open space amount, credited on a square-foot-by-square-foot basis.

5. Stormwater management facilities may contribute to a project's required open space amount under the following circumstances:

a) Facilities include passive or active amenities adjacent the infrastructure or within the stormwater facility tract.

b) For projects that utilize stormwater vaults, the top of the vault may be proposed to also serve as an active recreational amenity (e.g., sport court), if grade and landscaping provide for a usable area. In such cases, the area proposed to serve as the active amenity can therefore contribute toward the open space requirement.

6. Open space areas not proposed to be improved with amenities or purposes will remain as natural vegetation or landscaped with groundcover, shrubs and trees consistent with the type and location of open space. Natural vegetation removal in preserved and approved open space will only be permitted for public safety reasons and after review and approval of the director, and a qualified professional arborist certified by either the International Society of Arboriculture or the National Arborist Association if determined needed.

7. Open space must meet any other applicable standards in SMC 18.75.050.

K. Amenities required.

1. Recreational amenities, owned and maintained by the homeowner's association, are required to be provided for all PRDs and must be located within the required open space areas. Amenity requirements shall be based on the gross acreage of the PRD. Developments up to 10 acres in size shall provide the minimum amenities identified below.

a) Base PRD lot size and Option 1 developments shall provide at least one Group 1 amenity.

b) Option 2 developments shall provide at least one Group 1 amenity and one Group 2 amenity.

c) Option 3 developments shall provide at least two Group 1 amenities and one Group 2 amenity.

d) Option 4 developments shall provide at least two Group 1 amenities and two Group 2 amenities. Developments may combine the two required Group 1 amenities into one additional Group 2 amenity.

e) Developments that exceed either 10 acres or 100 dwelling units must provide one additional amenity from Group 1 and one additional amenity from Group 2. Thereafter, one additional Group 1 amenity is required when the total number of dwelling units reaches each additional 50-unit threshold (e.g., 150, 200, 250), and one additional Group 2 amenity is required when the total

number of dwelling units reaches each additional 100-unit threshold (e.g., 200, 300, 400).

2. Table 18.35.070(K) provides guidance on the type of passive and active amenities to be provided. Other amenities may be permitted at the discretion of the review authority if the applicant can demonstrate the unlisted amenity provides similar purpose and function as those amenities that are listed. At a minimum, the following must be provided:

Table 18.35.070(K) Amenity Types

Group 1 Amenities	Group 2 Amenities
Walking or multi-use paths (minimum width and surface standards may be established by the City)	Full playgrounds with multiple pieces of equipment
Picnic areas (minimum of two tables)	Multipurpose sport courts or athletic courts (tennis, basketball, volleyball)
Gazebos or small covered shelters	Swimming pools, splash pads, or spas (private/common use)
Community gardens	Dog parks with fencing and seating
Landscaped open lawns designed for informal recreation	Clubhouse or community building with indoor gathering space
Nature viewing or interpretive areas with signage	Large picnic areas with covered shelters and barbecues
Pocket parks	Water features (ponds, fountains – can include stormwater/critical areas with pedestrian access)
Small playgrounds or play features	Amphitheaters or outdoor event lawns
Small sport courts	Community plazas with seating, landscaping, and hardscape improvements
Pickleball or shuffleboard courts	

3. The location of the amenities will be distributed throughout the PRD for use by residents unless clustering related amenities will result in opportunities which contribute to the project's overall site plan and provisions.
4. All PRD amenity designs will provide pedestrian linkages and connectivity between adjacent properties.

L. Submittal requirements.
All applications will be accompanied with complete site plans and subdivision plans if creating lots and produced in such a way as to clearly indicate compliance with all applicable

requirements, and will include the following. At least one sheet will show the proposed project in its entirety (drawn at its appropriate scale).

1. All submittal requirements of either a major subdivision per SMC 17.70, a binding site plan per SMC 17.80 or a site plan per SMC 18.125, as applicable.
2. Project narrative describing how PRD is being utilized including proposed amenities, density increases, proposed commercial uses, and how the proposed PRD meets the approval criteria for this chapter.
3. Site design for the entire project, including open space areas, pedestrian walkways and connections, amenity details, outdoor features, nonresidential building footprints and preliminary building elevations and/or general proposed architectural style.
4. Architectural elevations/renderings for any proposed attached unit structures.
5. Preliminary draft of restrictive covenants.
6. Other architectural or engineering data which may be necessary to determine compliance with applicable regulations including any appropriate site design guidelines.
7. Other information may be required as identified at the pre-application conference and/or application form.

M. Criteria for approval.

In approving a planned residential development, the review authority must find that the proposal meets all of the following criteria:

1. The proposal, through its design and submitted supporting documents, has clearly demonstrated it meets the stated purposes of this chapter.
2. The proposal complies with all of the applicable provisions of this title, except those provisions from which deviation has been allowed under this chapter and SMC Title 17.
3. The proposal provides overall site design features through its conceptual architectural renderings for the entire project, and has included open space areas, pedestrian walkways and connections, recreational amenities, and outdoor features.
4. The proposal would not impair the integrity and character of the zoning district in which it is to be located.
5. The site is physically suited for the type and intensity of land use(s) being proposed.
6. The proposal would be compatible with existing and future land uses within the general area in which the proposal is to be located by providing screening or buffering between parcels and providing consistency between any existing single-family subdivisions and the proposal.
7. The proposal would preserve natural features and critical areas and would preserve and incorporate existing significant stands of trees within the project design as much as possible.

8. There are adequate provisions for water, sanitary sewer, and public utilities (electric, gas, phone) and services to ensure that the proposal would not be detrimental to public health and safety.
9. There will be adequate provisions for public access to serve the subject proposal, as well as providing for neighborhood connectivity as appropriate and as required by the city.
10. The proposal is consistent with the comprehensive plan and the city's adopted development standards.
11. There will not be significant unmitigated harmful effects upon environmental quality and natural resources.
12. The proposed location, size and design of the proposal would not be detrimental to the public interests, health, safety or welfare of the city.

N. Final approval.

1. Within five years following the approval of the planned residential development, the applicant will file with the city engineer a final plat or, if no subdivision is occurring, a final site development plan for review by the review authority. If the review authority finds that the final plat or final site development plan is consistent with the PRD as approved, and that all conditions of the development approval have been satisfied, the review authority will approve the final plat or final site development plan. The review authority may approve the final plat or final site development plan in phases if the requirements outlined in SMC 17.110 are met.
2. If, during review of the construction plans, the review authority determines that the proposed development contains a significant deviation from the approved preliminary PRD, the applicant will be required to revise the plans or submit an application to amend the preliminary plan. Significant amendments must be processed using the same procedures as the original application and shall be reviewed by the same review authority that approved the initial application.
3. Upon request by the applicant and for demonstrated appropriate reasons, the review authority may approve, at its discretion, adequate financial guarantees of compliance with the final plat or final development plan consistent with Chapter SMC 17.90.
4. A final draft of covenants, conditions and restrictions (CCRs) will include provisions in the face of the final plat or final development plan as follows:
The homeowners' association will own, maintain, and enforce all open space tracts, perimeter buffers, fences, recreational amenities, private roads, parking bays, and all other applicable project condition(s) regarding ownership, maintenance and enforcement of all commonly owned elements.

The homeowners' association will own, maintain, and enforce all open space tracts, perimeter buffers, fences, recreational amenities, private roads, parking bays, and all

other commonly owned elements. The city will not enforce the project's CCRs, nor will the city maintain private roads, alleys, and any other privately owned infrastructure and/or open space or recreational amenities.

5. A final draft of the project's CCRs and face of the final plat or final development plan must include the following statement:
Open space areas not proposed to be improved with recreational amenities or purposes will remain as natural vegetation or appropriately landscaped. Removal of preserved and approved open space in natural vegetation will only be permitted for public safety reasons and upon review and approval of the DCED Director and a certified arborist or other expert in urban forestry.

18.35.080 Residential building design standards.

A. Single family residential. There are no building design requirements for single family dwellings.

B. Multiplex standards. The following standards apply to multiplex developments.

1. Multiplex development in the R4-9 zoning district is limited to duplex, triplex, or fourplex dwellings, requires an Administrative Conditional Use Permit, and shall be consistent with the bulk and dimensional standards of section 18.35.050. Multiplex structures will be designed to create the appearance, especially on corner lots, of single-family dwelling units through use of height limits, architectural design, entryway grouping, multi-pitched rooflines, and street side window openings.

Figures 18.35.080(B)(1) Examples of Multiplexes











2. Menu Options for Multiplex Front Facade Modulation. The following architectural design features must be utilized to establish variety in architectural massing which is consistent with and complementary to the scale of single-family houses:

a. Modulating building facade characterized by facade intervals no wider than 24 feet with at least a two-foot offset between each interval;

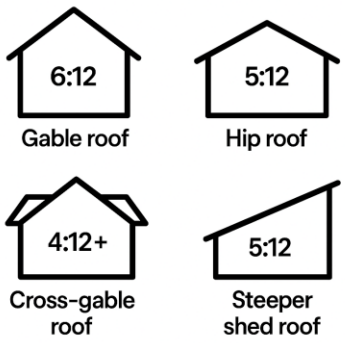
b. Angled facets, including bay windows, covered entrances, and other similar features projecting out from the front facade at least three feet;

c. Between stories of a building, a change in materials or colors separated by continuous horizontal trim bands, or a recess or projection of at least two feet (this option applies only toward multistory buildings);

d. Each dwelling unit shall include a clearly identifiable primary entrance located at the primary building frontage. The primary entrance shall face and be directly accessible from a street or a common access area, including but not limited to shared drive aisles, courtyards, or pedestrian walkways.

3. Exterior units of attached multiplex buildings must meet side yard setback requirements, but interior units are allowed to be built with 0 foot side yard setbacks to accommodate fee simple lot development with shared or attached walls
4. Multiplex buildings must have a roof pitch no less steep than 4:12 for coverage of no less than 65 percent of the structure. See Figure 18.35.080(B)(4).

Figure 18.35.080(B)(4): Examples of Allowed Roof Forms



5. Multiplex Roof Lengths. For all multiplexes exceeding one story in height, no ridgeline can be greater than 24 feet in length without a five-foot vertical or sloped offset that creates a new ridgeline that is at least 10 feet in length.

6. Multi structure development. In addition to the standards above, projects where more than one residential multiplex is proposed are subject to the following additional standards.

a) All multi building multiplex developments are subject to either SMC Title 17 Land Divisions or SMC 18.125 Site plan review.

b) Multiplex development where multiple structures share a single lot are subject to the following standards.

i. A 10 foot perimeter setback is required for all structures.

ii. All structures must maintain separation that meets adopted building code.

iii. Lot coverage for the whole development must not exceed 65%.

18.35.090 Landscaping.

Landscaping requirements apply to new residential subdivisions, Planned Residential Developments, and multiplexes or nonresidential development within the R4-9 zoning district. Individual building permits for single-family dwelling or an individual four or fewer units in a multiplex are exempt from the landscaping requirements of this section unless otherwise required by this title.

A. Single-family subdivisions, Cluster Housing and Planned Residential Developments. Single-family subdivisions, Cluster Housing and residential development within a Planned

Residential Development shall provide a minimum of 10 percent of the site area as landscaped area.

1. Required open space areas that are landscaped, may contribute toward the overall site landscaping requirement.
2. Where on-site pedestrian circulation is provided outside of the public right-of-way, pedestrian circulation areas shall be landscaped.

B. Multiplexes and nonresidential development.
New multiplexes development projects, nonresidential development, and neighborhood commercial development allowed through a Planned Residential Development shall provide a minimum of 15 percent of the site area as landscaped area. Landscaping shall be designed to enhance pedestrian orientation, soften building edges, provide site buffering, and improve compatibility with surrounding properties.

1. Landscaping shall be provided along all multiplexes entrances, including individual unit entrances, and along a minimum of 65 percent of the building perimeter, measured by linear feet of building wall, as feasible. All building walls visible from a public right-of-way shall include landscaping.
   a. Planting beds shall be a minimum of six feet in width.
   b. Trees exceeding six feet in height at installation shall be planted a minimum of 20 feet on center and installed with appropriate root protection.
   c. Shrubs and small trees not exceeding six feet in height at maturity shall be planted a minimum of six feet on center and installed with appropriate root protection.
   d. Groundcover or other organic material shall be provided within planting areas.
2. On-site pedestrian circulation areas located outside of the public right-of-way shall be landscaped.

18.35.100 Additional development standards.

A. Accessory Dwelling Units (ADU). See chapter 18.130 for standards related to ADUs.

B. Affordable Low Income Housing Incentives. See chapter 18.110.

C. Day Care Facilities. See chapter 18.115.

D. Commercial vehicles in R zones. Commercial vehicles greater than 12,000 pounds (gross vehicle weight), other than those allowed through a home occupation permit per chapter 18.135, may not be parked or stored in residential zones except for the period of time required to make legitimate deliveries or pickups.

E. Supportive housing in R4-9 zones.

1. Permanent Supportive Housing (PSH) and Transitional Housing. The number of PSH or transitional housing units allowed on any given property will 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.

2. Emergency Shelter and Emergency Housing. Emergency shelter housing is only outright allowed on property owned or controlled by religious organizations per RCW 35.21.915. For properties not owned or controlled by religious organizations, see subsection (E)(3) of this section.
3. Alternative development standards allowed by chapter 18.110, Affordable housing exceptions, may allow supportive housing options that do not otherwise meet the standard requirements of the R4-9 zone.

F. Small Detached Accessory Structures. Detached accessory structures such as sheds, greenhouses, storage buildings or similar structures (but not including detached garages, carports or ADUs), are subject to the following standards:

1. Limited to a maximum height of eighteen feet.
2. No single detached structure is permitted to exceed 1,000 square feet for lots less than one acre in size. Lots that are one acre or greater in size are permitted to have detached structure up to 3,000 square feet.
3. All detached structures must be included in the calculation of building lot coverage. Lot coverage standards are provided in section 18.35.050.
4. Detached accessory structures must be a minimum of 5 feet from any property line unless bulk and dimensional tables are less restrictive. Structures within 5 feet of a property line may be subject to fire protection as necessary.~~must be a minimum of five feet from side and rear property lines, 10 feet from any street right-of-way or alley.~~

G. Large Detached Accessory Structures. Detached accessory structures such as garages, carports and livestock facilities are subject to the following standards:

1. Detached garages and carports located in front of the front façade of the primary structure are limited to a maximum height of eighteen feet. Structures located behind the front façade are permitted to be up to twenty-five feet in height.
2. For lots less than an acre in size, no single detached structure is permitted to exceed 1,000 square feet or 50 percent of the square footage of the primary unit, whichever is greater. Lots that are one acre or greater in size are permitted to have detached structure up to 3,000 square feet~~For lots less than an acre in size, no single detached structure is permitted to exceed 1,000 square feet or the square footage of the primary unit, whichever is less.~~
2. Detached garages and carports must have a minimum distance from the primary unit as required by adopted building code.
3. Detached accessory structures must be a minimum of 5 feet from any property line unless bulk and dimensional tables are less restrictive. Structures within 5 feet of a property line may be subject to fire protection as necessary.~~must be a minimum of five~~

~~feet from side and rear property lines, 10 feet from any street right-of-way or alley~~, ~~provided that:~~

~~a. The detached garage is located on an alley and is accessed from the alley or from a public street abutting an alley on a corner lot;~~

~~b. The detached garage is located behind the primary residence;~~

~~c. The detached garage is located at least ten feet from any portion of the principal structure on the nearest adjoining property; and~~

4. Livestock Facilities. Barns and shelters used to house livestock (but not poultry and rabbits, see subsection I of this section) must be located in the rear yard and set back at least 30 feet from the property line(s). Doorways and other openings must be oriented away from neighboring properties. Livestock must be confined or tethered in such a manner that intrusion onto neighboring property or damage to neighboring landscaping and fences is avoided. Such facilities must be included in lot coverage percentage calculations.

H. Fences.

1. No fence may violate the sight distance restrictions at street intersections.
2. A building permit is required, per adopted Building Code, for any fence exceeding 7 feet in height.
3. Fence height shall be measured from finished grade at the base of the fence on the exterior side. For fences located on retaining walls, height shall be measured from the finished grade at the top of the retaining wall to the top of the fence.
4. Berms may be incorporated into fence design; however, the combined height of the berm and fence shall not exceed the maximum fence height permitted by this chapter.
5. New fences fronting public right-of-way must be constructed of wood, solid vinyl, wrought iron, brick, stone or concrete masonry unit (CMU). In areas that do not front on public right-of-way, such as side and rear yards, standard, galvanized chain link fencing including steel posts and rails is permitted.

I. Livestock and poultry.

1. Livestock as defined per SMC 6.10.020 are allowed for hobby and personal use purposes within R4-9 zoning district are subject to the following requirements, in addition to any applicable requirements of Chapter 8.04 (Nuisance) and Title 6 (Animal Control).
2. General Requirements.

a) Large Livestock. The keeping of large livestock, such as cows and horses, requires a minimum lot size of one acre for the first animal. For each additional animal, an additional contiguous twenty thousand square feet must be available. The minimum one-acre lot may include a normally permitted residence; provided that at least one-half acre is still available for livestock use.

b) Small Livestock. The keeping of small livestock, such as goats and pigs, requires a minimum lot size of one-half acre for the first animal. For each additional such animal, an additional contiguous ten thousand square feet must be available. The minimum one-half-acre lot may include a normally permitted residence; provided that at least one-quarter acre is available for livestock use.

c) Miniature Livestock. The keeping of miniature livestock, such as chickens, other domesticated poultry, domesticated hare or rabbit, and similar animals is permitted as follows:

i. A maximum of 6 rabbits or domesticated poultry are allowed on lots smaller than one acre. No limit on lots larger than an acre.

ii. No roosters are permitted.

d) Livestock structures are subject to detached accessory structure standards in subsection J of this section.

e) Beekeeping. One hive may be kept on lots twenty thousand square feet or larger.

f) The raising and keeping of livestock animals for commercial purposes is prohibited. Commercial purposes do not include incidental sale of livestock offspring, milk, eggs or honey subject to Washington State health and agricultural regulations.

g) The city has no authority to enforce private covenants or restrictions on land prohibiting the keeping of livestock. Compliance with the provisions of this section does not relieve a private property owner from complying with any such private covenant or restriction and private property owners are encouraged to review any such restrictions.

h) Confinement Required. All livestock and poultry must be kept and maintained in a manner that confines their movement and activity to the premises of the owner/tenant.

i) Health and Safety. All livestock and poultry must be kept in such a manner so as not to create any objectionable noise, odor, or otherwise cause to annoy or become a public nuisance to the health, safety or general welfare of any person. Provisions must be made to ensure that animal food stored outdoors will not attract rodents or insects.

j) Animal Waste. Animal waste must be properly disposed of at sufficient intervals to maintain the sanitary condition of the site and stormwater runoff. Any accumulated animal waste or composting must not constitute a nuisance and must be stored outside of required setbacks areas.

l) Exemptions. Property identified by the Clallam County auditor with the current use classification of agriculture are exempt from the limitations on number of animals set forth in this section. Further, any property which is operating a wildlife refuge/rehabilitation facility may also be exempt from the

limitations on number of animals set forth in this section. Shelter/barn setbacks will be required.

J. Shoreline Uses. Proposed uses on properties within the shoreline jurisdiction, as described in the Shoreline Master Program (SMP), are allowed as set forth in SMP Table 6.1, or as amended. The shoreline jurisdiction's allowed uses, based on the property's environmental designation, are allowed as long as all provisions and requirements of the SMP are satisfied.

K. Recreation vehicles (RV), watercraft and trailers. See chapter 18.80 for standards related to parking and storage of vehicles.

Chapter 18.40
Commercial Districts

Sections:

18.40.010 Zoning districts.
18.40.020 Purposes.
18.40.030 Use table.
18.40.040 Development standards.
18.40.050 Building design standards.
18.40.060 Landscaping.
18.40.070 Additional standards.

18.40.010 Zoning districts.

The City's comprehensive plan establishes land use designations (Highway Commercial, Regional Commercial and Neighborhood Business) that support the commercial goals and policies of the city of Sequim. The commercial designations are further refined based on geographic areas of the city are shown on the zoning map as:

A. Highway Commercial (HC)
B. Regional Commercial (RC)
C. Neighborhood Business (NB)

18.40.020 Purposes.

A. The general purpose of commercial districts is to provide for the necessary commercial goods and services for the Sequim and greater Clallam communities. These districts are usually restricted from residential uses, unless otherwise noted.

1. The HC commercial district applies to the geographic areas of Sequim that are adjacent or closely adjacent to the city's three interchanges, and is intended to:
    a) Meet the needs of tourists and other transient visitors by providing a range of uses at the primary access to the city at US 101;
    b) Offer services and conveniences that serve the needs of residents.
2. The RC commercial district applies to the geographic areas of Sequim that are home to Sequim's big box stores. This is the main retail shopping corridor of Sequim that is located west of downtown along Washington St and is intended to:
    a) Allow retail and service uses, primarily "big box" stores and national retailers that serve the regional market that includes the entire North Olympic Peninsula;
    b) Provide local and regional residents with convenient access near a highway interchange to major retailers.

3. The NB commercial district applies to a small portion of Sequim at the north end of Sequim Ave adjacent Old Olympic Highway, and is intended to:

a) Allow retail sales and services routinely needed by neighborhood residents in convenient locations;

b) Be nearby neighborhoods and offer the potential to grow as mixed-use neighborhood centers.

18.40.030 Use Table

A. Types of Uses

1. A permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
2. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapter 18.140 governing conditional uses.
3. An administrative conditional use (AC) is a discretionary use reviewed through the process set forth in Chapter 18.140 governing administrative conditional uses.
4. A prohibited use (X) is one that is not permitted in the zoning district under any circumstances.
5. Incidental uses are those that are only allowed as subordinate uses to an established permitted use.

B. Similar uses. Given that not all uses are mentioned specifically in Table 18.40.030 (C), the director is authorized to make similar use determinations, as set forth in Section 18.25.030.

C. The following Table 18.40.030.C is a list of uses for the city's commercial zoning districts.

Table 18.40.030(C) Commercial Districts Use Table

Use Types	RC	HC	NB
Residential Uses			
Single Family			
Residential, attached (including Manufactured and Modular)~~Detached SFR~~	X	X	X
ADU	X	X	X
Cluster Housing	X	X	X
Multifamily			
Residential, multifamily~~Apartments/Townhomes/Condos (More than 4 units)~~	X	X	P
Residential, attached~~Multiplexes (2-4 units)~~	X	X	P
Group and Co-Living			
Co-Living	X	X	P

Use Types	RC	HC	NB
Adult Family Home	X	X	X
Residential Group Home	X	X	X
Group Care Facilities/Group Care Home	X	X	X
Assisted Living Facility/Boarding House	X	X	X
Nursing Home	X	X	X
Supportive Housing			
Transitional Housing	P	P	~~X~~P
Permanent Supportive Housing	P	P	P~~X~~
Emergency Shelter/Emergency Housing	P	P	X*
Home Occupations	X	X	P
Mixed Use Building/Live Work	X	X	P
Commercial Uses			
Transient Accommodations			
Hotel/Motel	P	P	X
Recreational Vehicle Park	X	X	X
Eating and Drinking Establishments			
Restaurant	P	P	P
Drive Through Food/Drink	P	P	P
Bar/Tavern	P	P	AC
Brewery/Winery/Distillery	P	P	AC
Nightclub	X	X	X
Retail			
Neighborhood Retail			
Food and Beverage Retail	P	X	P
Pet Stores/Grooming	P	X	P
Hardware Stores	P	X	P
Specialty Retail	P	X	P
Grocery Stores	P	X	P
Corner Stores/Convenience store	P	P	P
Community Retail			
Supermarkets	P	X	X
Appliance Stores	P	X	X
Flooring and Window Sales	P	P	P
Garden Nursery/Landscaping	P	P	P
Home Medical Equipment	P	X	P
Sporting Goods	P	X	P
Regional Retail			

Use Types	RC	HC	NB
~~Shopping Center~~	~~P~~	~~X~~	~~X~~
Chain Retail/Big Box Stores	P	X	X
Auto Oriented			
Auto Sales/Rental	P	X	X
Auto Servicing/Repair	P	P	X
~~Fuel Dispensing~~Fuel Station	P	P	P
Fuel Station, Commercial	X	P	X
Services, Personal and Professional			
Personal Services			
Barber/ Beauty Salon	P	X	P
Tattoo/Body Art Studio	P	X	P
Laundry/Dry Cleaning	P	P	P
Fitness Center	P	P	P
General Office			
Business/Professional Office	P	P	P
Nonprofit Spaces	P	P	P
Technology Offices	P	P	P
Co-working Space	P	P	P
Medical Facility			
Medical Office or Clinic	P	X	AC
Urgent Care/Walk-In Clinic	P	X	AC
Veterinary Clinic	P	X	AC
Self-Storage			
Mini-Storage	P	P	X
Outdoor Storage	Incidental	Incidental	X
Commercial Storage	X	X	X
Parking	C	C	X
Business/Employment Use Types			
Industrial Services			
Equipment Retail	X	P	X
Contractor Yards	X	P	X
Manufacturing and Production			
Light Manufacturing	X	P	X
Heavy Manufacturing	X	X	X
Light Food Production	P	P	P
Heavy Food Production	X	X	X
Research and Development			

Use Types	RC	HC	NB
Research Facility	X	X	X
Software or Hardware Development	X	X	X
Warehouse/Wholesale Sales/Trades			
Warehouse Stores	P	P	X
Wholesale Supplier	X	P	X
Civic Facility Use Types			
Transportation and Utilities			
Private Utilities - with other permit approval	P	P	P
Public Utilities	P	P	P
Transit Facility	P	P	P
Social/Fraternal and Clubs/Lodges			
Community Center	X	X	P
Social Buildings	X	X	P
Senior Centers	P	X	P
Recreation Facilities			
Private Athletic Facilities	P	P	P
Bowling Alley	P	X	X
Campgrounds	X	X	X
Cultural Organization			
Museums	X	P	X
Learning Centers	X	P	X
Performance Venue/Auditorium	X	P	X
Art Galleries	X	P	P
Hospitals	C	C	C
Parks			
Public Park	AC	AC	AC
Private Park	AC	AC	AC
Community Gardens	AC	AC	AC
Public Trails	AC	AC	AC
Religious Venues			
Religious Assembly	P	X	X
Religious Classrooms	P	X	X
Religious Camps	P	X	X
Religious Administration	P	X	X
Schools			
Public	AC	AC	AC
Private, up to 25 students	X	X	X
Private, more than 25 students	X	X	X

Use Types	RC	HC	NB
Postal Service			
Post Office	P	P	X
Distribution Center	P	P	P
City of Sequim Facilities			
Major Facility	AC	P	AC
Minor Facility	P	P	AC
Essential Public Facilities Use Types			
Airports	C	C	C
State Education Facility	C	C	C
State or Regional Transportation Facility/Infrastructure	AC	AC	AC
State and Local Corrections Facilities	C	C	C
Solid Waste Handling Facilities	C	C	C
Behavioral Health and Treatment Facilities	AC	AC	X
Residential Care Facilities	X	X	AC
Secure Community Transition Facility	X	C	X
OFM Facility on State 10yr Capital Plan	C	C	C
Other Use Types			
Cemeteries	X	X	X
Temporary Uses	P	P	P
Communication Facilities	AC	AC	AC
Day Care Facilities (see also SMC 18.115)	P	P	P

**See SMC 18.100 Transitory Accommodations for exceptions.*

18.40.040 Development standards.

A. **Table 18.40.040 Commercial Zones Bulk and Dimensional Standards**

Standard	RC	HC	NB
Minimum Lot Area	None. Lot area shall be of size and shape appropriate to accommodate intended uses, parking and landscaping requirements		
Maximum Lot Area	None		
Minimum Front Setback	10 feet	15 feet	0 feet
Minimum Side Setback	~~None~~ ~~10 feet~~ ~~5 feet~~Per adopted Building Codes		
Minimum Side Setback Adjacent R zone	20 feet	15 feet	10 feet
Minimum Setback Adjacent to Public ROW	10 feet	15 feet	0 feet
Minimum Rear Setback	10 feet	10 feet	10 feet
Minimum Rear Setback adjacent R Zone	20 feet	15 feet	15 feet

Minimum setback from alley	0 feet, or as determined by the City Engineer		
Maximum Building Height	50 feet	50 feet	35 feet
Maximum Building Lot Coverage	As determined to meet stormwater management per SMC Chapter 13.104, parking per SMC 18.80.050 and applicable landscaping and open space requirements. ~~As determined to meet stormwater management (Chapter 13.104 SMC), parking, and landscape requirements (Chapter 18.22 SMC and SMC § 18.24.130)~~		

B. Exceptions

1. Retrofits of existing buildings used for residential housing. Per RCW 36.70A.810, the following standards apply:

a) The portion of the exterior wall assembles that includes insulation must be allowed to project up to an additional eight inches into the setbacks on all sides;

b) The building must be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation; and

c) Gross floor area must be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

d) For existing nonconforming buildings already projecting into setbacks, the portion of exterior wall assemblies that include insulation must be allowed to project up to an additional eight inches into the setbacks on all sides if the building is to be used for residential housing.

2. New construction or retrofits for passive housing. Per RCW 36.70A.812, the following standards apply:

a) Any required setback must be measured to the outside face of the foundation, and the portion of exterior wall assemblies that include insulation must be allowed to project up to eight inches into setbacks on all sides;

b) The building must be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation; and

c) Gross floor area must be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

3. Roof-mounted solar panels. Per RCW 36.70.813, a building may exceed any maximum allowable roof height limits by at least 48 inches to accommodate a roof-mounted solar energy panel.

18.40.050 Building design standards

Building design requirements are only required as described in SMC 18.120.010(B).

A. Architectural and Façade Standards. The standards of this section apply to all primary façades visible from a public street, public open space, or residentially zoned property. Secondary façades shall provide consistent architectural treatment but are not required to meet all primary façade standards unless visible from a public street or residentially zoned property.

1. Primary Façade Design Standards

a) Primary façades shall incorporate architectural variation along their horizontal length (in feet) through a combination of materials, modulation, fenestration patterns, or structural expression. A minimum percentage of variation is required:

i. Non-residential building (under 20,000 gross square feet): 60 percent;
ii. Non-residential building (between 20,000 and 75,000 gross square feet): 60 percent;
iii. Non-residential building (75,000+ gross square feet): 50 percent;
iv. Industrial buildings: 50 percent;
v. Multifamily Residential or Mixed-Use Building: 60 percent;
vi. Affordable Housing (per SMC 18.110): 50 percent.

b) Primary façades must include wall plane offsets or projections such that no continuous unarticulated wall exceeds the following lengths:

i. Non-residential building (under 20,000 gross square feet): 40 feet;
ii. Non-residential building (between 20,000 and 75,000 gross square feet): 50 feet;
iii. Non-residential building (75,000+ gross square feet): 75 feet;
iv. Industrial buildings: 100 feet;
v. Multifamily Residential or Mixed-Use Building: 50 feet;
vi. The following construction is exempt from being required to provide off-sets or recesses per RCW 36.70A.815:

1) Affordable Housing (per SMC 18.110);
2) New construction or the retrofit of existing buildings meeting passive house requirements;
3) Conversions of existing buildings to housing or mixed-use developments that include housing;
4) Multistory modular construction for residential or commercial buildings;
5) Mass timber construction.

c) Blank, unscreened walls are prohibited on street-facing façades and along pedestrian walkways.

d) Buildings shall include a visually distinct base at the ground floor through changes in material, texture, color, or wall plane.

e) Primary building entrances shall:

i. Be oriented toward the street or primary pedestrian connection;
ii. Be clearly identifiable and visually emphasized;
iii. Incorporate weather protection in the form of a canopy, awning, recessed entry, arcade, or covered porch; and
iv. Include at least two of the following elements:
1) Recesses or projections
2) Overhangs or porticos
3) Raised or projected cornices
4) Peaked or emphasized roof forms
5) Arches
6) Outdoor patios or community spaces
7) Display windows
8) Integral planters or seating elements
9) Balconies
10) Structures located on corner lots shall incorporate architectural emphasis at the corner, which may include a corner entrance, tower element, increased height, or distinctive material treatment.

2. Pacific Northwest Architectural Expression
a) Primary façades shall incorporate at least four of the following characteristics. Each selected characteristic must be clearly expressed and not incidental.
i. Natural Material Expression. At least 60 percent, 25 percent for industrial uses, of each primary façade shall consist of natural or natural-appearing materials as listed in chapter18.40.050(A)(3).
ii. Deep Roof Overhangs. Sloped roofs shall provide eave overhangs of at least four feet, except where prohibited by building code or zero-lot-line conditions.
iii. Roof Form. Roofs shall consist primarily of gable, hip, or shed forms with slopes between 2:12 and 6:12, or flat roofs concealed by parapets. Mansard roofs are prohibited.
iv. Horizontal Emphasis. Horizontal elements such as lap siding, belt courses, trim bands, aligned window groupings, or exposed beams shall extend across at least 40 percent of the façade width (in feet).
v. Substantial Structural Expression. Exposed brackets, beams, and columns shall be designed as structural or heavy timber elements and must not consist of applied trim or ornament. Where exposed structural elements are provided, they must have a minimum actual face dimension of 4 inches.
vi. Indoor–Outdoor Connection. At least one of the following shall be incorporated into each primary façade:

1) Covered porch or recessed entry at least four feet deep;
2) Integrated outdoor terrace or patio;
3) Vertically proportioned window groupings that emphasize pedestrian scale.

3. Permitted Primary and Cladding Materials. Predominant exterior materials are limited to:

a) Brick masonry (standard, modular, or engineered brick systems);
b) Wood siding, wood shingles, or heavy timber elements;
c) Natural stone, including sandstone, river rock or native stone;
d) Fiber cement siding and shingles;
e) Tinted, textured, or architectural concrete masonry units (CMU) excluding smooth-faced CMU;
f) Recycled or ecologically friendly materials;
g) Architectural metal wall systems with matte or low-sheen finishes, including standing seam panels where used as a primary façade treatment;

4. Accent Materials. Secondary and accent materials may be used in combination with primary and cladding materials, provided they do not exceed thirty percent of the surface area of any individual façade (measured in square feet), excluding window and door openings. Permitted secondary and accent materials include:

a) Stucco;
b) Tile or terra-cotta systems;
c) Spandrel or vision glass used as architectural accent elements;
d) Corrugated metal panels used as accent siding;
e) Ground-faced, polished, or scored CMU;
f) Standing seam metal panels used as accent features or façade modulation;
g) Decorative metal, wood, or composite screen elements.

5. Prohibited Treatments. The following are prohibited unless part of an officially designated historic structure:

a) Smooth-faced CMU;
b) Smooth-faced tilt-up concrete panels;
c) Smooth-faced prefabricated or exposed structural steel panels;
d) Highly reflective mirror-finish or high-gloss metal panels;
e) Highly reflective or colored glazing;
f) Prefabricated manufactured or modular units without exterior cladding that complies with this section or as described in SMC 18.40.050(A)(6).

6. Shipping Containers and Industrial Prefabricated Structures. Shipping containers, cargo boxes, and similar prefabricated steel transport structures may be used as building elements, provided they are integrated into a compliant architectural design and do not retain a predominantly industrial or freight-equipment appearance. Such structures shall comply with the following standards:

a) Shipping containers shall be incorporated into a larger building composition that includes additional building forms, massing elements, or architectural features such that the structure is not a standalone container or stacked container assembly.

b) Exposed container surfaces shall be modified by using paint, secondary cladding materials, including wood, masonry, fiber cement, metal panel systems, or similar approved materials, such that no more than forty percent of any primary façade consists of unaltered container corrugated steel surfaces.

c) Prefabricated structures are permitted as a primary material for industrial uses, but this does not apply to retail warehouse stores.

7. Transparency. Ground-floor nonresidential façades with customer entrances shall incorporate windows or other natural light-producing elements sufficient to create visual transparency and pedestrian-scale engagement in accordance with SMC 18.40.050(C).

8. Alternatives design standards. The director may authorize modification of the design requirements when alternative plans comply with the intent of this chapter and alternative designs or materials represent a similar result than which would be achieved by strictly following the requirements of this section

B. Roofs.

1. Rooftop equipment such as HVAC units shall be concealed from public view, extending out to the site perimeter, adjacent pedestrian walkway and adjacent residential zoned properties.

2. Variations in rooflines shall be used to add interest and to address the mass, scale and height of the structure.

3. Roof surfaces must be interrupted into smaller modules using substantial shifts in building footprints which result in substantial shifts in roof lines not exceeding the following lengths:

a) Non-residential building (under 20,000 gross square feet): 80 feet;

b) Non-residential building (between 20,000 and 75,000 gross square feet): 80 feet;

c) Non-residential building (75,000+ gross square feet): 120 feet;

d) Industrial buildings: Not applicable;

e) Multifamily Residential or Mixed-Use Building: 80 feet

f) Affordable Housing (per SMC 18.110): 100 feet.

4. Roof forms shall be a true reflection of interior space. False projections of wall or roof forms are not allowed, except that parapets and gables may rise above the true roof line if they include side returns or roof planes that:

a) extend back at least one and one-half times the width of the parapet or gable, or

b) extend back to a point that is not visible from any public vantage point.

5. Roof overhangs must be a minimum of 18 inches, except on flat-roofed structures.

6. Roofs must be constructed of cedar shingles, architectural asphalt shingles, standing-seam metal, slate or similar materials that provide texture and shadow lines. Bright, fluorescent, metallic, or highly reflective roofing materials are prohibited. Other roofing materials are prohibited except on roofs having slopes less than 1:12.

7. Roof colors must be limited to darker earth tones or forest colors. Forest greens, earthy browns, charcoal or medium grays and dark clay colors are allowed.

C. Windows and doors.

1. No window or door shall consist of polished (mirrored) or highly reflective colored glass.

2. Windows in a facade shall be balanced and provide visual harmony. To the extent possible, multiple windows on a single wall plane shall be spaced and aligned with other windows in the same plane to create rhythm and harmony with the other architectural features of the facade.

3. Minimum 50 percent transparency (in square feet) for nonresidential buildings on ground-floor street-facing façades in downtown districts. Transparency requirements drop to 20 percent on all street or parking lot facing facades in all other districts.

D. Colors. A project applicant will graphically propose a color palette for their project. The palette must include all the materials/colors proposed for the project, including, but not limited to, field or base color(s), trim colors, accent colors, and colors of natural materials. The field or base color is one of the most dominating features of the building; trim colors are used on the building's secondary features, while accent colors can emphasize the finer, more characteristic elements of the building's design. Typically, no more than three distinct colors should be used in one building, but additional colors may be considered if they are close shades of one of the other three colors.

1. Field or Base Colors. Base colors must consist of low-reflectance (LRV between 10 and 60) Pacific Northwest earth tones, muted greens, browns, grays or similar natural hues. Bright primary colors such as neon, fluorescent, metallic or high-gloss finishes and highly saturated primary reds, yellows, blues or greens are prohibited.

2. Trim colors (fascia, cornice, waist, window, door, skirt trim) are allowed to be in contrast to the base colors but shall have the same light/dark value and color saturation as the base colors, except whites and achromatic gray colors (gray made from black and white only) may be of any light/dark value. For example, the base color might be Spanish green (a light muted green from the blue-yellow family) and the trim color might be maroon (a deep reddish brown from the red-blue family) as long as the two colors complement each other in their brightness and intensity.

3. Accent colors can be of different light/dark values than base or trim colors. Accent colors can be brighter than field or trim colors and can be used for specific brand colors. Accent colors may not exceed 10 percent of any façade (in square feet). Appropriate areas for accent colors are those details that might otherwise go unnoticed, such as moldings or molding indentations, medallions, and shadow lines, roof windows and door frames. Doors are also an appropriate location for accent colors.
4. Natural Material Colors. Natural materials such as stones, clay masonries, split-faced concrete masonry, cedar and redwood have intrinsically pleasing hues, values and saturations of color. These materials shall not be refinished or painted so as to alter their natural tones (exception: wood siding materials may be stained when the material's character is maintained); when these natural materials are used in combination with painted or stained materials, the painted or stained colors shall be of the same tones and of similar light/dark values and color saturations.
5. All applied colors shall have low reflectance and blend well with the surrounding environment.
6. Prefinished non-natural material colors on premanufactured awnings, canopies, marquees or other assemblies shall not be highly reflective; when primary or secondary colors are proposed they shall have light/dark values and color saturations that match the structure's base color(s).
7. When roof colors are not in a grey tone (chromatic or achromatic grey) the colors shall have light/dark values and color saturations similar to the structure's base color(s). Color restrictions apply to flat or low-pitched roofs only when the parapet or other screening device does not fully conceal the roofing surface from view.
8. Corporate brand colors that do not meet the Field or Base color requirements must be limited to trim or accent colors, and may not exceed 15 percent of any individual façade.

18.40.060 Landscaping

A. Purpose. Landscaping standards are intended to reduce visual impacts, provide buffering, enhance pedestrian orientation, soften building edges, reduce visual impacts, provide site buffering and mitigate heat island effects.

B. Applicability. Landscaping standards apply to new development, additions requiring site plan review, binding site plans and other applicable land use permits within the commercial zoning districts. Individual building permits exempt from site plan review are not subject to this section unless otherwise required by this title. Required landscaping shall also comply with chapter 18.75, Open Space and Landscaping.

C. General Standards.

1. Required landscaped areas may count toward any minimum open space requirement.
2. On-site pedestrian circulation located outside the public right-of-way shall be landscaped.
3. All required yard setbacks along public streets/right of way frontages shall be landscaped and count toward overall size landscaping requirement. Street frontage setback landscaping shall provide a mix of trees, scrubs and groundcover. Trees shall be provided that will reach a minimum of six feet in height at the end of two-year growth period per chapter 18.75.060(A) and planted at a minimum of twenty feet on center.
4. All building walls visible from a public street shall include building perimeter landscaping as set forth in Table 18.40.060(D).
5. Landscaped areas:
   a. Planting beds must be at least six feet in width.
   b. Trees exceeding six feet in height must be planted a minimum of twenty feet on center and installed with root protection.
   c. Shrubs and small trees up to six feet in height at maturity must be planted six feet on center and installed with root protection.
   d. Groundcover, mulch, or other approved organic material must be provided with the planting beds.

D. **Table 18.40.060(D) Landscaping requirements for Commercial zoning districts.**

Development Type	Minimum Landscape Area based on gross site size	Building Landscaping Entrances and Walls*
Multi-family residential buildings, Mixed-Use Buildings	15%	Unit entrances + min. 65% of building wall perimeter
Buildings >20,000 gross square feet (gsf)	15%	All customer entrances + min. 65% of building wall perimeter
Buildings 20,001-75,000 gsf	20%	All customer entrances + min. 50% of building wall perimeter
Buildings <75,000 gsf	20%	All customer and employee entrances + min. 50% of building wall perimeter

**measured as lineal feet of building wall*

E. Alternative Landscaping Plans. The director may authorize modification of the landscape requirements as set forth in chapter 18.75.

18.40.070 Additional development standards.

A. Affordable Housing Exceptions. See chapter 18.110.

B. Day Care Facilities. See chapter 18.115.

C. Supportive housing.

1. Permanent Supportive Housing (PSH) and Transitional Housing. PSH and transitional housing must comply with all standards of the zone in which the said housing is located.

2. Emergency Shelter and Emergency Housing. Emergency shelter housing must comply with all standards of the zone in which the said housing is located.

3. Alternative development standards allowed by chapter 18.110, Affordable housing exceptions, may allow supportive housing options that do not otherwise meet the standard requirements of the underlying zone.

D. 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.

F. Detached Accessory Structures. Detached accessory structures such as storage buildings or similar structures are subject to the following standards:

1. Subject to all bulk and dimensional standards of SMC 18.40.040.

2. All detached structures must be included in the calculation of building lot coverage.

3. Cargo containers or shipping containers being utilized for storage must be placed behind buildings so that they are not visible from any public ROW. If an existing site design prohibits placing containers behind a building or if they are adjacent to a residential zone or established residential property, they must be fully screened with fencing or landscaping.

G. Fences.

1. No fence may violate the sight distance restrictions at street intersections.

2. A building permit shall be required, per the International Building Code, for any fence exceeding 7 feet in height.

3. Fence height shall be measured from finished grade at the base of the fence on the exterior side. For fences located on retaining walls, height shall be measured from the finished grade at the top of the retaining wall to the top of the fence.

4. Berms may be incorporated into fence design; however, the combined height of the berm and fence shall not exceed the maximum height permitted by this chapter.

5. New fences fronting public right-of-way must be constructed of wood, wrought iron, brick, stone, concrete masonry unit (CMU) or solid vinyl. Chain link fencing can be used, but is subject to the following requirements:

a) Chain link fencing including steel posts must be powder or vinyl coated in earth tones.

b) Chain link fencing must be entirely screened by landscaping.

6. Areas that do not front on public right-of-way, such as side and rear yards, are subject to the following requirements:

a) Must use materials described in (5) of this section or can install chain link fencing including steel posts and rails only when it is powder or vinyl coated in earth tones.

b) Chain link fencing installed adjacent residential zones or established residential properties must be entirely screened with landscaping.

Chapter 18.45
Business and Employment Districts

Sections:

18.45.010 Zoning districts.
18.45.020 Purposes.
18.45.030 Use table.
18.45.040 Development standards.
18.45.050 Building design standards.
18.45.060 Landscaping.
18.45.070 Additional standards.

18.45.010 Zoning districts.

The city's comprehensive plan establishes land use designations (High-Tech Light Industrial, Opportunity Areas, and Heavy Commercial Warehouse) that support the employment goals and policies of the city of Sequim. The business and employment designations are further refined based on geographic areas of the city are shown on the zoning map as:

A. High-Tech Light Industrial (HTLI)
B. Bell Creek Opportunity Area (BCOA)
C. River Road Opportunity Area (RROA)
D. Heavy Commercial Warehouse (HC/W)

18.45.020 Purposes.

A. The general purpose of commercial districts is to support emerging economic development opportunities and new jobs by providing flexibility for employment, light manufacturing, and assembly uses within the city. The districts zones are further defined as follows:

1. The HTLI district applies to the geographic areas of Sequim that are near major throughfares such as Washington St, but are generally located away from major residential neighborhoods, and is intended to:
    a) Provide appropriate locations for uses such as office, light industrial, light manufacturing/assembly, clean energy, science and technology research and development;
    b) Other uses considered for this area include food and beverage manufacturing with tasting rooms and other similar uses.
2. The BCOA district applies to the geographic area of Sequim that many consider the main entrance to Sequim. This zone is located east of Sequim Ave just north of Highway 101 and contains a significant stretch of Bell Creek and is intended to:

a) Integrate well with Sequim's downtown districts;
b) Provide a mix of residential, services, and employment to increase the community's residential, economic base and job opportunities.

3. The RROA district applies to the geographic area of Sequim east of River Rd directly behind most of Sequim's "big box" stores and is intended to:
a) Integrate well with Sequim's Regional Commercial district;
b) Provide a mix of residential, services, and employment to increase the community's residential, economic base and job opportunities.

4. The HC/W district applies to a small portion of Sequim on the north and south side of the Sequim Ave-Highway 101 interchange, and is intended to:
a) Provide locations for heavy commercial and warehouse uses that accommodate needed business activities;
b) Be sensitive to compatibility with adjacent uses.

18.45.030 Use Table

A. Types of Uses

1. A permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
2. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapter 18.140 governing conditional uses.
3. An administrative conditional use (AC) is a discretionary use reviewed through the process set forth in Chapter 18.140 governing administrative conditional uses.
4. A prohibited use (X) is one that is not permitted in the zoning district under any circumstances.
5. Incidental uses are those that are only allowed as a subordinate use to an established permitted use.

B. Similar uses. Given that not all uses are mentioned specifically in 18.45.030, the director of community and economic development is authorized to make similar use determinations, as set forth in Section 18.25.030.

C. The following Table 18.45.030.C is a list of uses for the city's business and employment zoning districts.

Table 18.45.030(C) Business and Employment Districts Uses

Use Types	HTLI	BCOA	RROA	HC/W
Residential Use Types				
Single Family				
~~Detached SFR~~Residential, detached (including Manufactured and Modular)*	X	P	P	X

Use Types	HTLI	BCOA	RROA	HC/W
ADU (two per lot)	X	P	P	X
Cluster Housing	X	X	X	X
Multifamily				
~~Apartments/Townhomes/Condos (more than 4 units)~~Residential, multifamily	X	P	P	X
~~Multiplexes (2-4 units)~~Residential, attached	X	P	P	X
Group and Co-Living				
Co-Living	X	P	P	X
Adult Family Home	X	P	P	X
Residential Group Home	X	P	P	X
Group Care Facilities/Group Care Home	X	P	P	X
Assisted Living Facility/Boarding House	X	P	P	X
Nursing Home	X	P	P	X
Supportive Housing				
Transitional Housing	X	P	P	X
Permanent Supportive Housing	X	P	P	X
Emergency Shelter/Emergency Housing	X**	P	P	X**
Home Occupations	P	P	P	P
Mixed-Use Building/Live Work	P	P	P	X
Commercial Use Types				
Transient Accommodations				
Hotel/Motel	X	P	P	X
Recreational Vehicle Park	X	X	X	X
Eating and Drinking Establishments				
Restaurant	X	P	P	X
Drive Through Food/Drink	X	P	P	X
Bar/Tavern	X	P	P	X
Brewery/Winery/Distillery	P	P	P	X
Nightclub	X	AC	AC	X
Retail				
Neighborhood Retail				
Food and Beverage Retail	X	P	P	X
Pet Stores/Grooming	X	P	P	X
Hardware Stores	P	P	P	P
Specialty Retail	X	P	P	X
Grocery Stores	X	P	P	X
Corner Stores/Convenience store	X	P	P	X

Use Types	HTLI	BCOA	RROA	HC/W
Community Retail				
Supermarkets	X	P	P	X
Appliance Stores	X	P	P	P
Flooring and Window Sales	P	P	P	P
Garden Nursery/Landscaping	P	P	P	P
Home Medical Equipment	X	P	P	X
Sporting Goods	X	P	P	X
Regional Retail				
~~Shopping Center~~	~~X~~	~~X~~		
Chain Retail/Big Box Stores	X	P	P	X
Auto-Oriented				
Auto Sales/Rental	X	X	X	X
Auto Servicing/Repair	P	X	X	P
~~Fuel Dispensing~~Fuel Station	P	P	P	P
Fuel Station, Commercial	P			
Services, Personal and Professional				
Personal Services				
Barber/ Beauty Salon	X	P	P	X
Tattoo/Body Art Studio	X	P	P	X
Laundry/Dry Cleaning	X	P	P	X
Fitness Center	X	P	P	P
General Office				
Business/Professional Office	X	P	P	X
Nonprofit Spaces	X	P	P	X
Technology Offices	P	P	P	X
Co-working Space	X	P	P	X
Medical Office				
Medical Office or Clinic	X	P	P	X
Urgent Care/Walk-In Clinic	X	P	P	X
Veterinary Clinic	X	P	P	X
Self-Storage				
Mini-Storage	X~~P~~	X	X	P
Outdoor Storage	~~P~~Incidental	Incidental	Incidental	P
Commercial Storage	~~P~~X	X	X	P
Parking	X	C	C	X
Business/Employment Use Types				
Industrial Services				

Use Types	HTLI	BCOA	RROA	HC/W
Equipment Retail	P	X	P	P
Contractor Yards	P	X	P	P
Manufacturing and Production				
Light Manufacturing	P	P	P	P
Heavy Manufacturing	P	X	X	P
Light Food Production	P	P	P	P
Heavy Food Production	P	X	P	P
Research and Development				
Research Facility	P	P	P	P
Software or Hardware Development	P	P	P	P
Warehouse/Wholesale Sales/Trades				
Warehouse Stores	P	X	P	P
Wholesale Supplier	P	X	P	P
Civic Facility Use Types				
Transportation and Utilities				
Private Utilities	P	P	P	P
Public Utilities	P	P	P	P
Transit Facility	P	P	P	P
Social/Fraternal and Clubs/Lodges				
Community Center	X	P	P	X
Social Buildings	X	P	P	X
Senior Centers	X	P	P	X
Recreation Facilities				
Private Athletic Facilities	P	P	P	X
Bowling Alley	X	P	P	X
Campgrounds	X	X	X	X
Cultural Organization				
Museums	P	P	P	X
Learning Centers	P	P	P	X
Performance Venue/Auditorium	P	P	P	X
Art Galleries	P	P	P	X
Hospitals	C	C	C	C
Parks				
Public Park	AC	AC	AC	AC
Private Park	AC	AC	AC	AC
Community Gardens	AC	AC	AC	AC
Public Trails	AC	AC	AC	AC

Use Types	HTLI	BCOA	RROA	HC/W
Religious Venues				
Religious Assembly	X	P	P	X
Religious Classrooms	X	P	P	X
Religious Camps	X	P	P	X
Religious Administration	X	P	P	X
Schools				
Public	X	AC	AC	X
Private, up to 25 students	X	P	P	X
Private, more than 25 students	X	AC	AC	X
Postal Service				
Post Office	X	X	X	X
Distribution Center	P	X	P	P
City of Sequim Facilities	P	P	P	P
Major Facility	P	AC	AC	P
Minor Facility	P	P	P	P
Essential Public Facilities Use Types				
Airports	C	C	C	C
Schools	AC	AC	AC	AC
Mental Health Facilities	AC	AC	AC	AC
Transportation Facilities/Infrastructure	AC	AC	AC	AC
Corrections Facilities	C	C	C	C
Group Homes	AC	AC	AC	AC
Secure Community Transition Facility	C	C	C	C
Other Use Types				
Cemeteries	X	X	X	X
Temporary Uses	P	P	P	P
Communication Facilities	AC	AC	AC	AC
Day Care Facilities (see also SMC 18.115)	AC	P	P	AC

*****See SMC 18.45.050(H) for standards applicable to single-family detached residential uses.

**See SMC 18.100 Transitory Accommodations for exceptions.

18.45.040 Development standards.

A. **Table 18.45.040 Business and Employment Zones Bulk and Dimensional Standards**

Standard	HTLI	BCOA	RROA	HC/W
Minimum Lot Area	None. Lot area shall be of size and shape appropriate to accommodate intended uses, parking and landscaping requirements			
Maximum Lot Area	None			
Minimum Front Setback	10 feet			
Minimum Side Setback	~~5 feet~~ ~~10 feet~~Per adopted Building Codes			
Minimum Side Setback Adjacent R zone	15 feet			20 feet
Minimum Rear Setback	5 feet			10 feet
Minimum Rear Setback adjacent R Zone	15 feet and must be provided through landscape buffer			20 feet and must be provided through landscape buffer
Minimum Setback from Alley	0 feet, or as determined by the City Engineer			
Minimum Setback from Public ROW	10 feet			
Allowed Residential Density	N/A	20 units per acre	15 units per acre	N/A
Maximum Building Height	45 feet	~~60 feet~~Residential, detached: 30 feet Residential, attached: 35 feet Residential, multifamily: 45 feet Nonresidential/Mixed Use: 60 feet	~~45 feet~~Residential detached: 30 feet Residential, attached: 35 feet Residential, multifamily: 45 feet Nonresidential/Mixed Use: 45 feet	35 feet
Maximum Building Lot Coverage	As determined to meet stormwater management per SMC Chapter 13.104, parking per SMC 18.80.050 and applicable landscaping and open space requirements.~~As determined to meet stormwater management (Chapter 13.104 SMC), parking, and landscape requirements.~~			

B. Exceptions

1. Retrofits of existing buildings used for residential housing. Per RCW 36.70A.810, the following standards apply:

a) The portion of the exterior wall assembles that includes insulation must be allowed to project up to an additional eight inches into the setbacks on all sides;

b) The building must be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation; and

c) Gross floor area must be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

d) For existing nonconforming buildings already projecting into setbacks, the portion of exterior wall assemblies that include insulation must be allowed to project up to an additional eight inches into the setbacks on all sides if the building is to be used for residential housing.

2. New construction or retrofits for passive housing. Per RCW 36.70A.812, the following standards apply:

a) Any required setback must be measured to the outside face of the foundation, and the portion of exterior wall assemblies that include insulation must be allowed to project up to eight inches into setbacks on all sides;

b) The building must be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation; and

c) Gross floor area must be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

3. Roof-mounted solar panels. Per RCW 36.70.813, a building may exceed any maximum allowable roof height limits by at least 48 inches to accommodate a roof-mounted solar energy panel.

18.45.050 Building design standards

Building design requirements are only required as described in SMC 18.120.010(B).

A. Architectural and Façade Standards. The standards of this section apply to all primary façades visible from a public street, public open space, or residentially zoned property. Secondary façades shall provide consistent architectural treatment but are not required to meet all primary façade standards unless visible from a public street or residentially zoned property.

1. Primary Façade Design Standards

a) Primary façades shall incorporate architectural variation along their horizontal length (in feet) through a combination of materials, modulation, fenestration patterns, or structural expression. A minimum percentage of variation is required:

i. Non-residential building (under 20,000 gross square feet): 60 percent;

ii. Non-residential building (between 20,000 and 75,000 gross square feet): 60 percent;

iii. Non-residential building (75,000+ gross square feet): 50 percent;

iv. Industrial buildings: 50 percent;

v. Multifamily Residential or Mixed-Use Building: 60 percent;

vi. Affordable Housing (per SMC 18.110): 50 percent.

b) Primary façades must include wall plane offsets or projections such that no continuous unarticulated wall exceeds the following lengths:

i. Non-residential building (under 20,000 gross square feet): 40 feet;

ii. Non-residential building (between 20,000 and 75,000 gross square feet): 50 feet;

iii. Non-residential building (75,000+ gross square feet): 75 feet;

iv. Industrial buildings: 100 feet;

v. Multifamily Residential or Mixed-Use Building: 50 feet;

vi. The following construction is exempt from being required to provide off-sets or recesses per RCW 36.70A.815:

1) Affordable Housing (per SMC 18.110);

2) New construction or the retrofit of existing buildings meeting passive house requirements;

3) Conversions of existing buildings to housing or mixed-use developments that include housing;

4) Multistory modular construction for residential or commercial buildings;

5) Mass timber construction.

c) Blank, unscreened walls are prohibited on street-facing façades and along pedestrian walkways.

d) Buildings shall include a visually distinct base at the ground floor through changes in material, texture, color, or wall plane.

e) Primary building entrances shall:

i. Be oriented toward the street or primary pedestrian connection;

ii. Be clearly identifiable and visually emphasized;

iii. Incorporate weather protection in the form of a canopy, awning, recessed entry, arcade, or covered porch; and

iv. Include at least two of the following elements:

1) Recesses or projections

2) Overhangs or porticos

3) Raised or projected cornices

4) Peaked or emphasized roof forms

5) Arches

6) Outdoor patios or community spaces

7) Display windows

8) Integral planters or seating elements

9) Balconies v. Structures located on corner lots shall incorporate architectural emphasis at the corner, which may include a corner entrance, tower element, increased height, or distinctive material treatment.

2. Pacific Northwest Architectural Expression

a) Primary façades shall incorporate at least four of the following characteristics. Each selected characteristic must be clearly expressed and not incidental.

i. Natural Material Expression. At least 60 percent, 25 percent for industrial uses, of each primary façade shall consist of natural or natural-appearing materials as listed in SMC 18.45.050(A)(3).

ii. Deep Roof Overhangs. Sloped roofs shall provide eave overhangs of at least four feet, except where prohibited by building code or zero-lot-line conditions.

iii. Roof Form. Roofs shall consist primarily of gable, hip, or shed forms with slopes between 2:12 and 6:12, or flat roofs concealed by parapets. Mansard roofs are prohibited.

iv. Horizontal Emphasis. Horizontal elements such as lap siding, belt courses, trim bands, aligned window groupings, or exposed beams shall extend across at least 40 percent of the façade width (in feet).

v. Substantial Structural Expression. Exposed brackets, beams, and columns shall be designed as structural or heavy timber elements and must not consist of applied trim or ornament. Where exposed structural elements are provided, they must have a minimum actual face dimension of 4 inches.

vi. Indoor–Outdoor Connection. At least one of the following shall be incorporated into each primary façade:

1) Covered porch or recessed entry at least four feet deep;
2) Integrated outdoor terrace or patio;
3) Vertically proportioned window groupings that emphasize pedestrian scale.

3. Permitted Primary and Cladding Materials. Predominant exterior materials are limited to:

a) Brick masonry (standard, modular, or engineered brick systems);
b) Wood siding, wood shingles, or heavy timber elements;
c) Natural stone, including sandstone, river rock or native stone;
d) Fiber cement siding and shingles;
e) Tinted, textured, or architectural concrete masonry units(CMU) excluding smooth-faced CMU;
f) Recycled or ecologically friendly materials;
g) Architectural metal wall systems with matte or low-sheen finishes, including standing seam panels where used as a primary façade treatment;

4. Accent Materials. Secondary and accent materials may be used in combination with primary and cladding materials, provided they do not exceed thirty percent of the

surface area of any individual façade (measured in square feet), excluding window and door openings. Permitted secondary and accent materials include:

a) Stucco;
b) Tile or terra-cotta systems;
c) Spandrel or vision glass used as architectural accent elements;
d) Corrugated metal panels used as accent siding;
e) Ground-faced, polished, or scored CMU;
f) Standing seam metal panels used as accent features or façade modulation;
g) Decorative metal, wood, or composite screen elements.

5. Prohibited Treatments. The following are prohibited unless part of an officially designated historic structure:

a) Smooth-faced CMU;
b) Smooth-faced tilt-up concrete panels;
c) Smooth-faced prefabricated or exposed structural steel panels;
d) Highly reflective mirror-finish or high-gloss metal panels;
e) Highly reflective or colored glazing;
f) Prefabricated manufactured or modular units without exterior cladding that complies with this section or as described in SMC 18.45.050(A)(6).

6. Shipping Containers and Industrial Prefabricated Structures. Shipping containers, cargo boxes, and similar prefabricated steel transport structures may be used as building elements, provided they are integrated into a compliant architectural design and do not retain a predominantly industrial or freight-equipment appearance. Such structures shall comply with the following standards:

a) Shipping containers shall be incorporated into a larger building composition that includes additional building forms, massing elements, or architectural features such that the structure is not a standalone container or stacked container assembly.
b) Exposed container surfaces shall be modified by using paint, secondary cladding materials, including wood, masonry, fiber cement, metal panel systems, or similar approved materials, such that no more than forty percent of any primary façade consists of unaltered container corrugated steel surfaces.
c) Prefabricated structures are permitted as a primary material for industrial uses, but this does not apply to retail warehouse stores.

7. Transparency. Ground-floor nonresidential façades with customer entrances shall incorporate windows or other natural light-producing elements sufficient to create visual transparency and pedestrian-scale engagement in accordance with SMC 18.45.050(C).

8. Alternatives design standards. The director may authorize modification of the design requirements when alternative plans comply with the intent of this chapter and

alternative designs or materials represent a similar result than which would be achieved by strictly following the requirements of this section

B. Roofs.

1. Rooftop equipment such as HVAC units shall be concealed from public view, extending out to the site perimeter, adjacent pedestrian walkway and adjacent residential zoned properties.
2. Variations in rooflines shall be used to add interest and to address the mass, scale and height of the structure.
3. Roof surfaces must be interrupted into smaller modules using substantial shifts in building footprints which result in substantial shifts in roof lines not exceeding the following lengths:
    a) Non-residential building (under 20,000 gross square feet): 80 feet;
    b) Non-residential building (between 20,000 and 75,000 gross square feet): 80 feet;
    c) Non-residential building (75,000+ gross square feet): 120 feet;
    d) Industrial buildings: Not applicable;
    e) Multifamily Residential or Mixed-Use Building: 80 feet;
    f) Affordable Housing (per SMC 18.110): 100 feet.
4. Roof forms shall be a true reflection of interior space. False projections of wall or roof forms are not allowed, except that parapets and gables may rise above the true roof line if they include side returns or roof planes that
    (a) extend back at least one and one-half times the width of the parapet or gable, or
    (b) extend back to a point that is not visible from any public vantage point.
5. Roof overhangs must be a minimum of 18 inches, except on flat-roofed structures.
6. Roofs must be constructed of cedar shingles, architectural asphalt shingles, standing-seam metal, slate or similar materials that provide texture and shadow lines. Bright, fluorescent, metallic, or highly reflective roofing materials are prohibited. Other roofing materials are prohibited except on roofs having slopes less than 1:12.
7. Roof colors must be limited to darker earth tones or forest colors. Forest greens, earthy browns, charcoal or medium grays and dark clay colors are allowed.

C. Windows and doors.

1. No window or door shall consist of polished (mirrored) or highly reflective colored glass.
2. Windows in a facade shall be balanced and provide visual harmony. To the extent possible, multiple windows on a single wall plane shall be spaced and aligned with other windows in the same plane to create rhythm and harmony with the other architectural features of the facade.

3. Minimum 50 percent transparency (in square feet) for nonresidential buildings on ground-floor street-facing façades in downtown districts. Transparency requirements drop to 20 percent on all street or parking lot facing facades in all other districts;

D. Colors. A project applicant will graphically propose a color palette for their project. The palette must include all the materials/colors proposed for the project, including, but not limited to, field or base color(s), trim colors, accent colors, and colors of natural materials. The field or base color is one of the most dominating features of the building; trim colors are used on the building's secondary features, while accent colors can emphasize the finer, more characteristic elements of the building's design. Typically, no more than three distinct colors should be used in one building, but additional colors may be considered if they are close shades of one of the other three colors.

1. Field or Base Colors. Base colors must consist of low-reflectance (LRV between 10 and 60) Pacific Northwest earth tones, muted greens, browns, grays or similar natural hues. Bright primary colors such as neon, fluorescent, metallic or high-gloss finishes and highly saturated primary reds, yellows, blues or greens are prohibited.
2. Trim colors (fascia, cornice, waist, window, door, skirt trim)are allowed to be in contrast to the base colors but shall have the same light/dark value and color saturation as the base colors, except whites and achromatic gray colors (gray made from black and white only) may be of any light/dark value. For example, the base color might be Spanish green (a light muted green from the blue-yellow family) and the trim color might be maroon (a deep reddish brown from the red-blue family) as long as the two colors complement each other in their brightness and intensity.
3. Accent colors can be of different light/dark values than base or trim colors. Accent colors can be brighter than field or trim colors and can be used for specific brand colors. Accent colors may not exceed 10 percent of any façade (in square feet). Appropriate areas for accent colors are those details that might otherwise go unnoticed, such as moldings or molding indentations, medallions, and shadow lines, roof windows and door frames. Doors are also an appropriate location for accent colors.
4. Natural Material Colors. Natural materials such as stones, clay masonries, split-faced concrete masonry, cedar and redwood have intrinsically pleasing hues, values and saturations of color. These materials shall not be refinished or painted so as to alter their natural tones (exception: wood siding materials may be stained when the material's character is maintained); when these natural materials are used in combination with painted or stained materials, the painted or stained colors shall be of the same tones and of similar light/dark values and color saturations.
5. All applied colors shall have low reflectance and blend well with the surrounding environment.

6. Prefinished non-natural material colors on premanufactured awnings, canopies, marquees or other assemblies shall not be highly reflective; when primary or secondary colors are proposed they shall have light/dark values and color saturations that match the structure's base color(s).
7. When roof colors are not in a grey tone (chromatic or achromatic grey) the colors shall have light/dark values and color saturations similar to the structure's base color(s). Color restrictions apply to flat or low-pitched roofs only when the parapet or other screening device does not fully conceal the roofing surface from view.
8. Corporate brand colors that do not meet the Field or Base color requirements must be limited to trim or accent colors, and may not exceed 15 percent of any individual façade.

18.45.060 Landscaping.

A. Purpose. Landscaping standards are intended to reduce visual impacts, provide buffering, enhance pedestrian orientation, soften building edges, reduce visual impacts, provide site buffering and mitigate heat island effects.

B. Applicability. Landscaping standards apply to new development, additions requiring site plan review, binding site plans and other applicable land use permits within the business and employment zoning districts. Individual building permits exempt from site plan review are not subject to this section unless otherwise required by this title. Required landscaping shall also comply with chapter 18.75, Open Space and Landscaping.

C. General Standards.

1. Required landscaped areas may count toward any minimum open space requirement. On-site pedestrian circulation located outside the public right-of-way shall be landscaped.

2. All required yard setbacks along public streets/right of way frontages shall be landscaped and count toward overall size landscaping requirement. Street frontage setback landscaping shall provide a mix of trees, scrubs and groundcover. Trees shall be provided that will reach a minimum of six feet in height at the end of two-year growth period per SMC 18.75.060(A) and planted at a minimum of twenty feet on center.

3. All building walls visible from a public street shall include building perimeter landscaping unless otherwise provided in Table 18.45.060(D).

4. Landscaped areas:
   a. Planting beds must be at least six feet in width.
   b. Trees exceeding six feet in height must be planted a minimum of twenty feet on center and installed with root protection.
   c. Shrubs and small trees up to six feet in height at maturity must be planted six feet on center and installed with root protection.

d. Groundcover, mulch, or other approved organic material must be provided with the planting beds.

D. **Table 18.45.060(D) Landscaping requirements for Business and Employment zoning districts.**

Development Type	Minimum Landscape Area based on gross site size	Building Landscaping Entrances and Walls*
Single-family dwellings detached subdivision and/or development	10%	N/A
Multi-family residential buildings or Mixed-Use Buildings	15%	Unit entrances + min. 65% of building wall perimeter
Buildings >20,000 gross square feet (gsf)	15%	All customer entrances + min. 65% of building wall perimeter
Buildings 20,001-75,000 gsf	20%	All customer entrances + min. 50% of building wall perimeter
Buildings <75,000 gsf	20%	All customer and employee entrances + min. 50% of building wall perimeter
Industrial/Manufacturing Warehouse uses per Table 18.45.030(C)	10%	All customer and employee entrances.

**measured as lineal feet of building wall*

E. Alternative Landscaping Plans. The director may authorize modification of the landscape requirements as set forth in chapter 18.75.

18.45.050 Additional development standards.

A. Affordable Housing Exceptions. See chapter 18.110.

B. Day Care Facilities See chapter 18.115.

C. Supportive housing.

1. Permanent Supportive Housing(PSH) and Transitional Housing. PSH and transitional housing must comply with all standards of the zone in which the said housing is located.
2. Emergency Shelter and Emergency Housing. Emergency shelter housing must comply with all standards of the zone in which the said housing is located.

3. Alternative development standards allowed by chapter 18.110, Affordable housing exceptions, may allow supportive housing options that do not otherwise meet the standard requirements of the underlying zone.

D. 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.

F. Detached Accessory Structures. Detached accessory structures such as storage buildings or similar structures are subject to the following standards:

1. Subject to all bulk and dimensional standards of SMC 18.45.040.
2. All detached structures must be included in the calculation of building lot coverage.
3. Cargo containers or shipping containers being utilized for storage must be placed behind buildings so that they are not visible from any public ROW. If an existing site design prohibits placing containers behind a building or if they are adjacent a residential zone or established residential property, they must be fully screened with fencing or landscaping.

G. Fences.

1. No fence may violate the sight distance restrictions at street intersections.

2. A building permit shall be required, per the International Building Code, for any fence exceeding 7 feet in height.

3. Fence height shall be measured from finished grade at the base of the fence on the exterior side. For fences located on retaining walls, height shall be measured from the finished grade at the top of the retaining wall to the top of the fence.

4. Berms may be incorporated into fence design; however, the combined height of the berm and fence shall not exceed the maximum height permitted by this chapter.

5. New fences fronting on public right-of-way must be constructed of wood, wrought iron, brick, stone, concrete masonry unit (CMU) or solid vinyl. Chain link fencing can be used, but is subject to the following requirements:

a) Chain link fencing including steel posts must be powder or vinyl coated in earth tones.

b) Chain link fencing must be entirely screened by landscaping.

6. Areas that do not front on public right-of-way, such as side and rear yards, are subject to the following requirements:

a) Must use materials described in (5) of this section, or can install chain link fencing including steel posts and rails only when it is powder or vinyl coated in earth tones.

b) Chain link fencing installed adjacent residential zones or established residential properties must be entirely screened with landscaping.

Chapter 18.50
Downtown Districts

Sections:

18.50.010 Zoning districts.
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18.50.030 Use table.
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18.50.010 Zoning districts.

The city's comprehensive plan establishes a land use designation (Downtown Districts) that supports Sequim's commercial activity, where small-scale neighborhood businesses thrive alongside Washington Avenue. The business and residential designations are further refined based on geographic areas of the city are shown on the zoning map as:

A. Downtown Core (DC)
B. Downtown Mixed Use (DMU)

18.50.020 Purposes.

A. The general purpose of the downtown district is to support pedestrian-scale businesses, longstanding residential neighborhoods and to serve as a gathering place for residents and visitors. The districts zones are further defined as follows:

1. The DC district is geographically located along the Washington Street corridor, centered on the intersection of Washington Street and Sequim Avenue, and extending outward to include the surrounding commercial, civic, and mixed-use areas that function as the city's primary activity center. The zone is intended to:
    a) Emphasize a compact, pedestrian-oriented environment with the highest intensity of downtown uses and activities;
    b) Support ground-floor commercial uses, upper-story residential or office uses, and building design that reinforces a walkable downtown character.
2. The DMU district is geographically located within and immediately adjacent to the DC, extending along the Washington Street corridor and key connecting streets, where a mix of commercial, residential, civic, and pedestrian-oriented uses are intended to be concentrated. The zone is intended to:
    a) Accommodate a balanced mix of residential, commercial, office, and civic uses at moderate intensities;

b) Support housing opportunities, local services, and employment while maintaining compatibility with adjacent downtown and residential areas.

18.50.030 Use Table

A. Types of Uses

1. A permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
2. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapter 18.140 governing conditional uses.
3. An administrative conditional use (AC) is a discretionary use reviewed through the process set forth in Chapter 18.140 governing administrative conditional uses.
4. A prohibited use (X) is one that is not permitted in the zoning district under any circumstances.
5. Incidental uses are those that are only allowed as a subordinate use to an established permitted use.

B. Similar uses. Given that not all uses are mentioned specifically in 18.50.030, the director of community and economic development is authorized to make similar use determinations, as set forth in Section 18.25.030.

C. The following Table 18.50.030.C is a list of uses for the city's downtown zoning districts.

Table 18.50.030(C) Downtown Districts Uses

Use Types	DC	DMU
Residential Use Types		
Single Family		
~~Detached SFR~~Residential, detached (including Manufactured and Modular)	X	P
ADU (two per lot)	P	P
Cluster Housing	P	P
Multifamily		
~~Apartments/Townhomes/Condos (more than 4 units)~~Residential, multifamily	P	P
~~Multiplexes (2-4 units)~~Residential, attached	P	P
Group and Co-Living		
Co-Living	P	P
Adult Family Home	X	P
Residential Group Home	X	P
Group Care Facilities/Group Care Home	P	P
Assisted Living Facility/Boarding House	P	P
Nursing Home	P	P

Use Types	DC	DMU
Supportive Housing		
Transitional Housing	P	P
Permanent Supportive Housing	P	P
Emergency Shelter/Emergency Housing	P	P
Home Occupations	P	P
Mixed Use/Live Work	P	P
Commercial Use Types		
Transient Accommodations		
Hotel/Motel	P	P
Recreational Vehicle Park	X	X
Eating and Drinking Establishments		
Restaurant	P	P
Drive Through Food/Drink	X	X
Bar/Tavern	P	P
Brewery/Winery/Distillery	C	C
Nightclub	C	C
Retail		
Neighborhood Retail		
Food and Beverage Retail	P	P
Pet Stores/Grooming	P	P
Hardware Stores	P	P
Specialty Retail	P	P
Grocery Stores	P	P
Corner Stores/Convenience store	P	P
Community Retail		
Supermarkets	P	P
Appliance Stores	P	P
Flooring and Window Sales	P	P
Garden Nursery/Landscaping	P	P
Home Medical Equipment	P	P
Sporting Goods	P	P
Regional Retail		
~~Shopping Center~~	~~X~~	
Chain Retail/Big Box Stores	X	X
Auto-Oriented		
Auto Sales/Rental	X	X
Auto Servicing/Repair	X	X

Use Types			DC	DMU
~~Fuel Dispensing~~Fuel Station			Incidental	X
Fuel Station, Commercial	X	X		
Services, Personal and Professional				
Personal Services				
Barber/ Beauty Salon			P	P
Tattoo/Body Art Studio			P	P
Laundry/Dry Cleaning			P	P
Fitness Center			P	P
General Office				
Business/Professional Office			P	P
Nonprofit Spaces			P	P
Technology Offices			P	P
Co-working Space			P	P
Medical Office				
Medical Office or Clinic			P	P
Urgent Care/Walk-In Clinic			P	P
Veterinary Clinic			P	P
Self-Storage				
Mini-Storage			X	X
Outdoor Storage			X	X
Commercial Storage			X	X
Parking			AC	AC
Business/Employment Use Types				
Industrial Services				
Equipment Retail			X	X
Contractor Yards			X	X
Manufacturing and Production				
Light Manufacturing			X	X
Heavy Manufacturing			X	X
Light Food Production			X	X
Heavy Food Production			X	X
Research and Development				
Research Facility			X	X
Software or Hardware Development			X	X
Warehouse/Wholesale Sales/Trades				
Warehouse Stores			X	X

Use Types	DC	DMU
Wholesale Supplier	X	X
Civic Facility Use Types		
Transportation and Utilities		
Private Utilities	P	P
Public Utilities	P	P
Transit Facility	P	P
Social/Fraternal and Clubs/Lodges		
Community Center	P	P
Social Buildings	P	P
Senior Centers	P	P
Recreation Facilities		
Private Athletic Facilities	P	P
Bowling Alley	P	P
Campgrounds	X	X
Cultural Organization		
Museums	P	P
Learning Centers	P	P
Performance Venue/Auditorium	P	P
Art Galleries	P	P
Hospitals	C	C
Parks		
Public Park	AC	AC
Private Park	AC	AC
Community Gardens	AC	AC
Public Trails	AC	AC
Religious Venues		
Religious Assembly	X	X
Religious Classrooms	X	X
Religious Camps	X	X
Religious Administration	X	X
Schools		
Public	AC	AC
Private, up to 25 students	AC	AC
Private, more than 25 students	AC	AC
Postal Service		
Post Office	P	P
Distribution Center	X	X
City of Sequim Facilities		

Use Types	DC	DMU
Major Facility	AC	AC
Minor Facility	P	P
Essential Public Facilities Use Types		
Airports	X	X
State Educational Facility	AC	AC
State or Regional Transportation Facility/Infrastructure	AC	AC
State and Local Corrections Facility	X	X
Solid Waste Handling Facility	X	X
Behavioral Health and Treatment Facilities	C	C
Residential Care Facilities	AC	AC
Secure Community Transition Facility	X	X
OFM Facility on State 10yr Capital Plan	C	C
Other Use Types		
Cemeteries	AC	AC
Temporary Uses	P	P
Communication Facilities	AC	AC
Child Care Centers	P	P

18.50.040 Development standards.

A. **Table 18.50.040 Downtown Districts Bulk and Dimensional Standards**

Standard	DC	DMU
Minimum Lot Area	None. Lot area shall be of size and shape appropriate to accommodate intended uses, parking and landscaping requirements	
Maximum Lot Area	None	
Minimum Front Setback	None	
Minimum Side Setback	Per adopted Building Codes ~~None~~ ~~None~~	
Minimum Side Setback Adjacent R zone	5 feet	
Minimum Rear Setback	None	
Minimum Rear Setback adjacent R Zone	5 feet	
Corner Lot Setback (Ground Floor only)	5 feet from ROW	
Minimum Setback from Alley	0 feet, or as determined by the City Engineer	
Maximum Building Height	38 feet	
Maximum Building Lot Coverage	As determined to meet stormwater management per SMC Chapter 13.104, parking per SMC 18.80.050 and applicable landscaping and open space requirements. ~~As determined to meet stormwater management (Chapter 13.104 SMC);~~	

		~~parking, and landscape requirements (Chapter 18.22 SMC and SMC § 18.24.130)~~

B. Exceptions

1. Retrofits of existing buildings used for residential housing. Per RCW 36.70A.810, the following standards apply:

a) The portion of the exterior wall assembles that includes insulation must be allowed to project up to an additional eight inches into the setbacks on all sides;

b) The building must be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation; and

c) Gross floor area must be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

d) For existing nonconforming buildings already projecting into setbacks, the portion of exterior wall assemblies that include insulation must be allowed to project up to an additional eight inches into the setbacks on all sides if the building is to be used for residential housing.

2. New construction or retrofits for passive housing. Per RCW 36.70A.812, the following standards apply:

a) Any required setback must be measured to the outside face of the foundation, and the portion of exterior wall assemblies that include insulation must be allowed to project up to eight inches into setbacks on all sides;

b) The building must be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation; and

c) Gross floor area must be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

3. Roof-mounted solar panels. Per RCW 36.70.813, a building may exceed any maximum allowable roof height limits by at least 48 inches to accommodate a roof-mounted solar energy panel.

18.50.050 Building design standards

Building design requirements are only required as described in SMC 18.120.010(B).

A. Architectural and Façade Standards. The standards of this section apply to all primary façades visible from a public street, public open space, or residentially zoned property. Secondary façades shall provide consistent architectural treatment but are not required to meet all primary façade standards unless visible from a public street or residentially zoned property.

1. Primary Façade Design Standards

a) Primary façades shall incorporate architectural variation along their horizontal length (in feet) through a combination of materials, modulation, fenestration patterns, or structural expression. A minimum percentage of variation is required:

i. Non-residential building (under 20,000 gross square feet): 60 percent;
ii. Non-residential building (between 20,000 and 75,000 gross square feet): 60 percent;
iii. Non-residential building (75,000+ gross square feet): 50 percent;
iv. Industrial buildings: 50 percent;
v. Multifamily Residential or Mixed-Use Building: 60 percent;
vi. Affordable Housing (per SMC 18.110): 50 percent.

b) Primary façades must include wall plane offsets or projections such that no continuous unarticulated wall exceeds the following lengths:

i. Non-residential building (under 20,000 gross square feet): 40 feet;
ii. Non-residential building (between 20,000 and 75,000 gross square feet): 50 feet;
iii. Non-residential building (75,000+ gross square feet): 75 feet;
iv. Industrial buildings: 100 feet;
v. Multifamily Residential or Mixed-Use Building: 50 feet;
vi. The following construction is exempt from being required to provide off-sets or recesses per RCW 36.70A.815:

1) Affordable Housing (per SMC 18.110);
2) New construction or the retrofit of existing buildings meeting passive house requirements;
3) Conversions of existing buildings to housing or mixed-use developments that include housing;
4) Multistory modular construction for residential or commercial buildings;
5) Mass timber construction.

c) Blank, unscreened walls are prohibited on street-facing façades and along pedestrian walkways.

d) Buildings shall include a visually distinct base at the ground floor through changes in material, texture, color, or wall plane.

e) Primary building entrances shall:

i. Be oriented toward the street or primary pedestrian connection;
ii. Be clearly identifiable and visually emphasized;
iii. Incorporate weather protection in the form of a canopy, awning, recessed entry, arcade, or covered porch; and
iv. Include at least two of the following elements:

1) Recesses or projections

2) Overhangs or porticos
3) Raised or projected cornices
4) Peaked or emphasized roof forms
5) Arches
6) Outdoor patios or community spaces
7) Display windows
8) Integral planters or seating elements
9) Balconies v. Structures located on corner lots shall incorporate architectural emphasis at the corner, which may include a corner entrance, tower element, increased height, or distinctive material treatment.

2. Pacific Northwest Architectural Expression

a) Primary façades shall incorporate at least four of the following characteristics. Each selected characteristic must be clearly expressed and not incidental.

i. Natural Material Expression. At least 60 percent, 25 percent for industrial uses, of each primary façade shall consist of natural or natural-appearing materials as listed in SMC 18.50.050(A)(3).

ii. Deep Roof Overhangs. Sloped roofs shall provide eave overhangs of at least four feet, except where prohibited by building code or zero-lot-line conditions.

iii. Roof Form. Roofs shall consist primarily of gable, hip, or shed forms with slopes between 2:12 and 6:12, or flat roofs concealed by parapets. Mansard roofs are prohibited.

iv. Horizontal Emphasis. Horizontal elements such as lap siding, belt courses, trim bands, aligned window groupings, or exposed beams shall extend across at least 40 percent of the façade width (in feet).

v. Substantial Structural Expression. Exposed brackets, beams, and columns shall be designed as structural or heavy timber elements and must not consist of applied trim or ornament. Where exposed structural elements are provided, they must have a minimum actual face dimension of 4 inches.

vi. Indoor–Outdoor Connection. At least one of the following shall be incorporated into each primary façade:

1) Covered porch or recessed entry at least four feet deep;
2) Integrated outdoor terrace or patio;
3) Vertically proportioned window groupings that emphasize pedestrian scale.

3. Permitted Primary and Cladding Materials. Predominant exterior materials are limited to:

a) Brick masonry (standard, modular, or engineered brick systems);

b) Wood siding, wood shingles, or heavy timber elements;
c) Natural stone, including sandstone, river rock or native stone;
d) Fiber cement siding and shingles;
e) Tinted, textured, or architectural concrete masonry units(CMU) excluding smooth-faced CMU;
f) Recycled or ecologically friendly materials;
g) Architectural metal wall systems with matte or low-sheen finishes, including standing seam panels where used as a primary façade treatment;

4. Accent Materials. Secondary and accent materials may be used in combination with primary and cladding materials, provided they do not exceed thirty percent of the surface area of any individual façade (measured in square feet), excluding window and door openings. Permitted secondary and accent materials include:

a) Stucco;
b) Tile or terra-cotta systems;
c) Spandrel or vision glass used as architectural accent elements;
d) Corrugated metal panels used as accent siding;
e) Ground-faced, polished, or scored CMU;
f) Standing seam metal panels used as accent features or façade modulation;
g) Decorative metal, wood, or composite screen elements.

5. Prohibited Treatments. The following are prohibited unless part of an officially designated historic structure:

a) Smooth-faced CMU;
b) Smooth-faced tilt-up concrete panels;
c) Smooth-faced prefabricated or exposed structural steel panels;
d) Highly reflective mirror-finish or high-gloss metal panels;
e) Highly reflective or colored glazing;
f) Prefabricated manufactured or modular units without exterior cladding that complies with this section or as described in SMC 18.50.050(A)(6).

6. Shipping Containers and Industrial Prefabricated Structures. Shipping containers, cargo boxes, and similar prefabricated steel transport structures may be used as building elements, provided they are integrated into a compliant architectural design and do not retain a predominantly industrial or freight-equipment appearance. Such structures shall comply with the following standards:

a) Shipping containers shall be incorporated into a larger building composition that includes additional building forms, massing elements, or architectural features such that the structure is not a standalone container or stacked container assembly.
b) Exposed container surfaces shall be modified by using paint, secondary cladding materials, including wood, masonry, fiber cement, metal panel systems, or similar approved materials, such that no more than twenty five

percent of any primary façade consists of unaltered container corrugated steel surfaces.

c) Prefabricated structures are permitted as a primary material for industrial uses, but this does not apply to retail warehouse stores.

7. Transparency. Ground-floor nonresidential façades with customer entrances shall incorporate windows or other natural light-producing elements sufficient to create visual transparency and pedestrian-scale engagement in accordance with SMC 18.50.050(C).

8. Alternatives design standards. The director may authorize modification of the design requirements when alternative plans comply with the intent of this chapter and alternative designs or materials represent a similar result than which would be achieved by strictly following the requirements of this section

B. Roofs.

1. Rooftop equipment such as HVAC units shall be concealed from public view, extending out to the site perimeter, adjacent pedestrian walkway and adjacent residential zoned properties.

2. Variations in rooflines shall be used to add interest and to address the mass, scale and height of the structure.

3. Roof surfaces must be interrupted into smaller modules using substantial shifts in building footprints which result in substantial shifts in roof lines not exceeding the following lengths:

a) Non-residential building (under 20,000 gross square feet): 80 feet;

b) Non-residential building (between 20,000 and 75,000 gross square feet): 80 feet;

c) Non-residential building (75,000+ gross square feet): 120 feet;

d) Industrial buildings: Not applicable;

e) Multifamily Residential or Mixed-Use Building: 80 feet;

f) Affordable Housing (per SMC 18.110): 100 feet.

4. Roof forms shall be a true reflection of interior space. False projections of wall or roof forms are not allowed, except that parapets and gables may rise above the true roof line if they include side returns or roof planes that

(a) extend back at least one and one-half times the width of the parapet or gable, or

(b) extend back to a point that is not visible from any public vantage point.

5. Roof overhangs must be a minimum of 18 inches, except on flat-roofed structures.

6. Roofs must be constructed of cedar shingles, architectural asphalt shingles, standing-seam metal, slate or similar materials that provide texture and shadow lines. Bright, fluorescent, metallic, or highly reflective roofing materials are prohibited. Other roofing materials are prohibited except on roofs having slopes less than 1:12.

7. Roof colors must be limited to darker earth tones or forest colors. Forest greens, earthy browns, charcoal or medium grays and dark clay colors are allowed.

C. Windows and doors.

1. No window or door shall consist of polished (mirrored) or highly reflective colored glass.
2. Windows in a facade shall be balanced and provide visual harmony. To the extent possible, multiple windows on a single wall plane shall be spaced and aligned with other windows in the same plane to create rhythm and harmony with the other architectural features of the facade.
3. Minimum 50 percent transparency (in square feet) for nonresidential buildings on ground-floor street-facing façades in downtown districts. Transparency requirements drop to 20 percent on all street or parking lot facing facades in all other districts;

D. Colors. A project applicant will graphically propose a color palette for their project. The palette must include all the materials/colors proposed for the project, including, but not limited to, field or base color(s), trim colors, accent colors, and colors of natural materials. The field or base color is one of the most dominating features of the building; trim colors are used on the building's secondary features, while accent colors can emphasize the finer, more characteristic elements of the building's design. Typically, no more than three distinct colors should be used in one building, but additional colors may be considered if they are close shades of one of the other three colors.

1. Field or Base Colors. Base colors must consist of low-reflectance (LRV between 10 and 60) Pacific Northwest earth tones, muted greens, browns, grays or similar natural hues. Bright primary colors such as neon, fluorescent, metallic or high-gloss finishes and highly saturated primary reds, yellows, blues or greens are prohibited.
2. Trim colors (fascia, cornice, waist, window, door, skirt trim)are allowed to be in contrast to the base colors but shall have the same light/dark value and color saturation as the base colors, except whites and achromatic gray colors (gray made from black and white only) may be of any light/dark value. For example, the base color might be Spanish green (a light muted green from the blue-yellow family) and the trim color might be maroon (a deep reddish brown from the red-blue family) as long as the two colors complement each other in their brightness and intensity.
3. Accent colors can be of different light/dark values than base or trim colors. Accent colors can be brighter than field or trim colors and can be used for specific brand colors. Accent colors may not exceed 10 percent of any façade (in square feet). Appropriate areas for accent colors are those details that might otherwise go unnoticed, such as moldings or molding indentations, medallions, and shadow lines, roof windows and door frames. Doors are also an appropriate location for accent colors.

4. Natural Material Colors. Natural materials such as stones, clay masonries, split-faced concrete masonry, cedar and redwood have intrinsically pleasing hues, values and saturations of color. These materials shall not be refinished or painted so as to alter their natural tones (exception: wood siding materials may be stained when the material's character is maintained); when these natural materials are used in combination with painted or stained materials, the painted or stained colors shall be of the same tones and of similar light/dark values and color saturations.
5. All applied colors shall have low reflectance and blend well with the surrounding environment.
6. Prefinished non-natural material colors on premanufactured awnings, canopies, marquees or other assemblies shall not be highly reflective; when primary or secondary colors are proposed they shall have light/dark values and color saturations that match the structure's base color(s).
7. When roof colors are not in a grey tone (chromatic or achromatic grey) the colors shall have light/dark values and color saturations similar to the structure's base color(s). Color restrictions apply to flat or low-pitched roofs only when the parapet or other screening device does not fully conceal the roofing surface from view.
8. Corporate brand colors that do not meet the Field or Base color requirements must be limited to trim or accent colors, and may not exceed 15 percent of any individual façade.

E. Additional Downtown Design Standards. The Downtown Districts have specific design characteristics that are unique from other zoning districts. In addition to the design standards above and in chapter18.120 Design review, the following standards apply to properties within the Downtown districts. The standards contained in this subsection will be prioritized over conflicting regulations:

1. Curb Cuts. Intent: To reduce the disruption of pedestrian movement by vehicles.
    a) No curb cuts allowed along Washington in the downtown core district.
    b) No more than one curb cut per street frontage allowed elsewhere.
    c) Maximum curb cut width is 24 feet.
2. Sidewalk/Frontage Improvements. Intent:To provide clear expectations of private contributions to streetscape:
    a) Two-foot by two-foot scored concrete surface.
    b) Minimum seven-foot-wide, unobstructed walking route.
    c) Street trees, minimum two-and-one-half-inch caliper, 30 feet maximum spacing.
3. Ground Level Architectural Features. Intent: Ensure that new buildings provide rich and varied experiences for people walking by.

a) All new buildings in the core district along Washington Avenue shall include overhead weather protection (canopy or awning) at a minimum of five feet in width over the sidewalk on 75 percent of the facade.

b) Street-facing facades shall include a minimum of four of the following:

i. Kick-plate below windows 24 inches to 30 inches in height with projecting sill.

ii. Plinth. A continuous course of masonry or architecturally finished concrete at the base of an exterior wall, with a height ranging from 16 inches to 32 inches.

iii. Canopy or awning, minimum five feet in width over sidewalk.

iv. Recessed entry door.

v. Decorative lighting fixtures.

vi. Clerestory above primary display windows.

vii. Planters for seasonal planting.

viii. Decorative tilework.

ix. Pedestrian-scaled signs.

x. Flower baskets.

xi. Sidewalk-facing garden (residential buildings only).

xii. Other unique or artful element.

c) Treatment of blank walls longer than 30 feet, if facing a street; at least two shall be required:

i. Vegetation.

ii. Artwork/mural.

iii. Seating.

iv. Architectural details (e.g., tilework, board and batten, fine-grained score pattern).

d) Vinyl awnings, half-round awnings, and awnings that are principally designed to cast intense light downward or to provide signage are not permitted.

e) Materials used at ground level are expected to be long-lasting and durable and contribute positively to the pedestrian experience.

4. Upper Floor Architectural Features. Intent: To ensure that new buildings offer visual interest as seen from a distance and contribute to the character of the townscape. At least two of the following shall be required above the first floor:

a) Belt course of masonry.

b) Overhang or projection.

c) Offsets in wall.

d) Balconies or decks.

e) Change in color or materials.

f) Bay windows.

g) Stepback(s).

5. Roofline. Intent: To create a distinct profile on the skyline.

a) Flat roofs shall include a prominent cornice that creates a shadow and caps the edge of the roof.

b) Pitched residential roofs shall be in the range 6:12 to 12:12.

6. Screening Rooftop Mechanical Equipment. Intent: To reduce the visual impact of mechanical equipment on roofs.

a) Mechanical equipment shall be screened by an extended parapet wall or other roof forms that are integrated into the building's architecture.

7. Sign Design.

a) Pedestrian Scale. Intent: To encourage projecting and wall signs that are scaled and designed to attract pedestrians' interest yet not overwhelm a building's facade.

i. Signs within these three districts shall be oriented to people walking, not driving in vehicles.

ii. Pole signs shall not be allowed in these three districts.

iii. Projecting signs shall not exceed 16 square feet in area; maximum allowed sign extension from the building facade is four feet; provided, that no sign shall extend to within two feet or less of the street curb edge; projecting signs shall be installed between seven feet six inches and 14 feet above grade on the facade of entry or primary pedestrian street.

iv. Wall signs shall be allowed as provided in SMC § 18.58.110(E); provided, that the allowed wall sign area shall be reduced by an amount equal to any permitted projecting sign that is installed.

b) Relationship to Building Design. Intent: To ensure that signs respect the character of buildings.

i. Signs should not obscure architectural features.

c) Whimsical and Artful Elements. Intent: To encourage creativity and expressing individual businesses.

i. Signs should be highly graphic with features that boldly symbolize the identity of the business.

18.50.060 Landscaping.

A. No minimum landscaping amount is established, and the following standards must be met.

1. Landscaping elements must be provided to visually connect the project to Downtown.

2. Blank walls must provide landscaping elements to soften the visual impact of the building.

3. Corner lots must include landscaping in the corner setback. Provided landscaping must also meet all sight distance requirements for streets.
4. Projects providing courtyards, squares, plazas, or other similar gathering spaces must include landscaping.
5. Landscaping elements to satisfy the requirements of this subsection include:
    a) Seating integrated with landscaping.
    b) Planting beds, baskets or pots.
    c) Landscape-integrated artwork.
    d) Vertical landscaping on building walls.
    e) Low planter walls or landscaped enclosures.

18.50.070 Additional development standards.

A. Affordable Low Income Housing Incentives. See chapter 18.110.

B. Day Care Facilities. See chapter 18.115.

C. Supportive housing.

1. Permanent Supportive Housing(PSH) and Transitional Housing. PSH and transitional housing must comply with all standards of the zone in which the said housing is located.

2. Emergency Shelter and Emergency Housing. Emergency shelter housing must comply with all standards of the zone in which the said housing is located.

3. Alternative development standards allowed by chapter 18.110, Affordable housing exceptions, may allow supportive housing options that do not otherwise meet the standard requirements of the underlying zone.

D. 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.

E. Detached Accessory Structures. Detached accessory structures such as storage buildings or similar structures are subject to the following standards:

1. Subject to all bulk and dimensional standards of SMC 18.50.040.
2. All detached structures must be included in the calculation of building lot coverage.
3. Cargo containers or shipping containers are prohibited unless placed either through an approved temporary use permit or as part of active construction with valid permit approval and must be removed once permits are finalized.

F. Fences.

1. No fence may violate the sight distance restrictions at street intersections.
2. A building permit shall be required, per the International Building Code, for any fence exceeding 7 feet in height.
3. Fence height shall be measured from finished grade at the base of the fence on the exterior side. For fences located on retaining walls, height shall be measured from the finished grade at the top of the retaining wall to the top of the fence.
4. Berms may be incorporated into fence design; however, the combined height of the berm and fence shall not exceed the maximum height permitted by this chapter.
5. Fences shall be constructed of wood, wrought iron, brick, stone, concrete masonry unit (CMU) or solid vinyl.
6. Chain link fences are prohibited.

Chapter 18.55
Mixed Use and Planned Districts

Sections:

18.55.010 Zoning districts.
18.55.020 Purposes.
18.55.030 Use table.
18.55.040 Development standards.
18.55.050 Density calculations.
18.55.060 Building design standards.
18.55.070 Landscaping.
18.55.080 Additional standards.

18.55.010 Zoning districts.

The City's comprehensive plan establishes land use designations (Community Mixed Use, Lifestyle District and Planned Resort Community) that support blending a range of residential types, commerce, and service uses in shared environments. In Sequim, mixed-use areas support efficient land use, reduce reliance on cars, support active transportation, and increase opportunities for people to live, work, shop and recreate within walking distance. The business and residential designations are further refined based on geographic areas of the city are shown on the zoning map as:

A. Commercial Mixed Use (CMU)
B. Lifestyle District (LD)
C. Planned Resort Community (PRC)

18.55.020 Purposes.

A. The general purpose of the mixed use and planned districts is to integrate housing, services, and employment to foster economic vitality and housing diversity. These districts will serve residents, businesses, and visitors, while accommodating higher-density residential development in livable environments. The districts zones are further defined as follows:

1. The CMU district is geographically located along major arterial corridors and key gateway areas outside the Downtown Core, where a mix of commercial, residential, civic, and service uses are intended to serve the broader community and surrounding neighborhoods. The zone is intended to:

a) Provide residents with centralized access to retail businesses and services that meet community-wide needs;

b) Create a complementary mix of community-serving retail, personal and professional services, public facilities, transient lodging, and multifamily-attached housing types.

2. The LD is geographically located in the interior of the community along and near corridors such as N. 5th Avenue and adjacent to institutional, medical, and community-serving uses, providing a transition between residential areas and higher-intensity commercial and mixed-use zones. The zone is intended to:

a) Encourage development of diverse, mixed-use neighborhoods that offer a variety of housing types, services, and amenities;
b) Support livability and meet the evolving needs of residents of all ages.

3. The PRC district is geographically located along the shoreline of Sequim Bay and W Sequim Bay Rd and is accessed primarily from Highway 101 via Whitefeather Way. The zone is intended to:

a) Enable the realization of a planned resort community;
b) Include a mix of year-round and seasonal residences, tourist accommodation and commercial and other uses to serve them.

18.55.030 Use Table.

A. Types of Uses

1. A permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
2. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapter 18.140 governing conditional uses.
3. An administrative conditional use (AC) is a discretionary use reviewed through the process set forth in Chapter 18.140 governing administrative conditional uses.
4. A prohibited use (X) is one that is not permitted in the zoning district under any circumstances.
5. Incidental uses are those that are only allowed as a subordinate use to an established permitted use.

B. Similar uses. Given that not all uses are mentioned specifically in Table 18.55.030, the director is authorized to make similar use determinations, as set forth in Section 18.25.030.

C. The following Table 18.55.030.C is a list of uses for the city's mixed use zoning districts.

Table 18.55.030(C) Mixed Use Districts Use Table

Use Types	CMU	LD	PRC
Residential Uses			
Single Family			
~~Detached SFR~~Residential, detached (including Manufactured and Modular)	X	P	P
ADU (two per lot)	X	P	P
Cluster Housing	AC	P	P
Multifamily			
~~Apartments/Townhomes/Condos (more than 4 units)~~Residential, multifamily	P	P	P
~~Multiplexes (2-4 units)~~Residential, attached	P	P	P
Group and Co-Living			
Co-Living	P	P	P
Adult Family Home	X	P	P
Residential Group Home	X	P	P
Group Care Facilities/Group Care Home	P	P	AC
Assisted Living Facility/Boarding House	P	P	AC
Nursing Home	P	P	C
Supportive Housing			
Transitional Housing	P	P	P
Permanent Supportive Housing	P	P	P
Emergency Shelter/Emergency Housing	P	X*	P
Home Occupations	P	P	P
Mixed-Use Building/Live Work	P	P	P
Commercial Uses			
Transient Accommodations			
Hotel/Motel	P	X	P
Recreational Vehicle Park	X	X	P
Eating and Drinking Establishments			
Restaurant	P	P	P
Drive Through Food/Drink	P	X	P
Bar/Tavern	P	P	P
Brewery/Winery/Distillery	P	AC	P
Nightclub	X	X	X
Retail			
Neighborhood Retail			
Food and Beverage Retail	P	P	P

Use Types	CMU	LD	PRC
Pet Stores/Grooming	P	P	P
Hardware Stores	P	X	P
Specialty Retail	P	P	P
Grocery Stores	P	P	P
Corner Stores/Convenience Store	P	P	P
Community Retail			
Supermarkets	P	X	X
Appliance Stores	P	X	X
Flooring and Window Sales	P	X	X
Garden Nursery/Landscaping	P	X	X
Home Medical Equipment	P	P	X
Sporting Goods	P	X	P
Regional Retail			
~~Shopping Center~~	~~P~~	~~X~~	~~X~~
Chain Retail/Big Box Stores	X	X	X
Auto-Oriented			
Auto Sales/Rental	X	X	X
Auto Servicing/Repair	X	X	X
~~Auto~~ Fuel Station	P	~~P~~X	P
Fuel Station, Commercial	X	X	X
Services, Personal and Professional			
Personal Services			
Barber/Beauty Salon	P	P	P
Heath and Personal Care/Spas	P	P	P
Banks and Credit Unions	P	P	P
Tattoo/Body Art Studio	P	P	P
Laundry/Dry Cleaning	P	P	P
Fitness Center	P	P	P
General Office and Professional			
Business/Professional Office	P	P	P
Professional Services	P	P	P
Research and Development/Technology	P	P	X
Medical Office			
Medical Office or Clinic	P	P	P
Urgent Care/Walk-In Clinic	P	P	P
Veterinary Clinic	P	P	P
Self-Storage			

Use Types	CMU	LD	PRC
Mini-Storage	X	X	X
Outdoor Storage	X	X	X
Commercial Storage	X	X	X
Parking**	P	P	P
Business/Employment Uses			
Industrial Services			
Equipment Retail	X	X	X
Contractor Yards	X	X	X
Manufacturing and Production			
Light Manufacturing	X	X	X
Heavy Manufacturing	X	X	X
Light Food Production	P	X	X
Heavy Food Production	X	X	X
Warehouse/Wholesale Sales/Trades			
Warehouse Stores	X	X	X
Wholesale Supplier	X	X	X
Civic Uses			
Transportation and Utilities			
Private Utilities	P	P	P
Public Utilities	P	P	P
Transit Facility	P	AC	P
Social/Fraternal and Clubs/Lodges			
Community Center	P	P	P
Social Buildings	P	P	P
Recreation			
Private Athletic Facilities	P	P	P
Marina	X	X	P
Bowling Alley/Movie Theater	P	P	P
Campgrounds	X	X	P
Recreational goods rentals	P	P	P
Cultural and Arts			
Museums	P	P	P
Learning Centers	P	P	P
Performance Venue/Auditorium	P	P	P
Art Galleries	P	P	P
Hospitals	C	C	C
Parks			

Use Types	CMU	LD	PRC
Public Park	AC	AC	AC
Private Park	AC	AC	P
Community Gardens	AC	AC	P
Public Trails	AC	AC	AC
Religious Venues			
Religious Assembly	P	P	P
Religious Classrooms/Camps	P	P	P
Religious Administration	P	P	P
Educational/Schools			
Public	AC	AC	AC
Private, up to 25 students	P	P	P
Private, more than 25 students	AC	AC	AC
Child/Day Care Centers	P	P	P
Postal Service			
Post Office	P	X	P
Distribution Center	P	X	P
City of Sequim Facilities			
Major Facility	AC	AC	AC
Minor Facility	P	P	P
Essential Public Facilities Use Types			
Airports	C	C	C
State Educational Facilities	AC	AC	AC
State or Regional Transportation Facility/Infrastructure	C	C	C
State and Local Corrections Facility	C	C	C
Solid Waste Handling Facility	C	C	C
Behavioral Health and Treatment Facilities	AC	C	C
Residential Care Facilities	AC	AC	AC
Secure Community Transition Facility	C	C	C
OFM Facility on State 10yr Capital Plan	C	C	C
Other Use Types			
Cemeteries	X	X	X
Temporary Uses	P	P	P
Communication Facilities	AC	AC	AC
Shoreline Uses***	N/A	N/A	SMP

**See SMC 18.100 Transitory Accommodations for exceptions.*

***Off-site parking must be in conjunction with land use; cannot be a standalone use.*

**** Shoreline Uses. Proposed uses on properties within the shoreline jurisdiction, as described in the Shoreline Master Program (SMP), are allowed as shown in SMP Table 6.1, or as amended. The shoreline jurisdiction's allowed*

uses, based on the property's environmental designation, are allowed as long as all provisions and requirements of the SMP are satisfied.

18.55.040 Development standards.

A. **Table 18.55.040 Bulk and Dimensional Standards for Mixed Use Zones**

Standard	CMU	LD	PRC
Minimum Lot Area	None. Lot area shall be of size and shape appropriate to accommodate intended uses, parking and landscaping requirements		
Maximum Lot Area	None		
Density Requirements	None	None	Min: 4 dwelling units per net acre. Max: 12 dwelling units per gross acre.
Minimum Front Setback	10 feet and may be provided through landscape strip.	10 feet	None
Minimum Side Setback	~~5 feet; except for buildings that share walls.~~ ~~5 feet; except for buildings that share walls.~~ ~~6 feet; except for buildings that share walls.~~Per adopted Building Codes		
Minimum Side Setback Adjacent R zone	10 feet	6 feet	10 feet
Minimum Rear Setback	10 feet		
Minimum Rear Setback adjacent R Zone	20 feet	15 feet	20 feet
Minimum Setback from Alley	0 feet, or as determined by the City Engineer		
Minimum Setback from Public ROW	Same as front setback		
Maximum Building Height	Residential, detached: 30 feet Residential, attached: 35 feet Residential, multifamily: 45 feet Nonresidential/Mixed Use: 50 feet~~50 feet~~ ~~50 feet~~ ~~45 feet~~*		
Maximum Building Lot Coverage	As determined to meet stormwater management per SMC Chapter 13.104, parking per SMC 18.80.050 and applicable landscaping and open space requirements.~~As determined to meet stormwater management (Chapter 13.104 SMC), parking, and landscape requirements (Chapter 18.22 SMC and SMC § 18.24.130)~~		

* See 18.55.040(B) for additional standards.

B. The maximum height for the PRC district is subject to the following:

1. All structures are limited to a height of 25 feet when located within 100 feet of R zones.
2. Building height within the shoreline jurisdiction is subject to the standards in the Shoreline Master Program.~~1. The maximum building height applies only to mixed-use buildings and non-residential uses.~~

~~2. Detached single family residential units or multiplex residential units (such as duplex, townhomes etc.) are subject to 25' building height.~~
~~3. Building height within the shoreline jurisdiction is subject to the standards in the Shoreline Master Program.~~

C. Exceptions

1. Retrofits of existing buildings used for residential housing. Per RCW 36.70A.810, the following standards apply:

a) The portion of the exterior wall assembles that includes insulation must be allowed to project up to an additional eight inches into the setbacks on all sides;

b) The building must be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation; and

c) Gross floor area must be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

d) For existing nonconforming buildings already projecting into setbacks, the portion of exterior wall assemblies that include insulation must be allowed to project up to an additional eight inches into the setbacks on all sides if the building is to be used for residential housing.

2. New construction or retrofits for passive housing. Per RCW 36.70A.812, the following standards apply:

a) Any required setback must be measured to the outside face of the foundation, and the portion of exterior wall assemblies that include insulation must be allowed to project up to eight inches into setbacks on all sides;

b) The building must be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation; and

c) Gross floor area must be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

3. Roof-mounted solar panels. Per RCW 36.70.813, a building may exceed any maximum allowable roof height limits by at least 48 inches to accommodate a roof-mounted solar energy panel.

18.55.050 Density calculations.

A. To ensure implementation of the City's adopted comprehensive plan for planned densities, the following establishes the minimum and maximum density for the PRC zoning district:

1. Minimum density: 4 dwelling units per net acre.
2. Maximum density: 12 dwelling units per gross acre.
3. Calculation shall be the same as set forth in Section 18.35.040(A)(3) as applicable.

18.55.060 Building design standards

Building design requirements are only required as described in SMC 18.120.010(B).

A. Architectural and Façade Standards. The standards of this section apply to all primary façades visible from a public street, public open space, or residentially zoned property. Secondary façades shall provide consistent architectural treatment but are not required to meet all primary façade standards unless visible from a public street or residentially zoned property.

1. Primary Façade Design Standards

a) Primary façades shall incorporate architectural variation along their horizontal length (in feet) through a combination of materials, modulation, fenestration patterns, or structural expression. A minimum percentage of variation is required:

i. Non-residential building (up to 60,000 gross square feet): 60 percent;
ii. Non-residential building (60,000+ gross square feet): 50 percent;
iii. Multifamily or Mixed-Use Buildings: 60 percent;
iv. Affordable Housing (per SMC 18.110): 50 percent.

b) Primary façades must include wall plane offsets or projections such that no continuous unarticulated wall exceeds the following lengths:

i. Non-residential building (under 20,000 gross square feet): 40 feet;
ii. Non-residential building (between 20,000 and 75,000 gross square feet): 50 feet;
iii. Non-residential building (75,000+ gross square feet): 75 feet;
iv. Industrial buildings: 100 feet;
v. Multifamily Residential or Mixed-Use Building: 50 feet;
vi. The following construction is exempt from being required to provide off-sets or recesses per RCW 36.70A.815:

1) Affordable Housing (per SMC 18.110);
2) New construction or the retrofit of existing buildings meeting passive house requirements;
3) Conversions of existing buildings to housing or mixed-use developments that include housing;
4) Multistory modular construction for residential or commercial buildings;
5) Mass timber construction.

c) Blank, unscreened walls are prohibited on street-facing façades and along pedestrian walkways.

d) Buildings shall include a visually distinct base at the ground floor through changes in material, texture, color, or wall plane.

e) Primary building entrances shall:

i. Be oriented toward the street or primary pedestrian connection;
ii. Be clearly identifiable and visually emphasized;
iii. Incorporate weather protection in the form of a canopy, awning, recessed entry, arcade, or covered porch; and
iv. Include at least two of the following elements:
1) Recesses or projections
2) Overhangs or porticos
3) Raised or projected cornices
4) Peaked or emphasized roof forms
5) Arches
6) Outdoor patios or community spaces
7) Display windows
8) Integral planters or seating elements
9) Balconies v. Structures located on corner lots shall incorporate architectural emphasis at the corner, which may include a corner entrance, tower element, increased height, or distinctive material treatment.

2. Pacific Northwest Architectural Expression
a) Primary façades shall incorporate at least four of the following characteristics. Each selected characteristic must be clearly expressed and not incidental.
i. Natural Material Expression. At least 60 percent, 25 percent for industrial uses, of each primary façade shall consist of natural or natural-appearing materials as listed in SMC 18.55.060(A)(3).
ii. Deep Roof Overhangs. Sloped roofs shall provide eave overhangs of at least four feet, except where prohibited by building code or zero-lot-line conditions.
iii. Roof Form. Roofs shall consist primarily of gable, hip, or shed forms with slopes between 2:12 and 6:12, or flat roofs concealed by parapets. Mansard roofs are prohibited.
iv. Horizontal Emphasis. Horizontal elements such as lap siding, belt courses, trim bands, aligned window groupings, or exposed beams shall extend across at least 40 percent of the façade width (in feet).
v. Substantial Structural Expression. Exposed brackets, beams, and columns shall be designed as structural or heavy timber elements and must not consist of applied trim or ornament. Where exposed structural elements are provided, they must have a minimum actual face dimension of 4 inches.
vi. Indoor–Outdoor Connection. At least one of the following shall be incorporated into each primary façade:
1) Covered porch or recessed entry at least four feet deep;

2) Integrated outdoor terrace or patio;
3) Vertically proportioned window groupings that emphasize pedestrian scale.

3. Permitted Primary and Cladding Materials. Predominant exterior materials are limited to:

a) Brick masonry (standard, modular, or engineered brick systems);
b) Wood siding, wood shingles, or heavy timber elements;
c) Natural stone, including sandstone, river rock or native stone;
d) Fiber cement siding and shingles;
e) Tinted, textured, or architectural concrete masonry units(CMU) excluding smooth-faced CMU;
f) Recycled or ecologically friendly materials;
g) Architectural metal wall systems with matte or low-sheen finishes, including standing seam panels where used as a primary façade treatment;

4. Accent Materials. Secondary and accent materials may be used in combination with primary and cladding materials, provided they do not exceed thirty percent of the surface area of any individual façade (measured in square feet), excluding window and door openings. Permitted secondary and accent materials include:

a) Stucco;
b) Tile or terra-cotta systems;
c) Spandrel or vision glass used as architectural accent elements;
d) Corrugated metal panels used as accent siding;
e) Ground-faced, polished, or scored CMU;
f) Standing seam metal panels used as accent features or façade modulation;
g) Decorative metal, wood, or composite screen elements.

5. Prohibited Treatments. The following are prohibited unless part of an officially designated historic structure:

a) Smooth-faced CMU;
b) Smooth-faced tilt-up concrete panels;
c) Smooth-faced prefabricated or exposed structural steel panels;
d) Highly reflective mirror-finish or high-gloss metal panels;
e) Highly reflective or colored glazing;
f) Prefabricated manufactured or modular units without exterior cladding that complies with this section or as described in SMC 18.55.060(A)(6).

6. Shipping Containers and Industrial Prefabricated Structures. Shipping containers, cargo boxes, and similar prefabricated steel transport structures may be used as building elements, provided they are integrated into a compliant architectural design and do not retain a predominantly industrial or freight-equipment appearance. Such structures shall comply with the following standards:

a) Shipping containers shall be incorporated into a larger building composition that includes additional building forms, massing elements, or architectural features such that the structure is not a standalone container or stacked container assembly.

b) Exposed container surfaces shall be modified by using paint, secondary cladding materials, including wood, masonry, fiber cement, metal panel systems, or similar approved materials, such that no more than forty percent of any primary façade consists of unaltered container corrugated steel surfaces.

c) Prefabricated structures are permitted as a primary material for industrial uses, but this does not apply to retail warehouse stores.

7. Transparency. Ground-floor nonresidential façades with customer entrances shall incorporate windows or other natural light-producing elements sufficient to create visual transparency and pedestrian-scale engagement in accordance with SMC 18.55.060(C).

8. Alternatives design standards. The director may authorize modification of the design requirements when alternative plans comply with the intent of this chapter and alternative designs or materials represent a similar result than which would be achieved by strictly following the requirements of this section

B. Roofs.

1. Rooftop equipment such as HVAC units shall be concealed from public view, extending out to the site perimeter, adjacent pedestrian walkway and adjacent residential zoned properties.

2. Variations in rooflines shall be used to add interest and to address the mass, scale and height of the structure.

3. Roof surfaces must be interrupted into smaller modules using substantial shifts in building footprints which result in substantial shifts in roof lines not exceeding the following lengths:

a) Non-residential building (under 20,000 gross square feet): 80 feet;

b) Non-residential building (between 20,000 and 75,000 gross square feet): 80 feet;

c) Non-residential building (75,000+ gross square feet): 120 feet;

d) Industrial buildings: Not applicable;

e) Multifamily: 80 feet;

f) Affordable Housing (per SMC 18.110): 100 feet.

4. Roof forms shall be a true reflection of interior space. False projections of wall or roof forms are not allowed, except that parapets and gables may rise above the true roof line if they include side returns or roof planes that

(a) extend back at least one and one-half times the width of the parapet or gable, or

(b) extend back to a point that is not visible from any public vantage point.

5. Roof overhangs must be a minimum of 18 inches, except on flat-roofed structures.

6. Roofs must be constructed of cedar shingles, architectural asphalt shingles, standing-seam metal, slate or similar materials that provide texture and shadow lines. Bright, fluorescent, metallic, or highly reflective roofing materials are prohibited. Other roofing materials are prohibited except on roofs having slopes less than 1:12.

7. Roof colors must be limited to darker earth tones or forest colors. Forest greens, earthy browns, charcoal or medium grays and dark clay colors are allowed.

C. Windows and doors.

1. No window or door shall consist of polished (mirrored) or highly reflective colored glass.

2. Windows in a facade shall be balanced and provide visual harmony. To the extent possible, multiple windows on a single wall plane shall be spaced and aligned with other windows in the same plane to create rhythm and harmony with the other architectural features of the facade.

3. Minimum 50 percent transparency (in square feet) for nonresidential buildings on ground-floor street-facing façades in downtown districts. Transparency requirements drop to 20 percent on all street or parking lot facing facades in all other districts;

D. Colors. A project applicant will graphically propose a color palette for their project. The palette must include all the materials/colors proposed for the project, including, but not limited to, field or base color(s), trim colors, accent colors, and colors of natural materials. The field or base color is one of the most dominating features of the building; trim colors are used on the building's secondary features, while accent colors can emphasize the finer, more characteristic elements of the building's design. Typically, no more than three distinct colors should be used in one building, but additional colors may be considered if they are close shades of one of the other three colors.

1. Field or Base Colors. Base colors must consist of low-reflectance (LRV between 10 and 60) Pacific Northwest earth tones, muted greens, browns, grays or similar natural hues. Bright primary colors such as neon, fluorescent, metallic or high-gloss finishes and highly saturated primary reds, yellows, blues or greens are prohibited.

2. Trim colors (fascia, cornice, waist, window, door, skirt trim) are allowed to be in contrast to the base colors but shall have the same light/dark value and color saturation as the base colors, except whites and achromatic gray colors (gray made from black and white only) may be of any light/dark value. For example, the base color might be Spanish green (a light muted green from the blue-yellow family) and the trim color might be maroon (a deep reddish brown from the red-blue family) as long as the two colors complement each other in their brightness and intensity.

3. Accent colors can be of different light/dark values than base or trim colors. Accent colors can be brighter than field or trim colors and can be used for specific brand colors. Accent colors may not exceed 10 percent of any façade (in square feet). Appropriate areas for accent colors are those details that might otherwise go unnoticed, such as moldings or molding indentations, medallions, and shadow lines, roof windows and door frames. Doors are also an appropriate location for accent colors.
4. Natural Material Colors. Natural materials such as stones, clay masonries, split-faced concrete masonry, cedar and redwood have intrinsically pleasing hues, values and saturations of color. These materials shall not be refinished or painted so as to alter their natural tones (exception: wood siding materials may be stained when the material's character is maintained); when these natural materials are used in combination with painted or stained materials, the painted or stained colors shall be of the same tones and of similar light/dark values and color saturations.
5. All applied colors shall have low reflectance and blend well with the surrounding environment.
6. Prefinished non-natural material colors on premanufactured awnings, canopies, marquees or other assemblies shall not be highly reflective; when primary or secondary colors are proposed they shall have light/dark values and color saturations that match the structure's base color(s).
7. When roof colors are not in a grey tone (chromatic or achromatic grey) the colors shall have light/dark values and color saturations similar to the structure's base color(s). Color restrictions apply to flat or low-pitched roofs only when the parapet or other screening device does not fully conceal the roofing surface from view.
8. Corporate brand colors that do not meet the Field or Base color requirements must be limited to trim or accent colors, and may not exceed 15 percent of any individual façade.

18.55.070 Landscaping.

A. Purpose. Landscaping standards are intended to reduce visual impacts, provide buffering, enhance pedestrian orientation, soften building edges, reduce visual impacts, provide site buffering and mitigate heat island effects.

B. Applicability. Landscaping standards apply to new development, additions requiring site plan review, binding site plans and other applicable land use permits within the mixed use zoning districts. Individual building permits exempt from site plan review are not subject to this section unless otherwise required by this title. Required landscaping shall also comply with chapter 18.75, Open Space and Landscaping.

C. General Standards.

1. Required landscaped areas may count toward any minimum open space requirement.
2. On-site pedestrian circulation located outside the public right-of-way shall be landscaped.
3. All required yard setbacks along public streets/right of way frontages shall be landscaped and count toward overall size landscaping requirement. Street frontage setback landscaping shall provide a mix of trees, scrubs and groundcover. Trees shall be provided that will reach a minimum of six feet in height at the end of two-year growth period per chapter 18.75.060(A) and planted at a minimum of twenty feet on center.
4. All building walls visible from a public street shall include building perimeter landscaping unless otherwise provided in Table 18.55.060(D).
5. Landscaped areas:
   a. Planting beds must be at least six feet in width.
   b. Trees exceeding six feet in height must be planted a minimum of twenty feet on center and installed with root protection.
   c. Shrubs and small trees up to six feet in height at maturity must be planted six feet on center and installed with root protection.
   d. Groundcover, mulch, or other approved organic material must be provided with the planting beds.

D. **Table 18.55.060(D) Landscaping requirements for Mixed Use zoning districts.**

Development Type	Minimum Landscape Area based on gross site size	Building Landscaping Entrances and Walls*
Single-family dwellings detached subdivision and/or development	10%	N/A
Standalone multi-family residential buildings (not mixed use)	15%	Unit entrances + min. 65% of building wall perimeter
Buildings >20,000 gross square feet (gsf)	15%	All customer entrances + min. 65% of building wall perimeter
Buildings 20,001-75,000 gsf	20%	All customer entrances + min. 50% of building wall perimeter

Buildings <75,000 gsf	20%	All customer and employee entrances + min. 50% of building wall perimeter

**measured as lineal feet of building wall*

E. Alternative Landscaping Plans. The director may authorize modification of the landscape requirements as set forth in chapter 18.75.

18.55.080 Additional development standards.

A. Affordable Low Income Housing Incentives. See chapter 18.110.

B. Child Care/Day Care. See chapter 18.115.

C. Open space and landscaping. See chapter 18.75.

D. 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.

F. Supportive housing.
1. Permanent Supportive Housing (PSH) and Transitional Housing. PSH and transitional housing must comply with all standards of the zone in which the said housing is located.
2. Emergency Shelter and Emergency Housing. Emergency shelter housing must comply with all standards of the zone in which the said housing is located.
3. Alternative development standards allowed by chapter 18.110, Affordable housing exceptions, may allow supportive housing options that do not otherwise meet the standard requirements of the underlying zone.

G. Detached Accessory Structures. Detached accessory structures such as storage buildings or similar structures are subject to the following standards:

1. Subject to all bulk and dimensional standards of SMC 18.55.040.
2. All detached structures must be included in the calculation of building lot coverage.
3. Cargo containers or shipping containers are prohibited unless placed either through an approved temporary use permit or as part of active construction with valid permit approval and must be removed once activity is finalized.

H. Fences.

1. No fence may violate the sight distance restrictions at street intersections.
2. A building permit shall be required, when required by the International Building Code.
3. Height shall be measured from finished grade at the exterior side of the fence. Fences located on retaining walls shall be measured from the finished grade at the top of the retaining wall to the top of the fence.
4. Berms may be incorporated into fence design; however, the combined height of the berm and fence shall not exceed the maximum height permitted by this chapter.
5. Fences fronting public right-of-way shall be constructed of wood, wrought iron, brick, stone, concrete masonry unit (CMU) or solid vinyl. Areas that do not front on public right-of-way, such as side and rear yards, are subject to the following requirements:
    a) Must use materials described in this section, or can install chain link fencing including steel posts and rails is only when it is powder or vinyl coated in earth tones.
    b) Chain link fencing installed adjacent residential zones or established residential properties that is not powder or vinyl coated must be screened with sight-obscuring landscaping.

Chapter 18.60
Master Plan Overlay

Sections:

18.60.010 Purpose.
18.60.020 Applicability.
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18.60.120 Amendment of approved master plan.
18.60.130 Expansion of approved overlay.
18.60.140 Duration of approved master plan.

18.60.010 Purpose.

The purpose of the master plan overlay is as follows:

A. To provide a means for creating master-planned developments in any zoning district, and to allow for the application of flexible development standards to encourage and foster creative and innovative planning practices that will result in well-designed, efficient and functional planned developments.

B. To promote urban infill and more economical and efficient use of the land, while providing a development that provides a variety of housing choices, business opportunities, high level of urban amenities, and is consistent with the goals and policies of the comprehensive plan.

C. To encourage the provision of more usable and suitably located recreation facilities and other private and common facilities than would otherwise be provided under conventional land development procedures.

18.60.020 Applicability.

The master plan overlay is available within all zoning districts. A master plan overlay is established through an amendment to the city's zoning ordinance map. A master plan may be submitted concurrently with map amendment application or subsequent to that process.

A. Master planned areas must be a minimum of 10 acres.

B. Master planned areas are designated as an overlay on the city's zoning map.

1. For parcels zoned Planned Resort Community (PRC), the PRC zoning serves as a master plan overlay, an overlay on the zoning map is not required, and a master plan consistent with this section is required.

C. The underlying zoning district(s) for a master plan's geographic area are depicted on the city's zoning map. If land use designation and zoning changes are proposed or desired as part of a master planned area, a comprehensive plan land use and zoning map amendment is necessary, processed as an annual amendment to the comprehensive plan.

18.60.030 Underlying zoning.

The underlying zone establishes the baseline standards for land use, density, dimensional requirements, and development regulations, and serves as the reference for any alterative standards or modifications authorized through the master plan review process.

18.60.040 Review authority.

A. Hearing examiner. The hearing examiner will review master plans consistent with development standards as set forth SMC 18.60.070(A).

B. City council. The City council will review master plans that propose site-specific alternative development standards as set forth SMC 18.60.070(B).

18.60.050 Public meeting.

Before submitting an application for a master plan, the applicant will hold a public meeting to identify potential community impacts and concerns about the project. Public notice of the meeting is required. Neighborhood meeting noticing procedures will be defined by the director at the time of the pre-application conference.

18.60.060 Contents of master plan.

The master plan must contain the following elements:

A. Existing Conditions. An application for a master plan will contain the following information related to the existing conditions of the subject site, presented in narrative, tabular and/or graphic formats:

1. Vicinity map that identifies surrounding uses within 500 feet of the site boundary.
2. Zoning map that identifies base and overlay zoning designations for the site and surrounding properties uses within 500 feet of the site boundary.
3. Subdivision or binding site plan application if the project proposes land to be segregated for sale or lease.
4. Site description including the following information provided in narrative, tabular and/or graphic formats:

a. Aerial photo and topography.

b. Natural resources and critical areas, including existing drainage patterns and courses, wetlands, springs and other water bodies; significant stands of trees and all indigenous and native trees eight inches in diameter or larger; fish and wildlife habitat; and natural constraints such as steep slopes greater than 15 percent, and unstable, impermeable or weak soils. This includes any critical area studies or analysis required by the city's critical areas ordinance (Chapter 16.15 SMC).~~b. Natural resources and critical areas, including existing drainage patterns and courses, wetlands, springs and other water bodies; significant stands of trees and trees meeting criteria of SMC § 18.24.032(C)(2); fish and wildlife habitat; and natural constraints such as steep slopes greater than 15 percent, and unstable, impermeable or weak soils. This includes any critical area studies or analysis required by the city's critical areas ordinance (Chapter 18.80 SMC).~~

c. Existing buildings, including use, location, size and date of construction, if any.

d. Existing on-site transportation circulation system, if any.

e. Location and size of all existing public and private utilities on the site including water, sanitary sewer, stormwater retention/treatment facilities, and electrical, telephone and data transmission lines.

f. Location of all public and private easements.

g. A description of the type, design and characteristics of surrounding properties.

h. Site and soil analysis for suitability of appropriate low impact development stormwater management facilities.

5. Detailed description of the transportation system within and adjacent to the site including:

a. Street classification of all internal and adjacent streets.

b. Transit service availability.

c. Baseline traffic impact study.

6. Analysis of existing infrastructure capacity on, in the vicinity of, and downstream of the site.

B. Proposed Master Plan. Description of all proposed development within the subject site, presented in narrative, tabular and graphic formats:

1. Description of the mix of uses, including number of units and/or total gross square feet devoted to each, and location on the site.

a. Permitted Uses. All permitted or conditionally permitted uses in the underlying zoning district(s) are allowed.

b. Density. Residential density by phase and at full build-out.

2. All site improvements including the approximate size and location of buildings; surface and structured parking facilities; on-site pedestrian and vehicular circulation including identified improvements; transit stops and pedestrian/transit amenities; and open space and landscaped areas.
3. A preliminary infrastructure plan, including location of new and/or expanded existing public and private utilities including water, sanitary sewer, stormwater management facilities (including storm detention calculations, and LID management facilities where feasible); and electrical, telephone and data transmission lines.
4. Summary of transportation facilities including:
    a. Traffic impact study prepared by a traffic/transportation engineer that describes traffic impacts associated with each phase of development and at full build-out of the project, and a plan for accommodating this traffic. The specific criteria that must be addressed in the traffic impact study will be determined by the city engineer.
    b. Parking impact study describing the parking demand associated with each phase of the development and at full build-out of the project, and a mitigation plan for accommodating parking demand on the site.
    c. A description of alternative modes of transportation, including public transit, bicycle and pedestrian.
    d. A description of potential parking and traffic/pedestrian/bicycle impacts, if any, and appropriate measures to mitigate these impacts.
5. Plan for protecting designated environmental, historic/cultural and open space resources.
6. Design standards that govern the orientation and design of buildings and other improvements, including but not limited to the following:
    a. Architecture, including design standards and building materials for buildings, fences, walls and other structures.
    b. Landscaping, including preliminary landscape plan and standard plant list. Native plant materials are preferred.
    c. Pedestrian circulation, including development standards, amenities and materials.
    d. Bicycle parking facilities, including specifications.
    e. Signs.
    f. Lighting.
7. Identification and application of any alternate development standards from underlying zoning district standards or other requirements.
8. Phasing plan for implementation of the proposed development.
9. Summary of development intensity at full build-out.
10. Summary of how the proposed master plan proposes innovative planning techniques, enhanced site design elements and/or other planning practices that will

result in well-designed, efficient and functional planned developments; and conforms with the goals and policies of the city's comprehensive plan.

11. SEPA checklist.

12. If the underlying zoning district boundaries are proposed to be modified as part of the master plan, the existing and proposed configuration of zoning districts will be illustrated. Depending on the modification proposed, an amendment to the comprehensive plan's land use and zoning map may be necessary.

18.60.070 Development standards.

A. General development standards.

1. Per SMC 18.60.030, the provisions and standards of the underlying zoning district will act as the baseline for which alternate standards are requested.

2. All uses identified as allowed or conditionally allowed in the respective zoning districts are permitted within the master-planned overlay. The developer may prohibit specific uses that are otherwise allowed in the underlying zoning by submitting a revised use table identifying the prohibited uses.~~All uses identified as allowed or conditionally allowed in the respective zoning districts are permitted within the master-planned overlay. The developer may prohibit specific uses that are otherwise allowed in the underlying zoning if specifically prohibited in the text of proposed master plan.~~

3. Master plans may not reduce critical area protections or adopted concurrency standards.

~~5~~4. The master plan can propose building architectural design standards that supersede design standards of the underlying zoning district provided that the master plan includes complete and measurable alternate design standards that will result in equal or superior design. Proposals must contain fully developed design regulations that will be reviewed with future development and/or building permit submittals.

a) Rooftop structures and architectural features, including parapets, cornices, spires, cupolas, clock towers, rooftop mechanical screening, and similar uninhabitable elements, may exceed the underlying zoning district maximum building height up to 10 feet; provided that:

i. The feature occupies no more than 15 percent of the total roof area.

ii. The features does not contain occupiable floor area.

iii. The feature is visually subordinate to the primary building mass and does not function as an additional story.

iv. Except for rooftop mechanical screening, an architectural feature height exception is limited to corner lots or at a building serving as a vista termination site identified and/or mapped within the master plan.

v. The height exception allowed in this section shall not be combined with any other exceptions or adjustments.~~The master plan~~

~~can propose building architectural design standards to replace design standards of the underlying zoning district and must result in equal or superior design. Proposals must contain fully developed design regulations that will be reviewed with future building permit submittals.~~

~~6~~5. The master plan can propose alternate street standards provided that the master plan include complete and measurable alternative streets standards that will result in equal or superior performance for public safety, fire access, pedestrian mobility, stormwater management and long-term maintenance feasibility.

a) Private streets are allowed.

b) All streets, regardless of ownership, must meet the requirements of the International Fire Code for access.

c) Alternate sidewalk/trail configurations can be proposed.

d) Alternate frontage improvements, such as curb and gutters, can be proposed with defined stormwater treatment.

e) Alternate street trees and landscaping standards.~~The master plan can propose alternate street standards and must demonstrate equal or superior performance for public safety, fire access, pedestrian mobility, stormwater management and long-term maintenance feasibility.~~

~~a) Private streets are allowed.~~

~~b) All streets, regardless of ownership, must meet the requirements of the International Fire Code for access.~~

~~c) Alternate sidewalk/trail configurations can be proposed.~~

~~d) Alternate frontage improvements, such as curb and gutters, can be proposed with defined stormwater treatment.~~

~~e) Alternate street trees and landscaping standards.~~

~~7~~6. The master plan can propose alternate open space and landscaping standards provided that the minimum quantifiable requirements are not reduced.

~~8~~7. Alternate development standards allowed by this subsection shall be clearly depicted and described within the master plan.

8. Alternate parking requirements may be proposed when based on required parking study consistent with requirements of SMC 18.80.050 (B)(9)(c) and 18.80.070(C) and ensures adequate parking availability for the whole project area.

9. For purposes of this section, an alternate design or development standard is "equal or superior" when its: a) is consistent with the purpose and intent of the applicable standard and underlying zoning district; b) achieves equivalent or better design and/or functional performance; and c) is clear and measurable, and enforceable.

B. Alternative development standards. As part of a master plan, alternative development standards unique and exclusive to the master-planned area may be identified including, but not limited to, height, setbacks, density, use types, and other development components specifically identified to apply to future development of the master planned area.~~Alternative~~

~~development standards. As part of a master plan, alternative development standards unique and exclusive to the master-planned area may be identified including, but not limited to, height, setbacks, density, parking, use types, and other development components specifically identified to apply to future development of the master planned area.~~

1. In exchange for alternative development standards, the master plan must include innovative planning techniques, enhanced site design elements, and public benefits proportionate to the scale of the requested alternative standards. Innovative planning techniques, enhanced site design elements and public benefit include, and are not limited to:
    a) Mixed housing types and integrated mixed-use development;
    b) Centralized parks, greens, commons and amenities;
    c) Enhanced pedestrian and bicycle connectivity, and transit-supportive design supporting key connections;
    d) Plazas, trails, civic spaces, or recreational amenities;
    e) Public art, cultural amenities, or interpretive features; and
    f) Green buildings, infrastructure and sustainable site design;
    g) LEED certification(s) including neighborhood development;
    h) Architectural excellence and cohesive neighborhood design;
    i) Business and economic opportunities/development;
    j) Enhanced stormwater management/LID; and
    k) Other innovative planning approaches that further the comprehensive plan and provide measurable community and public benefits.
2. Innovative planning techniques proposed must be clearly shown on plans and be explained in the plan narrative that details how they will be incorporated into the site and developed.
3. The master plan will demonstrate how the alternative standards enhance and benefit the future residents or users of the master plan, as well as the larger Sequim community.

18.60.080 Criteria for approval.

To receive approval of a master plan and application of master-planned overlay on the zoning map, the applicant must demonstrate compliance with all the following criteria:

A. Content. The master plan contains all of the components required in SMC 18.60.060.

B. Transportation System Capacity. There is sufficient capacity in the transportation system to safely support the proposed master-planned development in all future phases or there will be adequate capacity by the time each phase of the development is completed.

C. Availability of Public Services. There is sufficient capacity within public services, such as water supply, sanitary sewer, stormwater management, and police and fire services, to

adequately serve the master-planned development in all future phases or there will be adequate capacity by the time each phase of the development is completed.

D. Protection of Regulated Critical Areas and Shorelines. City-regulated natural resources such as critical areas and shorelines are protected in compliance with the other titles of the SMC.

E. Compatibility with Adjacent Uses. The master plan contains design, landscaping, parking/traffic management and multi-modal transportation elements that limit conflicts between the master-planned development and adjacent uses.

F. Mitigation of Off-Site Impacts. All potential off-site impacts including but not limited to traffic and infrastructure, noise, light and glare, and stormwater runoff are identified and mitigated to the extent practicable.

G. Alternate Standards (chapter 18.60.070.A): The master plan has identified all proposed alternate standards and has demonstrated:

1. The standards are clear, objective, and sufficiently detailed to be applied at the time of future permit review without additional discretionary interpretation.
2. The standards are equal or superior to the underlying zoning district's or other required standards as defined in 18.60.070(A)(9).
3. The standards do not increase adverse impacts to adjacent properties beyond what would be permitted under the underlying zoning district.~~Alternate Standards (chapter 18.60.070.A): The master plan has identified all proposed alternate standards and has demonstrated:~~

~~1. The standards are clear, objective, and sufficiently detailed to be applied at the time of future permit review without additional discretionary interpretation.~~
~~2. The standards are equal or superior to the underlying zoning district's or other required standards.~~
~~2. The standards do not increase adverse impacts to adjacent properties beyond what would be permitted under the underlying zoning district.~~

I. Alternative Development Standards (chapter 18.60.070.B). The master plan has identified all proposed alternative development standards and has demonstrated:

1. Each standard is directly related to and necessary for implementation of the master plan's overall site layout, circulation pattern, land use matrix, or innovative planning techniques.
2. The scope and scale of the standards are proportionate to the scale of the master plan and to the integrated planning elements incorporated into the project.

3. The standards are clear, objective and sufficient details to be applied during future permit review without the need for additional legislative action or discretionary interpretation.
4. The master plan demonstrates that the alternative development standards, taken as a whole, result in a development pattern that provides an improved site layout compared to development under the underlying zoning district.
5. Innovative planning techniques, enhanced site design element and public benefits must be clearly shown on plans and be explained in the plan narrative that details how they will be incorporated into the site and developed.
6. The master plan demonstrates how the alternative standards enhance and benefit the future residents or users of the master plan, as well as the larger Sequim community.

18.60.090 Conditions of approval.

The review authority may impose conditions necessary to ensure consistency with the approved master plan, mitigate identified impacts, and implement the purposes of this chapter, consistent with federal and Washington State law.

18.60.100 Effect of master plan approval.

The approved master plan together with all revisions, required mitigation and conditions imposed constitutes the approved master plan, which will be filed in the city's department of community and economic development. The approved master plan does not itself authorize development but provides standards against which applications for subsequent development including site plans and permits for development of property covered by the approved master-planned overlay are to be reviewed.

18.60.110 Subsequent development.

A. When a land use permit is submitted to the city for development within a master-planned overlay, the director will review the application for substantial compliance with the approved master plan. "Substantial compliance" means the development proposal:

1. Is within the scope and intent of the approved master plan;
2. Is of similar size, scale, site and architectural design of the approved master plan, and does not present appreciably different environmental effects from those identified during the master plan review process;
3. Does not reduce overall acreage identified as dedicated public areas or buffer areas, and in the case of alterations to the location of such areas, provides equal or greater benefit as compared to the area designated in the master plan; and
4. Does not substantively change the mix and location of land uses, generation of traffic impacts, and/or major points of ingress or egress.
5. Does not deviate from approved construction and/or engineering standards.

B. The director will give written notice to the applicant whether the proposed development substantially complies with the approved master plan. If the proposed development is determined not to be in substantial compliance, the notice will specify the reason(s) for the determination and suggest action(s) that would bring the proposal into substantial compliance, including, if appropriate, the need for an amendment to the master plan.

C. Any development permit sought under an approved master plan shall be subject to the provisions of SMC 20.01. In the event site development or design standards approved as part of the master plan differ from otherwise applicable city standards, the approved master plan standards shall control. If alternative standards are not identified in the approved master plan, the applicable city standard shall control.

18.60.120 Amendment of approved master plan.

Any proposal to amend an approved master plan will be processed as a Type B permit under the provisions of SMC Title 20,01 and will be reviewed under the criteria of approval for master plans, SMC 18.60.080.

A. An amendment to an approved master plan may be proposed in conjunction with a land use development permit that was found not to be in substantial compliance.

B. An amendment to an approved master plan may be proposed if the property owner/applicant wishes to change any of the elements of the approved master plan.

C. Any necessary zoning map amendments may be processed with a proposed amendment.

18.60.130 Expansion of master-planned overlay.

Additional land may be added to the master-planned overlay through a zoning use map amendment, unless a change in the underlying land use designation is desired, then an amendment to the comprehensive plan land use map may also be necessary. When the overlay is expanded, the master plan will be required to be amended to address the expanded area, prepared subject to the provisions of chapter 18.60.080. Amendments to the master plan may occur concurrently with the map amendment process or subsequent to that process.

18.60.140 Duration of approved master plan.

An approved master plan will remain valid for ten years or as otherwise provided in the master plan's approved phasing plan. If development under the approved master plan has not commenced within ten years or within the timeframe established by the approved phasing plan, as applicable, the master plan expires and is void. Once site work or other physical development under the approved master plan has commenced, the master plan is vested for the life of the project. If the master plan is constructed in phases, each phase must

be developed as a "stand-alone" phase, with all infrastructure necessary to support the phase in place and conveyed to the city before building permits are issued for that phase. Master plan vesting does not include vesting to building, energy, stormwater, or other applicable codes unless specifically provided through a development agreement.~~An approved master plan will remain valid for ten years or as provided for in the master plan's approved phasing plan. If development within the approved master plan has not begun within ten years or the approved phasing plan, as applicable, the master plan expires and is void. Once the master plan is commenced, the master plan is vested for the life of the project; provided, that if the master plan is constructed in phases, each phase is developed as a "stand-alone" phase, and all infrastructure necessary to support the phase is in place and conveyed to the city, before issuing any building permits for the specific phase. Master plan vesting does not include vesting to building, energy, stormwater, or other applicable codes unless done so through a development agreement.~~

Chapter 18.65
Manufactured Home Park Overlay Districts

Sections:

18.65.010 Purposes.
18.65.020 Permitted uses.
18.65.030 Bulk and dimensional standards
18.65.040 Additional development standards.

18.65.010 Purpose.

The purpose of this zone overlay is to provide the standards for new manufactured home and mobile home parks (MHP) and to preserve and encourage MHP preservation. The MHP overlay is intended to retain sufficient land for mobile and manufactured homes in Sequim.

18.65.020 Permitted uses.

The uses permitted in a development, alteration, or expansion of any manufactured home park (MHP) will be in accordance with the following:

A. Uses Permitted. The following uses are permitted in a manufactured home park:

1. Manufactured homes used as dwellings and accessory uses;
2. Recreational vehicles used as dwellings in a manufactured home park that was in existence prior to the effective date of this title;
3. Manufactured home accessory structures as defined in SMC 18.20;
4. Community and recreational facilities as defined by SMC 18.20;
5. A manufactured home park office and storage buildings necessary for the maintenance or operation of the manufactured home park;
6. A residence for the use of a manager or caretaker which may be a manufactured, modular, or site built home; and
7. Storage buildings for the use of tenants of the manufactured home park only. Storage buildings must be screened with landscaping per 18.75.040(H).

B. Nonconforming uses. Manufactured and mobile home parks established prior to the effective date of the ordinance codified in this chapter, and inconsistent with the standards of this chapter are legal nonconforming uses.

18.65.030 Bulk and Dimensional Standards

Table 18.65.030 Manufactured Home Park Bulk and Dimensional Standards

Bulk and Dimensional Standards for MHPs

Minimum Lot Area	2,400 square feet
Maximum Lot Area	14,500 square feet
Minimum Front Setback	6 feet
Minimum Side Setback	6 feet
Minimum Rear Setback	6 feet
From Public Right-of-Way	22 feet
From MHP boundary that is not ROW	15 feet
Maximum Building Height	35 feet
Maximum Building Lot Coverage	60% and as determined to meet stormwater management per SMC Chapter 13.104, parking per SMC 18.80.050 and applicable landscaping and open space requirements.~~60% and as determined to meet stormwater management (Chapter 13.104 SMC), parking, and landscape requirements (Chapter 18.22 SMC and SMC 18.24.130)~~

18.65.040 Additional development standards.

A. Land use permit required. All proposed MHPs will be reviewed and processed as a Binding Site Plan (BSP) per SMC 17.80 Binding Site Plans. BSP approval must be obtained prior to any construction activities.

B. Expansion of a MHP zoning overlay boundary or incorporation of a new MHP into the overlay shall be required upon the development of a new MHP through the rezone procedure in Chapter 18.155 SMC, Amending the Zoning Ordinance and the Comprehensive Plan, when amendments to the comprehensive plan are required.

C. Affordable Low Income Housing Incentives. See chapter 18.110.

D. Open space and landscaping.

1. Applicable landscape requirements as set forth in Chapter 18.75

2. Open space provided via yard setbacks is sufficient.

E. Density. The maximum density of development in any MHP must not exceed nine units per gross acre of MHP area.

F. Manufactured home standards. This section establishes standards for the location of manufactured homes, which conforms with the definition of manufactured homes as defined by RCW 46.04.302.

1. Manufactured Homes in Manufactured Home Parks. Any manufactured home placed in a new or expanded MHP must be installed to meet the site preparation and

foundation requirements set forth in Chapter 296-150I WAC, administered by the State Department of Labor and Industries.

2. Manufactured Homes in Existing Manufactured Home Parks. Any manufactured home which is to be placed in a manufactured home park existing at the time this title became effective must meet the site preparation and foundation requirements set forth in Chapter 296-150I WAC, which are administered by the State Department of Labor and Industries.

3. Running Gear Removal. The hitch, wheels, and other running gear shall be removed or thoroughly screened from view on all new or relocated manufactured homes, except those permitted for construction or emergency use.

4. Steps. Steps and/or landings must be provided at all entrances in any new or relocated manufactured home in accordance with the current International Building Code (IBC) as amended.

G. Recreational vehicle and trailer parking and storage regulations. All recreational vehicle and trailer parking and storage within manufactured home parks shall be in conformance with Chapter 18.80 SMC as amended.

H. Detached Accessory Structures. Detached accessory structures such as storage buildings or similar structures are subject to the following standards:

1. Subject to all bulk and dimensional standards of SMC 18.65.030.

2. All detached structures must be included in the calculation of building lot coverage.

3. Cargo containers or shipping containers are prohibited unless placed either through an approved temporary use permit or as part of active construction with valid permit approval, and must be removed once permits are finalized.

I. Fences.

1. No fence may violate the sight distance restrictions at street intersections.

2. A building permit shall be required, per the International Building Code, for any fence exceeding 7 feet in height.

3. Height shall be measured from finished grade at the exterior side of the fence. Fences located on retaining walls shall be measured from the finished grade at the top of the retaining wall to the top of the fence.

4. Berms may be incorporated into fence design; however, the combined height of the berm and fence shall not exceed the maximum height permitted by this chapter.

5. Fences fronting on public right-of-way shall be constructed of wood, wrought iron, brick, stone, concrete masonry unit (CMU) or solid vinyl. Areas that do not front on public right-of-way, such as side and rear yards, are subject to the following requirements:

a) Must use materials described in this section or can install chain link fencing including steel posts and rails is only when it is powder or vinyl coated in earth tones.

b) Chain link fencing installed adjacent residential zones or established residential properties must also be screened with sight-obscuring landscaping.

Chapter 18.70
Other Land Use Districts

Sections:

18.70.010 Zoning districts.
18.70.020 Purposes.
18.70.030 Use table.
18.70.040 Project Specific Review.
18.70.050 Permit Review.
18.70.060 Additional standards.

18.70.010 Zoning districts.

The city's comprehensive plan establishes land use designations (Public, Open Space and Agriculture Conservancy) that promotes the sustainable development of public facilities, open spaces, and agricultural areas to enhance community well-being, environmental stewardship, and economic resilience. The land use designations are further refined based on geographic areas of the city are shown on the zoning map as:

A. Public Uses (P)
B. Open Space (OS)
C. Agriculture Conservancy (AG)

18.70.020 Purposes.

The purpose of the other land use districts is to acknowledge existing government buildings, schools, public safety, and other public uses essential for community services and civic functions; and open spaces under state agency ownership and intended to be long-term protected open space.

A. The P district is geographically located throughout the city. The zone is intended to:
    1. Identify existing public uses, such as schools, government buildings, utilities, and emergency response services;
    2. Allow additional development or redevelopment of these sites as necessary while considering impacts to adjacent properties.

B. The OS district is geographically located on property under state agency ownership and intended to protected long-term. The zone is intended to:
    1. Identify land for passive recreational opportunities and natural habitat preservation;
    2. Provide undeveloped open spaces throughout the urban environment of Sequim.

C. The AG district is geographically located on a single large parcel along the northern boundary of the city's incorporated limits, adjacent to predominantly residentially zoned lands. The zone is intended to:

1. Maintain agricultural use for the benefits of an urban community for food production;
2. Indicate any parcel that is preserved in perpetuity by public ownership or easement to maintain agricultural use.

18.70.030 Use Table

A. Types of Uses

1. A permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
2. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapter 18.140 governing conditional uses.
3. An administrative conditional use (AC) is a discretionary use reviewed through the process set forth in Chapter 18.140 governing administrative conditional uses.
4. A prohibited use (X) is one that is not permitted in the zoning district under any circumstances.
5. Incidental uses are those that are only allowed as a subordinate use to an established permitted use.

B. Similar uses. Given that not all uses are mentioned specifically in 18.70.030, the director is authorized to make similar use determinations, as set forth in Section 18.25.030.

C. The following Table 18.70.030.C is a list of uses for the city's other land use zoning districts. This zoning table does not include residential, commercial, or business/employment use types as these are all prohibited.

Table 18.70.030(C) Other Land Use Districts Use Table

Use Types	P	OS	AG
Civic Facility Use Types			
Transportation and Utilities			
Private Utilities - with other permit approval	P	P	P
Public Utilities	P	P	P
Transit Facility	AC	X	X
Social/Fraternal and Clubs/Lodges			
Community Center	X	X	X
Social Buildings	X	X	X
Senior Centers	X	X	X
Recreation Facilities			

Use Types	P	OS	AG
Private Athletic Facilities	X	X	X
Bowling Alley	X	X	X
Campgrounds	X	X	X
Cultural Organization			
Museums	X	X	X
Learning Centers	X	X	X
Performance Venue/Auditorium	X	X	X
Art Galleries	X	X	X
Hospitals	C	X	X
Parks			
Public Park	P	AC	AC
Private Park	X	X	X
Community Gardens	P	X	X
Public Trails	P	AC	AC
Religious Venues			
Religious Assembly	X	X	X
Religious Classrooms	X	X	X
Religious Camps	X	X	X
Religious Administration	X	X	X
Schools			
Public	AC	X	X
Private, up to 25 students	X	X	X
Private, more than 25 students	X	X	X
Postal Service			
Post Office	X	X	X
Distribution Center	X	X	X
City of Sequim Facilities			
Major Facility	AC	AC	X
Minor Facility	P	AC	X
Essential Public Facilities Use Types			
Airports	C	C	C
State Educational Facility	AC	AC	AC
State or Regional Transportation Facility/Infrastructure	AC	AC	AC
State and Local Corrections Facility	C	C	C
Solid Waste Handling Facility	C	C	C
Behavioral Health and Treatment Facilities	C	C	C
Residential Care Facilities	C	C	C
Secure Community Transition Facility	C	C	C
OFM Facility on State 10yr Capital Plan	C	C	C

Use Types	P	OS	AG
Other Use Types			
Cemeteries	X	X	X
Temporary Uses	P	P	P
Communication Facilities	AC	AC	AC
Child Care Centers	X	X	X

18.70.040 Project Specific Review.
Because public, open space, and agricultural uses vary considerably in their size, function, and operational characteristics, fixed bulk and dimensional standards are not established for these zoning districts except where specifically required by this chapter. Project-specific development standards shall be established through the applicable permit review process and incorporated into the approval based on the following considerations:

A. The scale, intensity, and operational characteristics of the proposed use.

B. Compatibility with surrounding development, including appropriate building height, setbacks, landscaping, screening, buffering, and other measures necessary to minimize impacts on adjacent properties.

C. Site design, including access, circulation, parking, utilities, landscaping, stormwater management, emergency vehicle access, and pedestrian connectivity, as applicable.

D. The location of adjacent residential uses or residentially zoned properties and the need for additional setbacks, buffering, landscaping, or other mitigation measures.

E. The purpose and intent of the applicable zoning district.

F. Compliance with applicable provisions of this title, engineering standards, and other applicable requirements.
G. Public facilities are subject to the following design review requirements of this title, unless determined to be infeasible due to the type of building required:
1. Colors
2. Materials

18.70.050 Permit Review.
Development within these zoning districts shall be reviewed through the applicable permit process identified in Table 18.70.030(C).

18.70.060 Additional Standards.

A. Expansion of existing uses in P district.

1. Uses that have been established, but that are either expanding building footprint, increasing lot coverage or increasing the intensity of uses on the site are subject to the review requirements of SMC 18.70.050, unless the following exceptions are met:

a) Expansions do not result in any decrease in established setbacks between structures and property lines, if established.

b) Expansions do not result in the violation or modification of any existing conditions of approval.

B. Landscaped areas equaling 10 percent of the total project site will be provided and meet requirements of chapter 18.75, unless modified through the applicable permit approval as necessary to address the unique characteristics of the proposed public, open space, or agricultural use.

C. Parking requirements will be as set forth in chapter 18.80, unless modified through the applicable permit approval as necessary to address the unique characteristics of the proposed public, open space or agricultural use.

D. Fences shall be as set forth below, unless modified through the applicable permit approval as necessary to address the unique characteristics of the proposed public, open space or agricultural use:

1. No fence may violate the sight distance restrictions at street intersections.

2. A building permit shall be required, per the International Building Code, for any fence exceeding 7 feet in height.

3. Height shall be measured from finished grade at the exterior side of the fence. Fences located on retaining walls shall be measured from the finished grade at the top of the retaining wall to the top of the fence.

4. Berms may be incorporated into fence design; however, the combined height of the berm and fence shall not exceed the maximum height permitted by this chapter.

5. Fences fronting on public right-of-way shall be constructed of wood, wrought iron, brick, stone, concrete masonry unit (CMU) or solid vinyl. Areas that do not front on public right-of-way, such as side and rear yards, are subject to the following requirements:

a) Must use materials described in this section, or can install chain link fencing including steel posts and rails is only when it is powder or vinyl coated in earth tones.

b) Chain link fencing installed adjacent residential zones or established residential properties must also be screened with sight-obscuring landscaping.

E. Outdoor storage will be addressed consistent with chapter 18.120.065, unless modified through the applicable permit approval as necessary to address the unique characteristics of the proposed public, open space, or agricultural use

Chapter 18.75
Open Space and Landscaping

Sections:

18.75.010 Purpose.
18.75.020 Applicability.
18.75.030 Site plan requirements.
18.75.040 Landscape standards.
18.75.050 Open space standards.
18.75.060 Installation.
18.75.070 Maintenance.
18.75.080 Performance assurance.

18.75.010 Purpose.

The city recognizes the aesthetic, ecological, economic values, and public benefit of open space and landscaping to:

A. Establish and protect vegetation in urban areas for aesthetic, health, and urban wildlife reasons.

B. Preserve existing native vegetation where possible.

C. Reduce stormwater runoff pollution, temperature, and rate and volume of flow.

D. Promote compatibility between land uses by reducing the visual, noise, and lighting impacts of specific development on users of the site and abutting uses.

E. Aid in energy conservation by providing shade from the sun and shelter from the wind.

F. Provide passive and active amenities for neighborhoods and the community.

18.75.020 Applicability.

A. Landscaping requirements are set forth in each specific zoning district(s) landscaping standards.

B. The provisions of this chapter apply to all development in zoning districts where landscaping is required.

C. All projects that include multifamily residential is required to provide open space consistent with this chapter.

18.75.030 Landscaping plan requirements.

A. Landscape plans must include the following:

1. North arrow, scale, date, title, and name of owner.
2. Accurate site plan showing the location of property lines and their dimensions.
3. Existing and proposed water courses, drainage features, streets, sidewalks, utility lines (including height of existing and proposed overhead electrical power lines) and easements, and other public or semipublic improvements within or adjacent to the site.

4. Delineation of existing structures, if any, on adjacent properties.
5. Existing vegetation to be saved and areas not to be disturbed must be noted on the landscape plans.
6. Existing and proposed elevations at sufficient locations of the site to show drainage patterns.
7. Topographic contours of the site.
8. Existing and proposed buildings and other structures, paved areas, curbs, walks, light fixtures, signs, fences and screen walls, and other permanent features to be added and/or retained on the site.
9. Calculation of total landscaped area, and percentage of landscaping within parking areas.
10. Complete description of plant materials shown on the plan, including common and botanical names, quantities, spacing, container or caliper size at installation, and mature height and spread.
11. Irrigation plans showing location and type of all outlets (spray, bubbler, drip, etc.); location and size of water meter or other connection; location, type, and installation details of backflow prevention device; and delineation of each watering zone or circuit.
12. Native and nonnative species of plants should be clearly distinguished.

B. Open space plans must include the following:
1. North arrow, scale, date, title, and name of owner.
2. Accurate site plan showing the location of property lines and their dimensions.
3. Existing and proposed water courses, drainage features, streets, sidewalks, utility lines (including height of existing and proposed overhead electrical power lines) and easements, and other public or semipublic improvements within or adjacent to the site.
4. Delineation of existing structures, if any, on adjacent properties.
5. Existing vegetation to be saved and areas not to be disturbed must be noted on the open space plans.
6. Existing and proposed elevations at sufficient locations of the site to show drainage patterns.
7. Topographic contours of the site.
8. Existing and proposed buildings and other structures, paved areas, curbs, walks, light fixtures, signs, fences and screen walls, and other permanent features to be added and/or retained on the site.
9. Calculation of total open space area, and percentage of active and passive areas.
10. Complete description of open space amenities shown on the plan, including any proposed equipment, features, or landscaping.

18.75.040 Landscape standards.

The following standards are for required landscaping:

A. General landscaping requirements.

1. Landscaping or landscaped areas mean an area devoted to living plant materials, including trees, shrubs, groundcover, lawn, ornamental grasses, and other vegetative materials. Mulch, decorative rock, and similar materials may be used but may not constitute more than 25 percent of a landscaped area unless specifically approved.
2. The total amount of landscape area per project includes, but is not limited to, the following landscape types: setback, parking lot, street trees and building perimeter.
3.Entrances of developments must be distinguished with landscaped areas.
4. Vegetated critical area buffers may count toward overall landscaping requirement but cannot contribute more than 30 percent.
5. Street trees to be provided as required in adopted city of Sequim engineering standards. Street trees count towards landscaping percentage requirements in fee-simple residential developments only.
6. Landscaping must be provided within setback areas that are adjacent to any street ROW. Landscaping must cover at least 75 percent of the setback area.
7. Setback landscape areas between residential and nonresidential uses must provide visual relief by providing trees reaching a minimum of six feet in height at the end of the two-year growth period per SMC 18.75.060(A). Trees must be planted at a minimum of twenty feet on center.
8. A minimum of forty percent of all provided landscape plantings, excluding lawn and groundcover, must be evergreen.
9. A minimum of sixty percent of all provided landscape plantings, excluding lawn and groundcover, must be native to the Pacific Northwest and/or drought tolerant vegetation.
10. Lavender must be included in all landscaping plans unless determined to be infeasible.
11. All landscaping standards within individual zoning chapters must be met.
12. Plantings must account for utility locations; especially when located beneath utility lines, ensure species selection and placement maintain clearance and support reliable utility service.
13. Building or parking lot construction shall not take place within the dripline of existing Garry oak trees. The protection of existing Garry oak trees during construction is mandatory unless determined to be sick, dying or dead by an ISA-certified arborist or in the way of required elements that cannot be avoided.

B. Parking lot landscaping requirements. These requirements may contribute to the site's overall landscaping requirement.

1. Parking lots with more than ten parking spaces must be landscaped. A minimum of five percent of the parking lot area (area inside parking lot perimeter curbing) must be landscaped.
2. Parking lot entrances must provide landscaping.
3. Curbed planting areas in front of parking stalls must be a minimum of five feet in width, or seven feet to allow for parking overhang. These planting areas must provide:
    a) One tree at least six feet in height for every five parking stalls, rounded up. Trees must be installed with root protection.
    b) Remaining landscaped area must include shrubs, groundcover or other approved landscaping materials not exceeding three feet in height.
4. Curbed planting areas must be provided at intervals of no more than twelve consecutive parking stalls. These planting areas must be a minimum of three feet in width. These planting areas must provide:
    a) One tree at least six feet in height. Trees must be installed with root protection.
    b) Remaining landscaped area must include shrubs, groundcover or other approved landscaping materials not exceeding three feet in height.
5. Unfenced stormwater management facilities may be located in parking lot landscaping, where feasible.

C. Alternative Landscaping Plans. The director may approve an alternative landscaping plan that modifies the requirements of this chapter when the applicant demonstrates that the proposed plan satisfies the purpose of this chapter and the following criteria:
1. Provides landscaping that achieves an equivalent or similar level of visual screening, buffering, aesthetic enhancement, and environmental benefit than would be provided through strict compliance with this chapter;
2. Preserves or incorporates healthy existing vegetation, significant trees, natural landforms, or other natural site features to the maximum extent practicable;
3. Incorporates any unique site features or amenities, including but not limited to fountains, sculptures, boulders, plazas, public art, decorative walls, or similar landscape or architectural elements; and
4. Maintains the intended landscape functions of this chapter, including screening, buffering, shading, stormwater integration, and pedestrian comfort, as applicable to the development proposal.

18.75.050 Open space standards.

A. Minimum standards.
1. Fee simple subdivisions/developments are not required to provide open space, except for applicable landscaping requirements. Cluster Housing and Planned Residential Developments have open space requirements as set for in chapter 18.35.

2. When multiple dwelling units are located on a single lot, such as developments through a site plan or binding site plan, open space will be provided:

a) 125 square feet of usable open space will be provided for each unit. This can be provided through private or shared open space, such as patios, balconies or private yards, courtyards, parks, plazas, trails, rooftop amenities, playgrounds, community gardens, or landscaped gathering areas. Critical areas, critical area buffers, and stormwater facilities may satisfy up to 50 percent.

3. Mixed-use buildings shall provide for 50 square feet of private or shared open space for each residential unit, such as private outdoor balcony or shared rooftop deck.

B. Any lands dedicated for open space purposes must contain appropriate nonamenable recorded notes, covenants or deed restrictions approved by the city, ensuring that:

1. The open space will not be further subdivided in the future;
2. The use of open space will continue in perpetuity for the specified purpose; and
3. Appropriate provisions will be made for the maintenance of designated open space areas.
4. Said covenants and restrictions must contain authorization for city enforcement on any open space amenity required as a condition of approval.

C. Open space ownership. The form of ownership of the land proposed for open space purposes is determined by the applicant, subject to approval of the city. Forms of ownership may include, but are not necessarily limited to, the following:

1. Ownership by quasi-public entities or jurisdictions, conditioned upon their acceptance;
2. Ownership by homeowner, condominium owner or cooperative associations or organizations;
3. Ownership by a shared or undivided interest of all property owners within the subdivision.
4. Private open space is owned by the property owner.

18.75.060 Installation.

The following standards are required for the planting and installation of landscaping and open space amenities.

A. Landscape planting requirements.

1. Required landscaping must be installed in substantial conformance with the approved landscape plan prior to issuance of a certificate of occupancy, unless the City approves a performance assurance or other security guaranteeing installation within a specified time.

2. Root protection. Any tree to be planted adjacent to pavement, curbs, sidewalks, parking areas, public infrastructure or structures must provide root protection. Examples of root protection include:
    a) Root barriers placed at a minimum depth of 18-24 inches.
    b) Structural soil or suspended pavement systems.
    c) Root guiding plant containers.
3. Two-year growth period. All plantings must reach required height within two years of planting. Any plantings that do not survive the two-year growth period must be removed and replaced.
4. Watering and plant care. All landscaped areas must be designed and installed to ensure plant survival and health. Irrigation may be provided or alternative water-conserving techniques employed, such as drought-tolerant plantings, soil amendments, or other sustainable practices. The property owner is responsible for maintaining plant health.
5. Curbing. All in ground planting areas adjacent pedestrian or vehicular flows must be bordered with a six-inch curb or other protective measure.

B. Open space installation requirements.
1. Building permits. All necessary permitting must be obtained prior to the construction of structural open space amenities.
2. Final plats and/or site plans. No final plat or site plan will be granted until open space requirements have been installed in compliance with conditions of approval.

18.75.070 Maintenance.

The following standards are required for the maintenance of landscaping and open space areas.

A. Landscaping.
1. The property owner must replace any unhealthy or dead plant materials in conformance with the approved landscape development proposal and must maintain all landscape material. Maintenance must include the immediate removal of identified noxious and invasive weed species for Clallam County.
2. If irrigation is provided, it must be designed by a licensed landscape architect, Washington certified nurseryperson, Washington certified landscaper or professional engineer.
3. Maintenance enforcement. The city is authorized to:
    a) Notify the property owner of unacceptable, substandard maintenance of required landscaped area and require its compliance.
    b) Utilize code enforcement per SMC 1.13 to require maintenance.
    c) Require compliance prior to the issuance of any subsequent building permits or certificates of occupancy for a site with unmaintained landscaping.

B. Open space

1. Private open space. It is the responsibility of the beneficiary of dedicated private open space to provide appropriate provisions for the ongoing maintenance of designated private open space areas.
2. Common open space. It is the responsibility of the property owner or homeowner's association to provide appropriate provisions for the ongoing maintenance of designated common open space areas.
3. Maintenance enforcement.
    a) Requiring maintenance of open space areas is the burden of property owners or common ownership entities. The enforcement actions may be detailed in development covenants or agreements.
    b) The city is not responsible for enforcing private covenants or agreements for the maintenance or upkeep of either private or common open space, but can enforce conditions of approval related to open space.

C. Bonding.

1. The city will require bonding per SMC Title 3.
2. Upon completion of the two-year maintenance period and upon satisfactory inspection by the city, if maintenance is not required, the city, upon written request, will promptly release the maintenance assurance device or evidence thereof.

18.75.080 Performance assurance.

The city requires improvements to be in place prior to issuing certificate of occupancies or final plats/BSPs. However, the city may accept, a performance bond, per Chapter 3.78, in order to ensure completion of any approved landscaping or open space in accordance with an approved development. Upon completion of the required improvements by the property owner and satisfactory inspection by the city, at or prior to expiration of the assurance device, upon written request, the city will promptly release the performance assurance device or evidence thereof.

Chapter 18.80
Off-Street Parking

Sections:

18.80.010 Purpose.
18.80.020 Applicability.
18.80.030 General provisions.
18.80.040 Minimum parking space and lot dimensions.
18.80.050 Minimum number of spaces required.
18.80.060 Minimum loading space requirements.
18.80.070 Modified calculations for required on-site parking spaces.
18.80.080 Parking lot location, construction and design.
18.80.090 Access and driveway approach regulations from streets and alleys – Driveway entrances required – Driveway standards.
18.80.100 Parking and storage of recreational vehicles, boats and trailers on residential property.
18.80.110 Parking of commercial vehicles in residential zones.
18.80.120 Commercial storage of vehicles.
18.80.130 Electrical vehicle infrastructure.

18.80.010 Intent and purpose.

The purpose of these off-street parking regulations is to provide for the orderly establishment of parking opportunities within the community while maintaining the general welfare, safety and attractiveness for the residents and users of the parking facilities. For the purposes of this chapter, recreational vehicle refers to all motor homes, campers, utility trailers, living trailers, boats and boat trailers and similar vehicles. On-street parking and the use of the public right-of-way is regulated by SMC Title 10, Vehicles and Traffic.

18.80.020 Applicability.

A. The off-street parking, loading, accessible parking, bicycle parking, drive-through, and related parking facility standards of this chapter apply to:

1. New residential and nonresidential development.
2. Additions or expansions to existing development that increase the number of required parking spaces.
3. Changes in use that increase parking demand and result in additional required parking.
4. Expansions of an existing residential dwelling exceeding 50 percent of the original floor area.

B. No certificate of occupancy will be issued for the use of any building or site nor a building or site improvement permit issued for the erection or alteration of any building or site unless such use or building complies with the regulations of this section. This will not be interpreted to interfere with the continued use of a legally nonconforming site or building as provided for in this chapter.

C. Except as otherwise required by this chapter, existing legal nonconforming parking facilities may remain and be maintained as established unless there is a danger to the public health, safety or welfare.

1. Except as otherwise specifically required by this chapter for legal nonconforming uses or other city permits, repair or maintenance to existing legal nonconforming parking facilities, i.e., surface seal coat, slurry coat or asphalt overlay of existing paved portions of parking lot, and re-striping are not governed by this chapter; provided, that work neither requires nor provides for any additional access to city streets or alleys.
2. Any expansion of existing legal nonconforming parking lots will require that the expanded portion conform to the provisions of this chapter.
3. Voluntary improvements to legal nonconforming uses and/or expansion of legal nonconforming uses will not be required to comply with the minimum number of spaces required, unless associated with new or expanded construction that result in expansion that requires conformance.
4. The application of this chapter to the expansion of spaces provided for a nonconforming use that is triggered due to a change of use will only be to the difference between that required for the existing use and the new use.

D. Requirements for uses not specifically listed in this chapter are to be determined by the director, based on the requirements of comparable uses and upon the particular characteristics of the use and/or other provisions of this chapter.

E. The numbers and dimensions of parking and loading spaces required by this chapter will be considered the minimum required, unless otherwise provided and additional parking may be required based on the nature of the use and anticipated demand. On-street parking will not be counted toward compliance with the minimum number of spaces required except as allowed in the downtown districts.

18.80.030 General provisions.

A. All parking spaces, loading spaces and parking lots must be maintained and kept available for their intended use and vehicle size, and must not be discontinued, reduced, or altered in any way without approval of the director and in compliance with the requirements and standards of this chapter.

B. All required guest, ADA, loading, compact, or other restricted spaces must be designated as such and restricted to such use.

C. No repair work or servicing of vehicles may be conducted on designated parking areas.

D. Required fractional spaces must be rounded up and counted as an additional space. Example: Three multifamily units requiring 1.5 spaces per unit would need 4.5 spaces based on the calculation, so the requirement would be to provide 5 spaces.

E. Off-street parking and parking lots constructed, even when not required by this chapter, must be constructed and maintained in compliance with the development and use standards of this chapter.

F. No property can be used for the sale of more than one vehicle, or the parking and/or storage of a vehicle except as in compliance with the provisions of this chapter. Except as otherwise noted, all vehicles must be provided with a parking surface in compliance with the design and development standards for parking spaces and parking lots in this chapter.

G. All parking lot construction/improvements/expansions, drainage, landscaping and striping plans of existing parking lots must be approved by the director and public works director.

H. Grading and paving of parking lots must be in compliance with the permits and standards required in SMC Title 15, Buildings and Construction, and with the stormwater management requirements of the city of Sequim. All associated construction within a public right-of-way, including driveway approach construction and landscaping, requires the approval of an encroachment and access permit from the public works department, with associated bonding or other surety for completion of the work and compliance with all adopted traffic control and safety regulations and procedures.

18.80.040 Minimum parking space and lot dimensions.

Table 18.80.040 Parking Stall Size Requirements

A. **Parking Stall Size**	
Residential	8 feet by 19 feet.
Commercial	9 feet by 19 feet.
Compact	8 feet by 15 feet.
ADA Accessible*	Van: 8 feet by 19 feet plus 8-foot unloading area. Car: 8 feet by 19 feet plus 5-foot unloading area.

Parallel	8 feet by 23 feet.
Drive-through	8 feet by 20 feet.
Diagonal	30, 45 and 60-degree parking space sizes are identified in SMC 18.80.040(B).
* Dimensions may not be less than state-adopted standards. ADA spaces must be provided at one space/25 spaces. Unloading area may be on either side of parking stall.	

B. Table for standard-size parking angles (does not include two-foot allowance for overhang or interlock reduction).

Table 18.80.040(B) Parking Stall Dimensions

A	B	C	D	E
0	8′	8′	23′	12′
30	9′	17′	18′	12′
45	9′	19′	12.7′	14′
60	9′	20.5′	10.4′	15′
90	9′	19′	9′	24′
A = Parking angle B = Stall width C = Stall depth from curb to drive aisle D = Width at curb E = Aisle width, one-way				

C. Backup space must be 24 feet except for diagonal spaces accessed by a one-way drive aisle.

D. Drive aisles from which no parking is directly accessed must be a minimum of 20 feet in width for two-way and 12 feet in width for one-way.

E. There must be a two-foot overhang allowance into any landscaping, hardscape buffers or sidewalk areas; provided, that the sidewalk maintains a width of no less than five feet. Example: A parking stall can be 17 feet of paving, with a two-foot overhang allowance to achieve the required 19 feet of length for the stall requirements.

18.80.050 Minimum number of spaces required.

A. Off-street parking does not include public parking spaces, either on street or in public parking lots. The applicability of parking on private streets or within off-site/shared parking areas will be determined during project approval.

B. The required number of parking spaces for each type of land use must be as stipulated below:

1. Residential:
    a. Single-family detached: two spaces per unit.
    b. Multifamily studio units: one space per unit
    c. Multifamily with more than one bedroom: one and one-half spaces per unit.
    d. Permanent supportive and emergency housing: no parking requirements.
    e. Co-Living: 0.25 spaces per unit.
2. Commercial:
    a. Retail: one space per 250 square feet
    b. Eating and drinking establishment: one space per table; plus one space per four stools; plus one space per employee based on largest shift.
    c. Services, Personal, Offices and Professional (except medical): one space per 300 square feet.
    d. Medical facility: one space per 200 square feet.
    e. Gyms/fitness centers: one space per 200 square feet.
    f. Health club: one space per 200 square feet.
    g. Transient accommodation: one space per unit plus one employee space for each employee working more than six hours per day per 10 rooms, plus one-half of the parking required for and accessory uses by type.
    h. Outdoor product display areas: one space per 1,000 square feet of display or sales area. Will require temporary use permit.
    i. Auto-Oriented: one space per 250 square feet.
    j. Self-storage: one space for every 40 storage units; plus one space per employee based on largest shift.
3. Business/Employment:
    a. Industrial Services: one space per 750 square feet.
    b. Manufacturing and Production: one space per 750 square feet.
    c. Research and development: one space per 500 square feet.
    d. Warehouse/Wholesale Sales/Trade: one space per 1,500 square feet.
    f. Office space included in Business/Employment uses: one space per employee based on largest shift.
4. Civic Facilities:
    a. Transportation and Utilities: one space per employee based on largest shift, if no employees are required only one space is required.
    b. Social/Fraternal, Clubs/Lodges: one space per two seats.
    c. Recreation Facilities: one space per 200 square feet.
    d. Cultural Organizations: one space per 250 square feet.
    e. Hospitals: one space per long-term care bed and one space for each 200 square feet of outpatient area.

f. Religious Venues: one parking space per three seats in the largest assembly area, or one space per 300 square feet when no fixed assembly area is provided.

g. Schools: one space per classroom; provided that high schools must provide two spaces per classroom. For schools without traditional classrooms, one space per five students of design capacity is required. One space per employee on the largest work shift must also be provided.

h. Postal Service: one space per 250 square feet; plus one space per employee based on the largest work shift.

5. For unnamed uses, the number of spaces required may be based on a similar listed use or on a study provided by a recognized professional in the area of parking and trip demand.

6. For projects that combine a mix of uses, the requirement will be calculated by the addition of the total required for each use area by square footage; the provisions for shared parking in this chapter may be applied.

7. Compact spaces:

a. Up to 20 percent of the number of spaces required over 20 may be compact.

b. Compact spaces must be clearly designated

8. Electrical vehicle (EV) infrastructure. See section 18.80.130 for EV requirements.

9. Exceptions:

a. Senior living/Assisted Living Facilities: 1 space per employee based on largest shift;

b. Downtown Districts. Parking in the downtown districts is as follows:

i. Studios: 0.5 spaces per unit.

ii. One-Bedrooms and Greater: 1 space per unit.

iii. Hotels and Motels: 1 space per room.

c. No off-street parking requirements:

i. Affordable housing projects reviewed under SMC 18.110 Affordable Housing Exceptions;

ii. New construction or the retrofit of existing buildings meeting passive house requirements;

iii. Modular multi-story construction; or

iv. Mass timber construction as defined by RCW 19.27.570.

d. Parking studies: An applicant may request a modification, to be allowed by the approval body, to the minimum number of parking spaces required, by providing a study from a qualified professional that substantiates that parking demand can be met with a reduced requirement due to such factors as drive by trip capture, hours of operation, or alternative transportation availability for the customer base.~~9. Exceptions:~~

~~a. Senior living/Assisted Living Facilities: 1 space per employee based on largest shift;~~

~~b. No off-street parking requirements:~~
~~i. Affordable housing projects reviewed under SMC 18.110 Affordable Housing Exceptions;~~
~~ii. New construction or the retrofit of existing buildings meeting passive house requirements;~~
~~iii. Modular multi-story construction; or~~
~~iv. Mass timber construction as defined by RCW 19.27.570.~~
~~c. Parking studies: An applicant may request a modification, to be allowed by the approval body, to the minimum number of parking spaces required, by providing a study from a qualified professional that substantiates that parking demand can be met with a reduced requirement due to such factors as drive-by trip capture, hours of operation, or alternative transportation availability for the customer base.~~

18.80.060 Minimum loading space requirements.

A. Size. Loading space sizes must be dimensioned to accommodate the type of vehicle intended for use; however, the following minimums will apply where loading spaces are required:

1. Type A Space equals 10 feet by 25 feet with 15 feet vertical clearance.
2. Type B Space equals 12 feet by 40 feet with 15 feet vertical clearance.

B. Location. Loading spaces must be adjacent to the doors they serve and be separated from parking spaces and not interfere with parking and pedestrian circulation.

C. Numbers. In addition to the minimums listed below, each loading door must have an associated loading space. All loading spaces must be designated with striping.

Table 18.80.060(C) Required Loading Spaces

Type of use	**Floor area**	**Number of spaces required**
Commercial	0 – 10,000 10,001 – 30,000+ Over 30,000	Not required 1 Type A 1 Type B*
*Type B loading spaces for commercial uses are only required when regular deliveries by large freight vehicles are reasonably anticipated.		
Industrial	0 – 10,000+ 10,001 – 25,000	1 Type A 1 Type B 2 Type B 3 Type B

	25,001 – 75,000 Over 75,000	
Public	As required by permit.	

18.80.070 Modified calculations for required on-site parking spaces.
In addition to the following, see SMC 18.80.080(B), Parking lot location, regarding the use of off-site parking.

A. Common Use of Facilities. Common parking areas may be shared for independent uses where the total number of spaces provided equals the sum of that required for the individual uses. Where there is assurance, such as a document recorded to run with the land, the parking will always be accessible to all parties. ADA accessible parking requirements will be based on the total number of spaces provided.

B. Joint Use of Facilities. An administrative conditional use permit may be issued for joint use of parking facilities, i.e., where the same parking spaces are used by different uses at different times, under the following conditions:

1. Up to 50 percent of the parking required for a use that normally operates in the daytime may be credited to a use that normally operates at night or vice versa.
2. Up to 100 percent of the parking required for a church or school may be credited to another use during periods when the church or school is not active.
3. The use for which the joint use is requested must be located within 600 feet of the parking facility.
4. The applicant must provide evidence that such joint use will not create a conflict or overlapping use of the parking facility.
5. A written agreement must be recorded with the Clallam County auditor to run with the land that ensures the parking facility will be available for as long as the joint use is required.

C. Parking Studies. An applicant may request a modification, to be allowed by the approval body, to the minimum parking and loading spaces required, by providing a study from a qualified professional that substantiates that parking demand can be met with a reduced requirement due to such factors as drive-by trip capture, hours of operation, or alternative transportation availability for the customer base.~~C. Parking Studies. An applicant may request a modification, to be allowed by the approval body, to the minimum loading spaces required, by providing a study from a qualified professional that substantiates that parking demand can be met with a reduced requirement due to such factors as drive-by trip capture, hours of operation, or alternative transportation availability for the customer base.~~

D. Transit-Oriented Development. Transit-oriented developments, approved under the provisions of a binding site plan, may propose reduced parking requirements in lieu of provisions for alternate modes of transportation.

18.80.080 Parking location, construction and design.

A. General Criteria. All parking lots and required spaces constructed must comply with the following unless specifically altered by some other provision of the Sequim Municipal Code, design guidelines or as modified where allowed in approval of a use permit.

1. Nonresidential parking lots must be constructed of either asphalt concrete (AC) or Portland cement concrete (PCC) and can include low impact development strategies where feasible and practicable.
2. Required residential parking spaces must be constructed of either asphalt concrete (AC) or Portland cement concrete (PCC) or and can include low impact development strategies where feasible and practicable. Additional parking spaces, if approved by the city engineer, may be constructed of gravel.
3. Comply with the city of Sequim engineering requirements for grading, drainage and stormwater management.
4. Provide adequate directional signs, approved via separate sign permit.
5. Provide for safe pedestrian access to building and public sidewalks.
6. Provide for through circulation and permit on-site turn-around, limiting the need for backup maneuvers.
7. All parking lots must comply with Washington State regulations and meet ADA standards.
8. No parking space can obstruct a doorway or exit from a structure.
9. Parking stalls must be clear of all obstructions.
10. A parking space must not be located so as to cause a visual obstruction.
11. Loading spaces must not obstruct pedestrian or vehicle circulation.
12. Wheel stops must be provided in the form of continuous curbs or sidewalk edges. Freestanding wheel stops are only permitted with the approval of the director of the department of community development.
13. Water drainage to and from the parking lot must not cross sidewalks.
14. All fire lanes, compact parking spaces, ADA accessible spaces, and loading areas and turn-around areas must be appropriately marked.
15. Drive-through queues must be designed so that overflow will not interfere with public streets or main drive aisles in shopping centers.
16. Drive-Through Lanes. Drive-through queuing lanes must accommodate a minimum of five passenger vehicles. For sites where expected peak-hour demand exceeds this capacity, additional queuing lanes must be provided to ensure that vehicles do not block public streets, parking areas, or pedestrian circulation. The required queuing capacity may be determined based on a traffic study or other

information submitted with the development application. Lanes must be a minimum of 10 feet in width.

B. Location. Required parking spaces may be located off site when approved by the review authority, provided the spaces are secured by a recorded agreement ensuring their continued availability for the life of the use, or until equivalent replacement parking is provided; comply with the applicable development standards of this title; and do not reduce the required parking for the use located on the off-site property.

C. Landscaping. See requirement of SMC 18.75.040(B).

D. Lighting. In addition to SMC 18.120 Site Plan, the following requirements apply to parking lot lighting:

1. Provide adequate lighting for both vehicle and pedestrian circulation and public safety.
2. Freestanding parking lot luminaires must be located in landscaped islands or otherwise separated from parked or moving vehicles at a maximum height of 18 feet and must be downward facing and shielded to not allow direct light or glare onto adjacent properties.
3. All lighting must meet Washington State Energy Codes.

E. Striping.

1. Parking lot spaces must be designated by a four-inch-wide white painted stripe.
2. Directional arrows must be provided on all two-way drive aisles.
3. Fire lanes and no-parking areas must be clearly designated.

18.80.090 Access and driveway approach regulations from streets and alleys – Driveway entrances required – Driveway standards.

The number, size, and location of driveway points of access to public streets and alleys are limited as follows:

A. General. These apply to all use types.

1. Minimum 30-foot separation from back of curb return at intersections.
2. In lieu of the standards below, major developments may use divided driveways, or curb returns in lieu of driveway approaches as necessary to accommodate traffic and turning movements.
3. Driveway approach must be clearly defined through use of landscaping.
4. Driveways into commercial, industrial, or multifamily residential projects must be aligned with existing or future driveways on the opposite side of the street where left turns are allowed. They may be minimally offset where no left turn conflict is created, or 200 feet of separation to allow for opposing left turn lanes shall be provided;

provided that the city engineer may allow a lesser separation requirement as long as safe maneuvering space is provided.
5. Service, one-way restricted, or other special situation drive approaches must be clearly designated.

B. ~~Commercial~~ Nonresidential and Industrial Developments.
1. Must be cement concrete driveways as specified and approved by the city engineer.
2. Limit width to 30 feet or one-half width of frontage, whichever is less.
3. Use a four-foot-wide flare approach.
4. Design approach for weight of trucks.
5. Avoid cross traffic near entrance.
6. Allow vehicles to fully enter site before potential obstruction from cross traffic or backups.
7. Define location with landscaping.
8. Provide for safe pedestrian crossing of driveways.

C. Residential.
1. Single-Family/Duplex/Triplex/Fourplex.
a. Must be cement concrete driveways for the first 50 feet from the edge of street pavement, or as otherwise approved by the city engineer, including a required apron. Remainder of driveways can be constructed of gravel.
b. Minimize driveway access from arterials or major collectors.
c. Maximum 25-foot width or one-half of lot width, whichever is less.
d. Use two-foot flares at approach.

2. Multifamily.
a. Must be cement concrete driveways as specified and approved by the city engineer.
b. No access to spaces directly from street.
c. Access must be to lowest street category for corner lots.
d. Limit width to 30 feet or one-half width of frontage, whichever is less.

D. Driveway Entrances Required. Where it becomes necessary for access across any sidewalk, whether existing or proposed, with any vehicle, a driveway must be constructed. Driveway aprons, where they cross public sidewalks constructed of concrete, must be constructed of concrete. Where no public sidewalks have been constructed, driveway aprons may be constructed of asphalt.

18.80.100 Parking and storage of recreational vehicles, boats and trailers on residential property.

See also Chapters 10.12, 10.13 and 10.14 SMC. Noncommercial recreational vehicles, trailers and boats and trailers may be parked and stored on residential property only in conformance with the following conditions:

A. Must be parked on an approved parking pad. For the purposes of this chapter, a parking pad means either an impervious surface constructed of either asphalt concrete (AC) or Portland cement concrete (PCC), or, if approved by the city engineer, parking pads may be gravel.

B. May not be utilized as a residence unless a permit has been obtained for a period of not to exceed seven calendar days. A maximum of four permits may be obtained in any calendar year.

C. In mobile home parks, planned residential developments and apartment complexes:

1. Recreational vehicles may not be parked in spaces provided for passenger vehicle parking.
2. Recreational vehicles, trailers and boats and trailers must be parked and/or stored as provided for in the development approval of the project.

D. For single-family detached houses, duplexes and triplexes, off-street parking is allowed so long as they do not block pedestrian traffic on the sidewalks and only as set forth in this subsection.

1. Front yard: No such vehicle may be parked in the front of a residence except in a driveway for a period not to exceed 24 hours.

2. Side yard: No such vehicle may be parked on the side yard except on a driveway or pad, provided the recreational vehicle is not extended beyond the front of the house.

3. Rear yard: A vehicle may be parked or stored in the rear yard; provided, that it be placed on a pad and placed so as not to obstruct the sight distance in alleyways and not in the alley right-of-way.

18.80.110 Parking of commercial vehicles in residential zones.

Commercial vehicles greater than 12,000 pounds (gross vehicle weight), other than those allowed through a home occupation permit per Chapter 18.135 SMC, may not be parked or stored in R4-9 zone except for the period of time required to make legitimate deliveries or pickups.

18.80.120 Commercial storage of vehicles.

A. Commercial vehicles must be stored in approved designated locations and must not obstruct the use or access to parking spaces.

B. Striping is not required in vehicle storage areas; however, required drive aisles and fire lanes must be designated and be kept clear of obstructions.

C. Alternative all-weather surfaces may be permitted for storage of nonmotorized vehicles and trailers where there is no significant danger from leakage of fuel or lubricants.

18.80.130 Electrical vehicle infrastructure.

A. Purpose. To establish "electric vehicle infrastructure" (EVI) regulations for the city to allow EVI and to meet the intent of RCW 35A.63.107 requiring the city to allow EVI in all zones except for residential zones.

B. Electric vehicle infrastructure – Where allowed. Electric vehicle infrastructure is allowed in all locations that would allow gas stations or off-street parking.

C. Battery charging station or rapid charging station – Retrofitting in existing development.

1. Required off-street parking spaces within any existing development may be converted to battery charging station spaces or rapid charging station spaces for battery electric vehicles (BEVs) and plug-in hybrid electric vehicles (PHEVs); provided, that the battery charging and/or rapid charging stations are accessory to the permitted use(s) on the property.
2. The use of any charging station on site must not obstruct any vehicular or pedestrian traffic on site (such as waiting for a charging station space within a drive aisle or a designated pedestrian crossing) or within a public right-of-way (ROW).
3. Battery or rapid charging station spaces must be designated for charging electric vehicles only as provided under this section. Nonelectric vehicles or noncharging BEVs or PHEVs will not be allowed. The type of signage designating these spaces must be approved by the director.

D. Electric vehicle charging station spaces – Allowed as required spaces.

Electric vehicle charging station spaces are allowed to be used in the computation of required off-street parking spaces; provided, that the electric vehicle charging station(s) is accessory to the primary use of the property.

E. Off-street electric vehicle charging station spaces.

1. Number. Minimum number of charging station spaces required is determined per the International Building Code (IBC).
2. Location and Design Criteria. The provision of electric vehicle parking will vary based on the design and use of the primary parking lot. The following required and additional locational and design criteria are provided in recognition of the various parking lot layout options:

a) Where provided, parking for electric vehicle charging purposes is required to include the following:

i. Signage. Signage, for each charging station space, must be posted indicating the space is only for electric vehicle charging purposes. Days and hours of operations must be included if time limits or tow-away provisions are to be enforced.

ii. Maintenance. Charging station equipment must be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information must be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.

iii. Accessibility. Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment must be located so as not to interfere with accessibility requirements of WAC 51-50-005.

iv. Lighting. Where charging station equipment is installed, adequate site lighting must exist, unless charging is for daytime purposes only.

2. Parking for electric vehicles should also consider the following:

i. Notification. Information on the charging station, identifying voltage and amperage levels and any time of use, fees, or safety information.

ii. Signage. Installation of directional signs at the parking lot entrance and at appropriate decision points to effectively guide motorists to the charging station space(s).

3. Data Collection. To allow for maintenance and notification, owners of any private new electric vehicle infrastructure station that will be publicly available (see definition of "electric vehicle charging station – public") must provide information on the station's geographic location, date of installation, equipment type and model, and owner contact information. This information must be submitted to the city.

F. Accessible electric vehicle charging stations.

Where electric vehicle charging stations are provided in parking lots, accessible electric vehicle charging stations must be provided as follows:

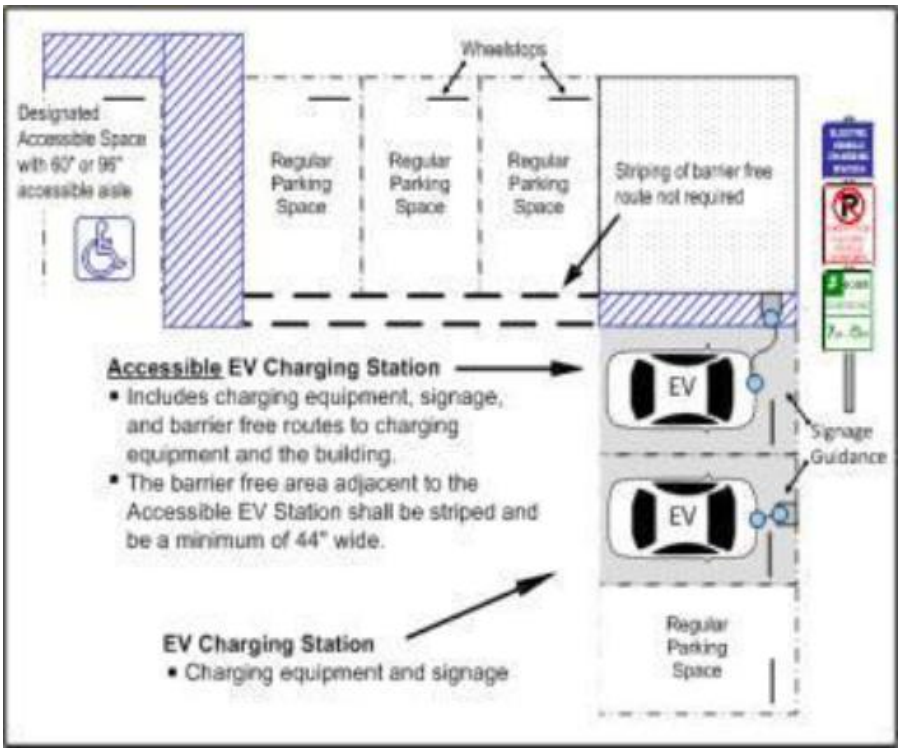
1. Accessible electric vehicle charging stations must be provided in the ratios shown on the following table:

Number of EV Charging Stations	Minimum Accessible EV Charging Stations
1 – 50	1
51 – 100	2
101 – 150	3

151 – 200	4
201 – 250	5
251 – 300	6

2. Accessible electric vehicle charging stations should be located in close proximity to the building or facility entrance and must be connected to a barrier-free accessible route of travel. It is not necessary to designate the accessible electric vehicle charging station exclusively for the use of disabled persons. Below are two options for providing for accessible electric vehicle charging stations.

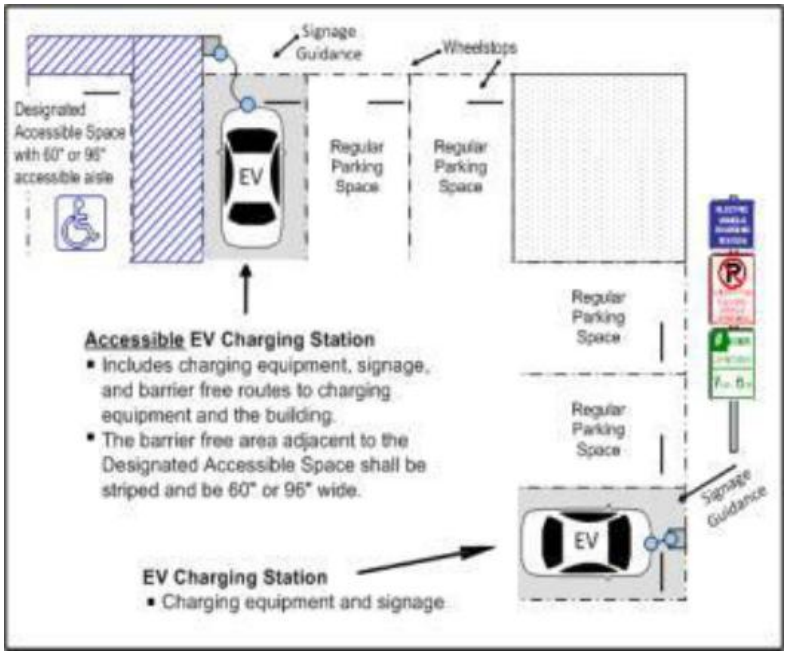
Figure 18.80.130(F)(2)(a) – Off-street accessible electric vehicle charging station – Option 1





Puget Sound area parking garage.
Photo by ECOtality North America.

Figure 18.80.130(F)(2)(b) – Off-street accessible electric vehicle charging station – Option 2





Fashion Island Shopping Mall, Newport Beach, CA.
Photo by LightMoves.

G. Electric vehicle charging station spaces – Signage.

1. Off-street public electric vehicle charging station spaces must provide the following signage:

Figure 18.80.130(G)(1)(a) Directional – Off-Street Parking Lot



12″x12″



12″x6″

Comment: The directional sign for an on-site parking lot should be used in the parking facility with a directional arrow at all decision points.

Figure 18.80.130(G)(1)(b) – Off-Street EV Parking – Parking Space with Charging Station Equipment



12″x12″



12″x18″



12″x18″

Comment: Combination sign identifying space as an electric vehicle charging station, prohibiting nonelectric vehicles, with charging time limits. The use of time limits is optional. The blue/white and red/black signs define that only an electric vehicle that is charging can use the spaces. The green sign defines time limits for how long an

electric vehicle can be in the space during the specified hours. Outside of the specified hours, electric vehicles can charge for an indefinite period of time.

H. Stacking spaces for electric vehicle battery exchange stations. Electric vehicle battery exchange stations must provide three stacking spaces. A stacking space is an area measuring eight feet by 20 feet with direct forward access to the battery exchange bay. A stacking space must be located to prevent any vehicles from extending onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other required parking areas. Stacking spaces may not be counted as required off-street parking spaces.

Chapter 18.85
Non-Conforming Conditions, Uses and Structures

No changes are proposed to existing non-conforming code provisions in current SMC 18.64. This chapter number is reserved, and upon adoption, the existing SMC 18.64 code language will be included through a companion ancillary code language amendment document.

Chapter 18.90
Sign Code

No changes are proposed to existing sign code provisions in current SMC 18.58. This chapter number is reserved, and upon adoption, the existing sign code language will be included through a companion ancillary code language amendment document.

Chapter 18.95
Essential Public Facilities

Sections:

18.95.010 Purpose
18.95.020 Permitted uses
18.95.030 Permit required
18.95.040 Project-specific requirements
18.95.050 Approval criteria.

18.95.010 Purpose

The purpose of this chapter is to provide a process for essential public facilities (EPFs) to be sited, designed, and operated to avoid or mitigate significant adverse impacts to surrounding properties and the public health and safety, consistent with adopted development regulations. This chapter will not be applied in a manner that precludes the siting of an EPF.

18.95.020 Permitted uses.

The following use types, as defined by SMC 18.25, are listed as EPFs.

A. Airports.
B. State Education Facility
C. State or Regional Transportation Facilities/Infrastructure
D. State and Local Corrections Facilities
E. Solid Waste Handling Facilities
F. Behavioral Health and Treatment Facilities
I. Residential Care Facilities
J. Secure Community Transition Facility
K. Office of Financial Management Facility on State 10-year Capital Plan
L. Other uses determined to be essential public facilities pursuant to RCW 36.70A.200 or other applicable state or federal law

18.95.030 Permit required.

A. EPFs per this chapter must obtain an approved conditional use permit (CUP) or administrative conditional use permit (ACUP) per the use tables of the zoning chapters found within this title.

B. The review authority is determined by the permit type required, per subsection A of this section, and as described per SMC 20.01.

18.95.040 Application requirements.

This section establishes the minimum application requirements for all EPF applications.

A. Applicant must provide a full submittal per SMC 18.140.

B. Project-specific requirements. Special application requirements may be imposed for certain EPF projects. In addition to meeting the minimum conditions set forth in this section, applicants may be required to provide additional information established through a pre-application conference to review unique requirements as necessary to prepare and submit a complete application.

18.95.050 Approval criteria.

An EPF will be approved by the review authority if the following criteria are met:

A. Proposal must include an EPF as defined by RCW 36.70A.200 and applicable state or federal law.

B. The EPF must be consistent with the goals and policies of the comprehensive plan and applicable ordinances of the city to the extent required by state law.

C. The review authority must find that the EPF will be located, planned, and developed in such a manner that significant adverse impacts are avoided or mitigated, and that the EPF is not inconsistent with the health, safety, convenience, or general welfare of persons residing or working in the city. The review authority's findings must address, without limitations, the following:

1. The generation of noise, noxious or offensive emissions, or other nuisances which may be injurious or detrimental to a significant portion of the city.
2. The availability of public services that may be necessary or desirable for the support of the use. These may include, but must not be limited to, availability of utilities, transportation systems, including vehicular, pedestrian, and public transit systems, and education, police and fire facilities, and social and health services.
3. The adequacy of landscaping, screening, yard setbacks, open spaces or other development characteristics necessary to mitigate the impact of the use upon neighboring properties.
4. Proposed uses which exceed the bulk, dimensional, height, density and/or development standards of the zoning district within which they propose to locate, must demonstrate that proposed alternative development standards are necessary to accommodate the functional requirements of the essential public facility, provided that impacts are mitigated to the extent feasible.

Chapter 18.100
Temporary Transitory Accommodations

Sections:

18.100.010 Authority and purpose.
18.100.020 Definitions
18.100.030 Applicability.
18.100.040 Outdoor accommodations.
18.100.050 Indoor accommodations.
18.100.060 Submittal requirements.
18.100.070 Approval criteria.
18.100.080 Time limits.
18.100.090 Revocation of permit.

18.100.010 Authority and purpose.

A. 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.

B. 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.

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

18.100.020 Applicability.

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

18.100.030 Outdoor accommodations.

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

1. A temporary use permit application must be submitted and approved before the establishment of the temporary shelters.
2. 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.
3. Background checks are provided for all prospective residents.

B. 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.

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

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

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

1. One space per 10 on-site parking spaces may be devoted to safe parking;
2. 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;
3. 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.

F. 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:

1. 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.;
2. A written code of conduct agreed to by the managing agency, if any, the religious organization, and all volunteers working with residents;
3. When a publicly funded managing agency exists, the ability for the religious organization to interact with residents using a release of information.

G. 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:

1. Adequate potable water supply.

2. Sanitary portable toilets.
3. Handwashing stations by the toilets and food preparation areas.
4. Food preparation or service tents.
5. Refuse receptacles.

H 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.

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

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

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

1. Maintaining a maximum unit square footage of one hundred twenty square feet, with units set at least six feet apart.
2. Electricity and heat, if provided, must be inspected by the City.
3. Space heaters, if provided, must be approved by Fire Marshal and/or Clallam County Fire District 3.
4. Doors and windows must be included and be lockable.
5. Each unit must have a fire extinguisher.
6. 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.

18.100.040 Indoor accommodations.

A. A religious organization may locate indoor accommodations in buildings of sufficient size for residents if:

1. The application for a temporary use permit is submitted and approved before the use of the building.
2. 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).
3. The building is of sufficient size to accommodate the anticipated residents.
4. Background checks are provided for all prospective residents.

B. The religious organization must ensure all applicable public health regulations, including but not limited to the following:

1. Adequate water supply.
2. Sanitary adequate toilets.

3. Handwashing stations by the toilets and food preparation areas.
4. Food preparation or service facilities.
5. Refuse receptacles.

C. 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:

1. 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.

D. 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:

1. 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;
2. A written code of conduct agreed to by the managing agency, if any, religious organization, and all volunteers working with residents;
3. When a publicly funded managing agency exists, the ability for the religious organization to interact with residents through a release of information;

E. 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:

1. Posted safe means of egress;
2. Operable smoke detectors, carbon monoxide detectors as necessary, and fire extinguishers;
3. 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.

F. 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.

18.100.050 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:

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

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

C. 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.

D. 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.

E. 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.

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

G. Photos showing the site before the transitory accommodation.

H. 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.

18.100.060 Approval criteria.

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

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

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

18.100.070 Time limits.

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

B. Extensions will follow the process outlined under TUPs.

18.100.080 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.

Chapter 18.105.A
Wireless Facilities

No changes are proposed to existing wireless facilities provisions in current SMC 18.61. This chapter number is reserved, and upon adoption, the existing wireless facilities language will be included through a companion ancillary code language amendment document.

Chapter 18.105.B
Eligible Facilities Modifications

No changes are proposed to existing eligible facilities modifications provisions in current SMC 18.61A. This chapter number is reserved, and upon adoption, the existing eligible facilities modifications language will be included through a companion ancillary code language amendment document.

Chapter 18.110
Affordable Housing Exceptions

Sections:

18.110.010 Purpose and authority.
18.110.020 Applicability.
18.110.030 Exceptions allowed.
18.110.040 Permit process.
18.110.050 Findings required.
18.110.060 Affordability requirements.
18.110.070 Relationship to other incentives.

18.110.010 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.

18.110.020 Applicability

Projects are eligible if proposed by:

A. A public housing authority under RCW 35.82 or RCW 35.83;

B. A qualified nonprofit (501(c)(3)) whose mission includes affordable and low income housing development; or

C. An entity undertaking housing funded through public subsidies (local, state, federal) restricted to households at or below 80% of area median income (AMI) for a minimum of 50 years.

18.110.030 Exceptions allowed

Eligible projects may seek exceptions from the following standards:

A. Density limits (units/acre).

B. ~~Minimum l~~Lot size.

C. Maximum lot coverage.

D. Setback requirements.

E. Height limits (subject to emergency access/fire department needs).

F. Parking requirements.

G. Allowed use types in underlying zone.

Exceptions do not apply to critical-area protections, floodplain regulations, or shoreline requirements under state or local law.

18.110.040 Permit process

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

18.110.050 Findings required

In order to authorize the proposed exceptions to development standards, the city council must find:

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

B. 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;

C. 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;

D. 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;

E. 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;

F. Affordable units are secured via a binding, recorded instrument to maintain affordability for at least 50 years.

18.110.060 Affordability requirements

To qualify under this chapter:

A. Owner occupancy housing units must be affordable to households at or below 80 percent AMI (or lower, at the city's discretion).

B. Renter occupancy housing units must be affordable to households at or below 50 percent AMI.

C. Renter occupied units total housing costs (rent plus utilities) must not exceed 30 percent of household income.

D. Affordable units must be comparable in size and function to any market-rate units that may also be located in the development.
E. 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.

18.110.070 Relationship to other incentives

This chapter complements other SMC provisions such as:
A. PRD density bonuses (SMC 18.35.110),
B. CHIP fee waivers (SMC 13.74),
C. Multiplex and ADU allowances (SMC 18.35 and 18.130).
An applicant may use this chapter instead of or in addition to those incentives.

Chapter 18.115
Day Care Facilities

Sections:

18.115.010 Purpose.
18.115.020 Location.
18.115.030 Family day care homes.
18.115.040 Child day care centers.

18.115.010. Purpose.

It is the purpose of this chapter to facilitate the siting of licensed child day care facilities in the city in a manner which simplifies the review and approval process while ensuring conformance with the surrounding land uses.

18.115.020 Location.

A. Family day care homes. Per RCW 36.70A.450, family day care homes, as defined by SMC 18.20 and consistent with RCW 43.216.010, are permitted by right in all lawfully established residential dwellings in areas zoned for residential or commercial uses.

B. Child day care center. Child day care centers, as defined in SMC 18.20 and consistent with RCW 43.216.010, shall be allowed in accordance with the applicable zoning district use tables. The tables implement the requirements of RCW 35A.21.460 regarding the siting of child day care centers.

18.115.030. Family day care homes.

A. Family day care homes are subject to the following requirements:

1. The home shall meet state child day care licensing requirements from the Department of Children, Youth and Families (DCYF);
2. The home shall comply with all building, fire safety, health code and business licensing requirements;
3. Lot size, building size, setbacks and lot coverage shall conform to the standards of the zoning district in which the facility is located except if the structure is a legal nonconforming structure;
4. Signage, if any, shall conform to Chapter 18.58 SMC;
5. Provide a safe passenger pickup and drop-off area as certified by the DCYF licensor;
6. Obtain an approved Home Occupation Permit (HOP) per SMC 18.135.

B. While family day care homes are processed through SMC 18.135, they are exempt from the HOP criteria of SMC 18.135.030. The director must approve the HOP if the requirements of SMC 18.115.030(A) are met.

C. Per RCW 43.216.692, a family day care home may be permitted to serve more than 12 children only if DCYF issues a written capacity waiver/approval. The applicant shall submit a copy of DCYF's written waiver/approval to the City prior to serving more than 12 children.

18.115.040. Child day care centers.

A child day care center, as defined by SMC 18.20 and consistent with RCW 43.216.010, is allowed all in zoning districts, per RCW 35A.21.460, as shown in the respective zoning districts' use tables. The director will approve the application upon determining that the following requirements have been met:

A. Site plan review. All new child day care centers must submit for site plan review per SMC 18.125. This includes new construction as well as day care centers moving into existing locations.

B. Design review. New construction day care centers must submit for design review concurrent with site plan review per SMC 18.120.

C. Permitted use. Child day care centers in zones in which they are outright permitted are subject to the following additional requirements:

1. The proposed use satisfies all applicable site plan requirements per SMC 18.125;
2. The proposed use satisfies all applicable design review requirements per SMC 18.120;
3. The proposed use satisfies all applicable open space and landscaping requirements per SMC 18.75;
4. Submit a pickup/drop-off plan demonstrating safe vehicle circulation and pedestrian separation.

D. Administrative conditional use. Child day care centers in zoning districts in which they are restricted to a conditional use are subject to the following requirements:

1. Proposed child day care center is on-site of an established industrial or light industrial use;
2. All requirements of SMC 18.115.040(C) have been satisfied;
3. Outdoor play areas are located, screened or buffered to reduce exposure to industrial use impacts;
4. The site design provides separation from heavy truck routes, loading docks, hazardous material storage or other identified safety hazards as feasible.
5. This subsection does not apply in or around high hazard facilities.

Chapter 18.120
Design Review

Sections:

18.120.010 Purpose and applicability.
18.120.015 Intent.
18.120.020 Utilization.
18.120.025 Design review application.
18.120.030 Design review procedure.
18.120.035 Administrative approval.
18.120.040 Criteria for approval – Required findings.
18.120.045 Design review approval expiration.
18.120.050 Appeals.
18.120.055 Definitions.
18.120.060 Lighting and glare.
18.120.065 Outdoor storage, trash collection, recycle and loading areas.
18.120.070 Multi-building and multifamily projects.

18.120.010. Purpose and applicability.

A. Purpose. The purpose of this chapter is to establish objective design standards for nonresidential, industrial, mixed use, and multifamily development to ensure high-quality building design consistent with the adopted comprehensive plan and this title. ~~Purpose. The purpose of this chapter is to establish objective design standards for commercial, industrial, mixed use, and multifamily development to ensure high-quality building design consistent with the adopted comprehensive plan and this title.~~

B. Applicability. Design Review is required for the following new buildings (and associated exterior building features visible from a public street):

1. ~~Commercial~~ Nonresidential buildings;
2. Industrial buildings;
3. Mixed-use buildings; and
4. Multifamily buildings with five or more dwelling units sharing common walls.

C. Exterior alterations. Design Review is required for exterior alterations that modify building massing, roof form, façade articulation, or exterior materials visible from a public street.

D. Exemptions. The following are exempt from design review:

1. Interior remodels;
2. Paint-only changes are not subject to design review; provided, that any exterior paint colors shall comply with this chapter. Where a color palette has been approved

for the building through design review, subsequent paint-only changes shall be limited to colors within the approved palette unless modified through design review or administrative approval as provided in this chapter.
3. Routine maintenance/repair;
4. Detached single family residences and multiplexes up to four units.
5. Development subject to SMC 18.70.

E. Relationship to Site Plan Review. When Site Plan Review is required under Chapter 18.125, Design Review shall be consolidated with that permit under Chapter 20.01, and design approval must be granted prior to issuance of building permits.

18.120.015. Intent.
The intent of this chapter is to establish clear, objective architectural design standards for nonresidential and multifamily buildings in order to:
A. Promote high-quality building design;

B. Reduce blank or monotonous facades;

C. Ensure durable exterior materials;

D. Provide pedestrian-scaled architectural features along public streets;

E. Ensure compatibility with surrounding development.

18.120.020. Utilization.
The following standards are intended to be used for two purposes: first, as a design aid for use by developers proposing commercial, industrial, mixed use and multifamily developments, and, second, as an evaluation tool for the city of Sequim. These standards apply to all proposed new construction of nonresidential, mixed use and multifamily projects pursuant to SMC 18.120.010.

A. The city shall review all development subject to design review. For purposes of this chapter, "development" includes new buildings and exterior alterations subject to SMC 18.120.010(C).

B. Design review is not required before approval of a subdivision plat, short plat, binding site plan or PRD approval. Design review may be required for improvements to property as set forth in subsection A of this section. Design standards and design review are required for governmental projects, except for normal maintenance and repair; provided, that design standards and design review requirements may be waived (with written approval from the

DCED director) where application of design requirements would interfere with essential governmental functions of the proposed project.

C. Design standards and design review shall recognize the federal law known as the Religious Land Use and Institutionalized Persons Act and apply design standards accordingly.

18.120.025. Design review application.

A. Preapplication Conference. A preapplication conference may be required; refer to SMC 20.01.110.

B. Design Review Application. Application for design review will be on application forms provided by the city. The city will also furnish applicants with guidelines and standards to assist in design. All applications must be submitted to the city department of community development, which will conduct an initial assessment for completeness and code compliance prior to review routing to city staff.

C. A complete design review application shall include the following:

1. Site Layout. A plan, drawn to scale, showing location and size of all structures, critical areas, required buffer areas, landscape areas, open spaces, common areas or plazas, walkways, preliminary stormwater retention/detention facilities, and parking lot layout and vehicle circulation.
2. Colored Elevation Drawings. Complete colored elevation drawings of all buildings showing dimensions and proposed materials including roofing, siding, windows and trim. Drawings shall include conceptual trim and cornice design and roof pitch. If landscaping is proposed to soften or mitigate architectural modulation or details, additional elevation drawings showing proposed landscaping shall be provided.
3. Equipment Screening. A description of how all mechanical and utility equipment will be screened.
4. Color and Material Palette. The proposed schematic color and material palette for all elements open to exterior view including but not limited to exterior siding, trim, cornice, windows and roofing shall be presented graphically.
5. Lighting and Signage. A photometric plan identifying the location of proposed exterior building lights is required for all projects adjacent residentially zoned or developed parcels. A separate city of Sequim sign application will be required for additional sign information.
6. Accessories, Where Applicable. The location of all outdoor furniture, trash receptacles, recycling areas, bicycle racks and other accessories.
7. Applications for design review shall be accompanied by a fee as established periodically by the city council.

D. Applicants pursuing two or more land use and/or building permits on a single project may consolidate the review process in conformance with SMC 20.01.

18.120.030. Design review procedure.

A. The applicant must follow the appropriate review process contained within this chapter based upon the project and whether or not the application or portions thereof strictly conform to the specific requirements of this chapter.

B. An application for design review, as required by this chapter, must be submitted prior to the submission of an underlying building permit application.

C. Design review is processed as set forth in Chapter 20.01 SMC.

18.120.035. Administrative approval.

The application will be reviewed by the director for compliance with the specific requirements of this chapter. The director will issue a notice of decision approving the application or portions thereof if he/she finds that the application or portions of the application satisfy the specific requirements of this chapter or deny the application if such codes and standards are not satisfied.

18.120.040. Criteria for approval – Required findings.

A. Design Review Criteria. The director will review the detailed architectural design with respect to materials and surface textures, colors, fenestration pattern, wall planes, roof form and pitch and expression of detailing, and determine how the proposed structures comply with the objective standards contained in this chapter, including façade modulation, materials, roof form, transparency, and screening requirements.

18.120.045. Design review approval expiration.

Approval of design review shall be valid for the duration of the associated building permit or land use approval and will expire in accordance with the expiration provisions applicable to that permit or approval.

18.120.055. Definitions.

In addition to the definitions provided in Chapter 18.20 SMC, the definitions set forth below apply to this chapter specific to design review:

"Arcade" means a range of arches supported on columns or attached to a wall; also a covered pedestrian shopping street.

"Architectural treatment" is the application of architecture, the use of design treatments to buildings that ensure a human scale and provide visual rhythm as we move along and between building facades and building interiors. Examples are modulations of a building facade; incorporation of canopies, marquees, and overhangs; three-dimensional

ornamentations; treatment and patterns of fenestrations; or the application of textured materials.

"Awning" means a secondary covering attached to the exterior wall of a building wholly supported by the building to which it is attached. Awnings shall not be attached to a canopy. When allowed, an awning's covering shall be of vinyl laminated to polyester yarns designed to be long-lasting. An awning is comprised of a lightweight, rigid skeleton structure over which a covering is attached.

"Balcony" means a platform projecting from the wall of a building and surrounded by a railing, balustrade, or parapet; an exterior floor projecting from the wall of a building supported by the primary structure without additional independent supports.

"Blank wall(s)" are walls without windows, showcases, displays and pedestrian entries.

"Buffer" or "buffer zone" is that intermediate or intervening space or area that serves to reduce or mitigate the interaction with adjacent properties or structures.

"Building footprint" means the outer perimeter of a building, excluding eave overhangs and other cantilevered portions of the building projecting no more than 24 inches and no wider than 10 feet.

"Canopy" means an architectural projection or hood over a door, window, or niche that is able to provide shade, shelter, and weather protection; a place for identity or decoration. Canopies are supported by the building to which they are attached as a cantilever or with ground mounting by not fewer than two stanchions (upright support posts).

"CMU" means concrete masonry unit larger than 12 inches by four inches by four inches.

"Color hue" means the color of something; red, blue and yellow are primary colors; all other hues or colors are found between the primary hues or colors.

"Color saturation" means the dominance of hue in the color ranging from no color (white) to pure color.

"Color value" means the relative lightness or darkness of a color; a color value can range from almost white to almost black including all the tones of the color found in between.

"Community space" means an on-site, outdoor area devoted to the public for outdoor activities and leisure. The space can include covered areas, drinking fountains, sitting benches, or other similar community features. It shall not be used to store or display merchandise.

"Cornice" means a horizontal molded projection that crowns or completes the top of a wall or building. A fascia is not part of a cornice.

"Eaves" means the projecting overhang at the lower borders of a roof.

"Elevation" means a view or scaled drawing of the side, front or rear of a particular structure without any allowance for the laws of perspective.

"Facade" means any face or elevation of a building envelope.

"Fascia" means a plain horizontal band which may consist of two or more fasciae overlapping each other, specifically used to describe the vertical "fascia board" which caps the end of rafters outside a building, which can be used to hold the rain gutters.

"Fenestration" means the products that fill openings in a building, such as windows, doors, skylights, or curtain walls and are designed to permit the passage of air, light, vehicles, or people. Fenestration is commonly referred to the arrangement of windows in a building.
"Glass" can be: glass block, sheet, plate, polished (highly reflective), float, annealed, laminated, tempered, low-emissivity, or insulated glass.
"Glazing" means a transparent part of a wall made of glass or plastic.
"HVAC" means heating, ventilating and air conditioning.
"Large-scale building" means any structure 75,000 square feet or greater.
"LRV" means Light Reflectance Value. LRV is published on color sheets, or can be provided by the paint manufacturer.
"Marquee" means a structural canopy over the entrance to a building supported at the innermost edge by the building and with rods or chains extending from the outermost edge to the building and which projects into the public right-of-way.
"Mass" means the physical bulk or volume of a building. In architectural terms, a single-mass building is a single geometric form such as a rectangle or square, and may include a simple roof form with no variation in the roof line.
"Massing" means that it allows for the provision of architectural features which reduce the bulk and mass of the building into a human-scale size and offer variety and consistency along the street face.
"Mixed use" means the development of a tract of land or structure with two or more different uses such as, but not limited to, residential, office/professional, commercial, or entertainment in a compact urban form.
"Multifamily" as applied in this chapter, means structures containing five or more residential dwelling units that share a common wall.
"On-site walkway" means those pedestrian walkways entirely within the site, dedicated to the safety of pedestrians using the site.
"Overhang" means the part of a roof which extends horizontally beyond the vertical plane of the exterior wall of a building.
"Pacific Northwest architectural" is a regional architectural approach characterized by simple forms, strong horizontal lines, natural materials such as wood and stone, low-slope or shed roof forms with deep overhangs, large window openings, and exterior colors derived from muted, nature-based palettes. Buildings are designed to visually integrate with surrounding topography and vegetation.
"Pacific Northwest earth tones" include forest inspired muted greens, wood and earth browns, charcoal and deep neutrals, cool grays, and sometimes soft blues.
"Parapet" means a low, protective wall (usually solid) along the edge of a roof or balcony.
"Pitch" means the angle of a roof pitch, usually expressed as a ratio of units of vertical distance to 12 units of horizontal distance. For example, "8:12" means eight units of vertical rise to every 12 units of horizontal run.
"Plastic" can be acrylic and/or polycarbonate.

"Portico/porte cochere" means a roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade, often with detached or attached columns.
"Reflective glass" means a polished (mirrored) glazing that gives back or reflects light, or exhibits as an image, likeness or outline.
"SMC" means the Sequim Municipal Code.
"Stucco" means a material usually made of portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.
Transparent/Transparencies. A "transparency" is see-through and generally refers to glass. It can be windows, showcases, skylights and doors.

18.120.060. Lighting and glare.

A. Standards.

1. Illuminated wall signage and exterior building lighting must be compatible with the architecture of the project and must not detract from the visibility of surrounding buildings.
2. All lighting must be designed to avoid spillover glare beyond the site boundaries.
3. A photometric plan may be required by the director based upon the zoning district, proposed use, adjacent uses and proposed lighting program, unless otherwise required.

18.120.065. Outdoor storage, trash collection, recycle and loading areas.

A. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape. Additional requirements are identified in SMC 18.80.

B. Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. Materials, colors, and design of screening walls and/or fences and the cover shall conform to those used as predominant materials and colors on the building.

18.120.070. Multi-building and multifamily projects.

This section is triggered when (1) there are two or more buildings, (2) there are five or more residential units that share common walls, or (3) mixed use is planned for the development.

A. Standards.

1. Where practical, reflect mass, scale and height of adjacent structures.

2. Emphasize individuality of units with variation of massing and/or details (e.g., a combination of trim, roof lines, porch designs, reverse designs and color variations) particularly on street-oriented units.
3. Provide consistent architectural interest to all prominent facades.

Chapter 18.125
Site Plan Review

Sections:

18.125.010 Purpose.
18.125.020 Applicability.
18.125.030 Review authority.
18.125.040 Application requirements.
18.125.050 Development standards.
18.125.060 Approval criteria.
18.125.070 Review of previously approved plans.
18.125.080 Expiration and extension of approval.
18.125.090 Modifications.

18.125.010 Purpose.

The purpose of this chapter is to ensure compatibility between new developments, existing uses and future developments that ensure compliance with the adopted plans, policies and ordinances of the city of Sequim. It is further intended to provide for the examination of development proposals with respect to overall site design and to provide a means for guiding development in a logical, safe and attractive manner.

18.125.020 Applicability.

A. General. All new developments and modifications to existing developments will require site plan review and approval prior to the issuance of any building permits, establishment of any new uses, or commencement of any site work unless otherwise exempted in this section. Developments subject to site plan review must comply with the Sequim Municipal Code and all other state statutes and applicable laws and regulations.

B. Minor Site Plan Review. Minor modifications of site plan features to existing developments or new development: new structures up to 2000 square feet; parking realignment or new parking 20 spaces or less; minor modifications of site plan features, landscaping to existing developments; portable school classrooms; and other modifications deemed appropriate by the director. Minor Site Plan Review applications are not subject to SMC 18.125.050 (unless the director determines that one or more standards in SMC 18.125.050 are necessary to prevent damage to public infrastructure, or to ensure compliance with ADA, fire access, or City engineering standards.

C. Exemptions. The following developments and land use categories are exempt from site plan review:

1. Land divisions and boundary line adjustments pursuant to Title 17.
2. Other activities including:
    a) Landscaping maintenance unless such landscaping or alterations would modify or violate a condition of approval.
    b) Normal or emergency repair or maintenance of public or private buildings, structures, landscaping or utilities.
    c) Building permits required pursuant to the city's adopted building code not requiring a development land use permit pursuant to this title, including interior remodeling and tenant improvements.
    d) On-site utility permits, e.g., sewer hookups, water hookups subject to utility permit review.
    e) New construction of or modification to existing single-family residence.
    f) Any other work determined by the director to be minor or incidental in nature and consistent with the intent and objectives of this chapter and the specific zoning district.
    g) Exemption from site plan review does not exempt a development from compliance with applicable provisions of this title, SMC Title 12, SMC 15.06, or the adopted engineering standards

18.125.030 Review authority.

A. Site plan review applications are processed under a Type A-2 application according to the provisions of Chapter 20.01; provided, that if site plan review is in conjunction with a Type B or C application, the applications will be consolidated and subject to the highest permit type review authority.

B. Minor site plan review applications are processed under a Type A-1 application according to the provisions of Chapter 20.01.

18.125.040 Application requirements.

An application for a site plan or minor site plan must contain the submittal requirements as identified in the application form provided by the director.

18.125.050 Site Plan Standards.

In addition to development standards of the applicable zoning district and other provisions of this Title, site plan features shall comply with the following:

A. Access and circulation.
    1. The project must provide safe and legal access to a public or private street.
    2. Driveway locations, number of access points, and internal circulation will be subject to approval of the City Engineer and SMC 18.80 Off-street parking.
    3. Fire apparatus access must comply with IFC Appendix D as adopted by the City.

B. Frontage improvements.

1. The applicant must provide proportionate frontage improvements consistent with the street classification and adopted engineering standards (including ADA), which may include curb, gutter, sidewalk, street trees, lighting, and related improvements. Frontage improvements must be provided for the following impacts, including but not limited to:
    a) New structures and additions over two thousand square feet;
    b) Increased vehicle/pedestrian demand;
    c) Modifications or construction of new access points to right-of-way or internal drive aisles;
    d) Other impacts that materially affect the public right-of-way or require modification of existing frontage improvements as determined by the City Engineer.
2. The City Engineer may approve modifications or exceptions where:
    a) Improvements already exist and are sufficient;
    b) Development is limited to 4 or fewer residential units and the City Engineer finds the proposal will not materially increase pedestrian/vehicular demand on existing frontage;
    c) Multiple frontages exist and improvements are prioritized; or
    d) Site conditions make full improvements impractical or undesirable, with written findings.

C. Street connectivity/future connections. Where identified in the TMP or where necessary to avoid blocking a planned connection, the City may require stub-outs, access easements, or pedestrian/bicycle connections where feasible and proportionate to impact, as determined by the City Engineer.

D. Utilities and storm drainage shall be provided as required by City's engineering standards and applicable SMC provisions.

E. Undergrounding and street lighting. Underground utilities and street lighting must be provided consistent with adopted standards and utility provider requirements.

F. Landscaping. Developments are required to provide landscaping that meets the standards of the underlying zone and SMC 18.75 Open space and landscaping.

G. Parking. Developments are required to meet the standards of SMC 18.80 Off-street parking.

H. Site lighting.
    1. Landscape and architectural lighting shall be used to illuminate building facades, building entrances, and feature or courtyard spaces.

2. Night lighting must be provided for all pedestrian walkways and where stairs, curbs, ramps, and crosswalks occur.
3. All lighting fixtures must utilize cutoff shields or other appropriate measures to conceal the light source from adjoining uses and rights-of-way. A photometric plan and fixture specifications are required as part of application submittal.
4. Lighting reduction and energy-efficient timer systems shall be required after normal business hours, except for lighting that is mandated for general safety and security.
5. Light fixtures must not exceed 18 feet in height.

18.125.060 Approval criteria.

A. Compliance with Applicable Standards. The proposed development must comply with all applicable design and development standards contained in this chapter, applicable zoning district, this title, and other applicable regulations.

B. Adequacy of Public Facilities. The applicant must demonstrate availability of adequate public services, e.g., roads, sanitary and storm sewer and water, available to serve the site at the time development is to occur, unless otherwise provided for by the applicable regulations.

18.125.070 Review of previously approved plans.

A development approved through a binding site plan, conditional use permit, planned development, or other land use approval that included an approved site plan shall not be required to obtain additional site plan review under this chapter, provided the development remains consistent with the approved plans and all conditions of approval.

18.125.080 Expiration and extension of approval.

A. Expiration. Approval of a site plan is valid for five years from the date of approval. Within this time period, if construction under the plan has not started, and/or received an extension, the approval will expire and become null and void.

B. Extensions. The director may grant extensions of the approval period if the applicant submits a written request 14 calendar days before expiration. Projects can be granted up to two one-year extensions without cause. An additional third one-year extension may be granted if the applicant can demonstrate good cause for the extension being granted through a submitted narrative.

C. Effect of Expiration. Upon expiration, no further development or permits may proceed based on the expired plan unless a new application is submitted and approved under regulations in effect at the time of reapplication.

18.125.090 Modifications.

Modifications of approved site plan review are processed pursuant to SMC 20.01 Post decision review.

Chapter 18.130
Accessory Dwelling Units

Sections:

18.130.010 Purpose
18.130.020 Designation
18.130.030 Examples of accessory dwelling units.
18.130.040 Procedure
18.130.050 Standards
18.130.060 Additional requirements
18.130.070 Approval

18.130.010 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.

18.130.020 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.

18.130.030 Examples of Accessory Dwelling Units.

Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

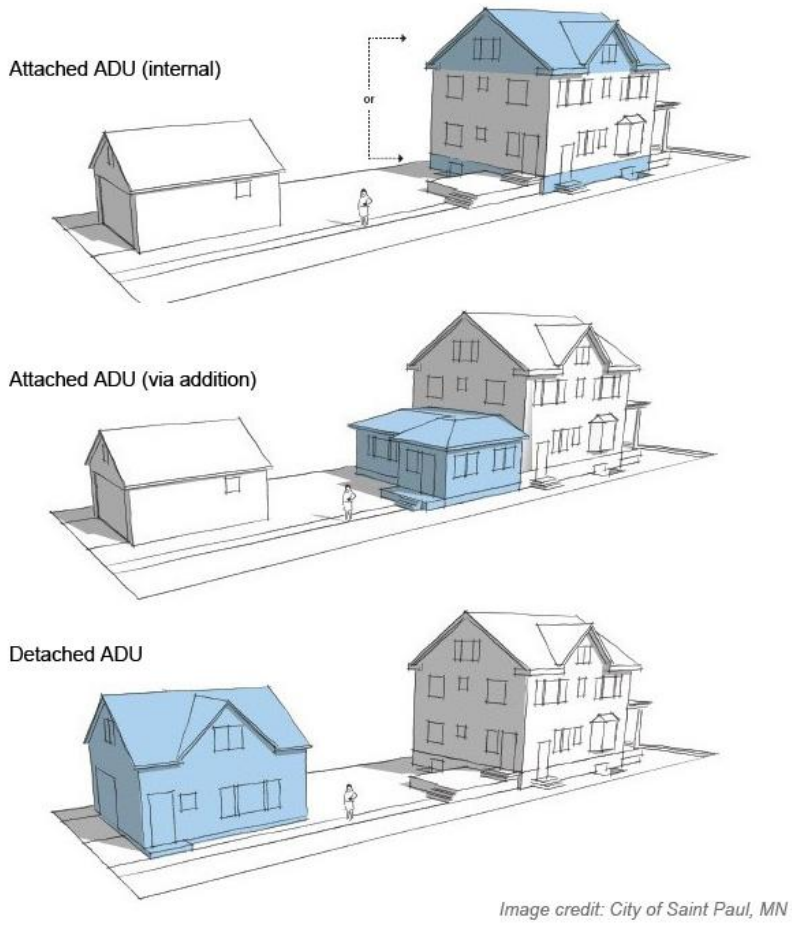


Image credit: City of Saint Paul, MN

18.130.040 Procedure.

A. Construction or establishment of an ADU will be through the building permit process.

B. No deed restrictions, occupancy covenants, or long-term rental commitments are required as conditions of approval for ADUs.

C. No street or frontage improvements (such as sidewalks, curbs, or street widening) are required as a condition of ADU approval.

18.130.050 Standards.

A. Size.

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

2. 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.

B. Setbacks and Lot Coverage: ADUs are subject to the same setback, lot coverage as accessory structures in their respective zone, but may not be more restrictive than the principal dwelling. Converted structures are not required to meet current setback or lot coverage requirements. ADUs may be sited at lot lines of an alley.~~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.~~

C. Parking:

1. Additional on-site parking is not required for ADUs located within one-half mile walking distance of a major transit stop.
2. For ADUs not located within one-half mile walking distance of a major transit stop, one parking space per unit is required.

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

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

F. Height: The height of a detached ADU is limited to 25 feet. Attached or ADUs created through conversion of existing spaces may not exceed the height limits of their zone.

G. Other standards: Tree retention and entry door locations must not be more restrictive than those for the principal dwelling.

18.130.060 Additional Requirements.

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

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

C. New common interest communities or subdivisions cannot restrict the creation or sale of ADUs through covenants, conditions, and restrictions (CC&Rs) adopted after July 23, 2024.

18.130.070 Approval.

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

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

Chapter 18.135
Home Occupations

Sections:

18.135.010 Purpose and applicability.
18.135.020 Exemptions.
18.135.030 Criteria.
18.135.040 Approval process.

18.135.010 Purpose and applicability.

A. The purpose of this chapter is to allow opportunities for employment and economic development by permitting the conduct of a business for gainful or income purposes in legal residential dwelling units in whatever zone they exist in a manner that is clearly accessory and ancillary to the primary residential use of the property and preserves the residential appearance or condition of the residence or neighborhood.

It is the intent of this chapter that the accessory business should be located and conducted in a manner that produces no exterior evidence of business activity except as expressly permitted by this chapter. This chapter is not intended to preclude any such business uses in single-family residential dwellings that the state of Washington has by law mandated or enabled and are reflected in other sections of this code, to be viewed by the city as permitted accessory uses such as small family day care and small group homes.

B. Applicability. Home occupations shall be permitted through the process established by this chapter as an ancillary use in any occupied conforming or legally nonconforming dwelling unit except those constructed for transient occupancy. It is the responsibility of the occupant to conform with any private deed restrictions on the use of the property.

18.135.020 Exemptions.

Any uses exempt from the HOP process are still subject to other city requirements for operating a business. The following are businesses that are exempt from needing to obtain a HOP.

A. Exempt from permit requirement only. Home occupations that generate no client or customer visits are not required to obtain a home occupation permit but must comply with the standards of SMC 18.135.030. Examples include, but are not limited to:

1. Remote or online work.
2. Online retail with no on-site sales or pick-ups.
3. Professional services with no public interface.
4. Art/music/creative work with no public interface.

B. Uses not subject to this chapter. The following uses are not regulated as home occupations and are not subject to this chapter:

1. Mixed use structures. Home occupation standards do not apply to dwelling units located within a mixed-use structure where the business is a permitted use in the zone and complies with all applicable development standards.
2. Daycare and childcare facilities subject to SMC 18.115.
3. Group homes that are permitted subject to the property's underlying zone.

18.135.030 Permit criteria.

A. Administrative Permit. The director of the department of community development may administratively issue a home occupation permit if the proposed home occupation complies with the following criteria:

1. Only members of the resident family may be employed at the site of the home occupation.
2. Sales of product or service at the residence may be by appointment only.
3. Pedestrian and vehicle traffic will be limited to five visits per day, where a visit means a single arrival and departure by a client or customer.
4. The use of commercial vehicles for transport or delivery of product or material to or from the home is limited to two visits per day, where a visit means a single vehicle arrival or departure associated with the delivery of materials, equipment, supplies, or employees for the home occupation. Standard residential mail and parcel delivery services will not be considered commercial vehicle trips for purposes of this chapter.
5. One room or 25 percent of the house square footage, whichever is less, may be used for the home occupation. Garage space is included in the square footage. Yard space is not permitted.
6. All materials, merchandise and equipment must be stored inside the residence or permitted accessory structure.
7. The residence must maintain conformity with the municipal code and adopted development standards.
8. The residence or property may be altered and the occupation be conducted only in a manner which would not cause the premises to change from their residential appearance and must meet the following requirements:
    a) No exterior modifications to the residence;
    b) No outdoor display or storage of goods;
    c) No outdoor storage of equipment;
9. The home occupation must not require the use of any hazardous processes or storage of hazardous materials.
10. Only one vehicle specifically associated with the business may be parked on the property either in the driveway or other approved parking pad. The vehicle is limited in size to a passenger car, van or pickup truck. The public street may not be used to park commercial vehicles.

11. Signs will be permitted as allowed by Chapter 18.58 SMC, Sign Code.

B. Administrative Conditional Use Permit (ACUP). A home occupation may be approved through the A-2 permit process per SMC 20.01 if the proposed HOP cannot satisfy the approval criteria of subsection A of this section. The following are conditions authorized through the ACUP process:

1. Up to one employee who is not part of the resident family may be employed at the site of the home occupation.
2. Pedestrian and vehicle traffic is limited to a maximum of ten visits per day, where a visit means a single arrival and departure by a client or customer.
3. The use of commercial vehicles for transport or delivery of product or material to or from the home is limited to five visits per day, where a visit means a single vehicle arrival or departure associated with the delivery of materials, equipment, supplies, or employees for the home occupation. Standard residential mail and parcel delivery services will not be considered commercial vehicle trips for purposes of this chapter.
4. Residential yards can be used as part of the HOP, provided that the use is visibly screened from public ROW or adjacent residentially zoned or developed properties.

18.135.040. Approval process.

A. Administrative Permit.

1. Prior to issuance of a business license for any home occupation, the applicant shall first obtain a home occupation permit from the department of community development.
2. Review process. A HOP will follow the review procedures as stipulated in SMC 20.01.
3. The decision of the director of the department of community development may be appealed per the process and requirements of SMC Title 20.

B. Administrative Conditional Use Permit.

1. Prior to issuance of a business license for any home occupation, the applicant shall first obtain a home occupation permit from the department of community development.
2. Review process. An ACUP for a home occupation shall follow the procedures as stipulated in SMC Title 20 and Chapter 18.60 SMC, Conditional Uses.
3. The decision of the director may be appealed per the process and requirements of SMC Title 20.

Chapter 18.140
Conditional Use Permits

Sections:

18.140.010 Purpose.
18.140.020 Permit types.
18.140.030 Review authority.
18.140.040 Permit required.
18.140.050 Neighborhood presentation.
18.140.060 Application requirements.
18.140.070 Conditions authorized.
18.140.080 Approval criteria.
18.140.090 Limitations of permit.
18.140.100 Appeal.
18.140.110 Modification/revocation by review authority.

18.140.010 Purpose

A conditional use permit is a mechanism by which the city may require special conditions on development or on the use of land in order to ensure that designated uses or activities are compatible with other uses in the same land use district and in the vicinity of the subject property.

18.140.020 Permit types.

There are two types of conditional use permits:
A. Administrative conditional use permit (ACUP). An ACUP application will be processed as a Type A-2 permit application per SMC 20.01.

B. Conditional use permits (CUP). A CUP will be processed as a Type B permit application per SMC 20.01.

18.140.030 Review authority.

The review authority for ACUP and CUP is as set forth in Chapter 20.01 for Type A-2 and Type B permit applications.

18.140.040 Permit required.

A. Land uses and development actions requiring an ACUP or CUP are identified in the use table in each respective zoning district.

B. Additional land use permits, such as land division or site plan review, may also be necessary depending on the type of development proposed.

18.140.050 Neighborhood meeting.

When the subject site is within or adjacent to a residential zoning district, a neighborhood meeting must be conducted by the applicant for a CUP. Procedures for the neighborhood meeting are identified in Chapter 20.01 SMC. ACUPs are not required to hold a meeting.

18.140.060 Application requirements.

Applications for ACUP and CUP use permits must be submitted upon forms provided by the City and must contain all of the following:

A. A verified statement by the applicant that the property affected by the application is in the exclusive ownership of the applicant or that the applicant has submitted the application with the written consent of all owners of the affected property.

B. A completed application form including a SEPA checklist submitted pursuant to Chapter 16.04 SMC, as amended when required.

C. A site plan of the proposed use showing existing and proposed streets, easements, structures, open spaces, uses of each structure, surrounding land uses, parking areas, fencing, pedestrian paths and trails, buffers, and landscaping.

D. Method of providing the development with stormwater management, water, power, sanitary and solid waste disposal and site circulation and access.

E. Building architectural elevations and details, if applicable.

F. The applicable fee.

G. Owners of real property or the owners of manufactured homes or condominiums, as shown by the records of the county assessor, with shared property lines and/or located within 300 feet of any portion of the boundary of the subject site to which public notice must be sent as provided in SMC 20.01.

H. Demonstration how the requested use conforms with the approval criteria listed in SMC 18.140.080. This should include a detailed narrative statement along with detailed dimensions, descriptions of materials, and other relevant information pertaining to the requested use. Applicants for a CUP may be requested to provide additional submittal requirements as discussed in the required preapplication meeting.

I. Demonstration of coordination with local agencies and jurisdictions potentially affected by the proposed project.

J. Such additional information as deemed materially necessary to enable the review authority to take make a decision on the application.

18.140.070 Conditions authorized.

In permitting a conditional use, the review authority may impose, in addition to regulations and standards expressly specified in this chapter, other conditions found necessary to mitigate adverse impacts on the health, safety, and welfare of surrounding properties, the neighborhood, and the city. These conditions may include, but are not limited to:

A. Requirements modifying the required lot size or yard dimensions;

B. Modifying street widths, controlling the location and number of vehicular access points to the property;

C. Modifying the number of off-street parking or loading spaces required;

D. Limiting the number of signs;

E. Modifying the coverage or height of buildings or structures because of reduction of light to adjacent property;

F. Limiting or prohibiting openings in sides of buildings or structures or requiring screening and landscaping where necessary to reduce noise and glare and ensure compatibility with the surrounding area; and

G. Requirements under which any future enlargement or alteration of the use will be reviewed by the city and new conditions imposed.

18.140.080 Decision criteria.

The review authority may approve, or approve with conditions, the application for an ACUP or CUP if it meets the following criteria. Applications that do not meet all decision criteria will be denied; however, Essential Public Facilities may not be denied because of incompatibility with surrounding uses where impacts can be reasonably mitigated.

A. The use will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and

B. The design is compatible with the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity to the extent applicable; and

C. The use will be served by adequate public facilities including streets, fire protection and utilities; and

D. Satisfactory provisions and conditions have been made concerning the following matters, where applicable:

1. Provides safe and efficient access, circulation, parking, and loading.

2. Compatible with surrounding properties through appropriate building placement, landscaping, screening, lighting, and signage.

3. Impacts to neighboring properties and public facilities have been avoided or adequately mitigated.

4. Complies with the applicable provisions of this title and any standards specific to the proposed use.

E. Conditions imposed on an Essential Public Facility must be reasonable and proportionate to identified impacts and must not preclude the siting of the facility within the city.

18.140.090 Limitations of permit.

A. An ACUP or CUP shall become void three years after approval, or after greater or lesser time as may be specified as a condition of approval; unless within that time commencement of the use has begun and/or construction, alteration, or enlargement has been commenced or diligently pursued. The director may extend the permit for one one-year extension.

B. In a case where an application is denied by the review authority and specifically stated to be without prejudice, it may not be resubmitted for a one-year period from the date of said denial, unless, in the opinion of the review authority, new evidence is submitted or conditions have changed to an extent that further consideration is warranted.

C. If, within the original approval period or subsequent extensions granted in accordance with this chapter, the applicable infrastructure is constructed and completed and the use is regularly operated consistent with applicable permit conditions, the use may continue indefinitely regardless of ownership; provided, that the use or operation is consistent with the permit and any conditions.

18.140.100 Appeal.

A party of record for an ACUP or CUP, as applicable, who may be aggrieved by the decision may appeal the decision as set forth in SMC 20.01.

18.140.110 Modification/revocation by review authority.

The city or applicant may initiate a modification or revocation of an approved ACUP and CUP.

A. Modifications will be reviewed under the provisions of SMC 20.01.140 Post decision review procedures.

B. Revocation. The city may initiate revocation of an approved ACUP through a Type A-2 process or revocation of a CUP in accordance with SMC 20.01 and after consultation with the city attorney.

C. Voluntary Revocation. If the ACUP or CUP is no longer necessary due to a change in zoning regulations or if the use is discontinued, the applicant may request an administrative revocation of the ACUP or CUP.

Chapter 18.145
Mobile Food Vendor

No changes are proposed to existing mobile food vendor provisions in current SMC 18.65. This chapter number is reserved, and upon adoption, the existing mobile food vendor code language will be included through a companion ancillary code language amendment document.

Chapter 18.150
Annexations

No changes are proposed to existing annexation provisions in current SMC 18.84. This chapter number is reserved, and upon adoption, the existing annexation code language will be included through a companion ancillary code language amendment document.

Chapter 18.155
Temporary Use Permits

Sections:

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18.155.010 Authority and purpose

A. Temporary use permit applications are processed under a Type A application in accordance with Chapter 20.01 SMC. The director of the department of community development or designee has decision-making and review authority over temporary use permits and will issue written approvals of all temporary use permits.

B. Temporary use permits allow the director of the department of community development or designee to permit temporary, seasonal, or transient land uses within the city without requiring full compliance with the development standards of the land use district within which the use or structure is located. This does not exempt the use or structure from compliance with other city regulations including, but not limited to the city building code.

18.155.020 Applicability

Upon approval, temporary permits may be issued for the following:
A. One-time temporary uses. One-time uses can occur in any nonresidential zone or on nonresidential property for a period not exceeding 7 days. Examples of minor uses include, but are not limited to, non-recurring vendor markets and off-site sales or promotions.

B. Recurring uses. Recurring uses can occur in any nonresidential zone or on nonresidential property for a period not to exceed forty-five days in any twelve-month period. Examples of recurring uses include, but are not limited to, produce and flower stands, vendor markets and off-site sales or promotions.

C. Non-exempt construction related uses. Including, but not limited to the following:

1. Temporary sales office and/or model home in an approved subdivision during build-out of the approved development.

2. Temporary structures in the downtown, commercial, and business and employment zoning districts associated with the primary use on the property.
3. Use of equipment essential to and only in conjunction with the construction or building of a road, bridge, ramp, dock, and/or jetty located in proximity to the temporary site; provided, that the applicant shall provide a construction contract or other evidence of the time period required to complete the project; and provided further, that the following equipment shall be considered essential to and in conjunction with such construction projects:
    a. Portable asphaltic concrete-mixing plants;
    b. Portable concrete-batching plants;
    c. Portable rock-crushing plants;
    d. Accessory equipment essential to the use of the aforementioned plants.

D. Temporary housing. Including, but not limited to the following:
1. Mobile home, recreation vehicle or other temporary structure for a residential purpose during the construction period of a new residence. An issued building permit for the primary residence is required.
2. One recreational vehicle may be used as a temporary dwelling on a lot already containing a primary dwelling unit for an extended period not to exceed 30 days. No more than one such permit may be granted within any three-month period.
3. Off-site temporary housing for personnel such as watchmen, labor crews, engineering, and management. An issued building permit or site construction permit is required.
4. Temporary encampments allowed per RCW 35.21.915.

E. Temporary uses and structures otherwise permitted within the zone which will remain up to one year on an existing lot or parcel where compliance with site plan review and landscaping requirements are impractical.

F. Temporary uses and structures not permitted within the zone but have a demonstrated public benefit may be approved by the review authority for a period no greater than six months. In approving the permit, the review authority shall find that the use is compatible with the surrounding land uses; the use will have minimal impact on city services and traffic; and granting the use is consistent with the public health, safety and welfare.

G. A temporary use or structure for a purpose not anticipated by this chapter, but not in conflict with it, or a unique situation as determined by the director, for a period of less than ninety days in a calendar year.

H. Food/beverage and retail mobile vending carts in a single location for more than 30 minutes. Food trucks are regulated under Chapter 18.65 SMC, Mobile Food Service Vendor.

18.155.030 Exemptions

The following uses and structures are exempt from the requirement to obtain a temporary use permit:

A. Temporary offices, storage sheds, equipment, housing, and staging areas in relation to current construction projects with approved land use and building permits for the duration of the construction project. This exemption does not include single-family housing projects.

B. On-site special sales and ancillary events promoting and located on the site of an existing permanent business and not requiring a separate business license.

C. Special events that have received a special event permit from the city subject to 8.38 SMC.

D. Garage, yard, and rummage sales are exempt from this chapter, but may require a special event permit in accordance with Chapter 8.38 SMC.

E. Temporary fundraising and other civic activities in the downtown, commercial, and business and employment zoning districts that are also exempt from a special event permit.

18.155.040 Submittal requirements

The following documents must be submitted to the review authority for review:

A. Completed application form, with applicable fees paid.

B. Scaled Site Plan. Show the location of proposed temporary use, existing buildings, parking, traffic flows, property boundaries and any other proposed modifications.

C. Description of proposed use. Provide detailed information regarding the type of use, duration/frequency, hours of operation, and any anticipated impacts to the site and adjacent properties.

D. Approval from property owner. Written authorization from property owner with signature.

18.155.050 Approval Criteria

The review authority may approve or modify and approve an application for a temporary use permit if:

A. The temporary use will not be materially detrimental to the public health, safety, or welfare, nor injurious to property or improvements in the immediate vicinity of the temporary use.

B. The temporary use is not incompatible in intensity and appearance with existing land uses in the immediate vicinity of the temporary use.

C. Adequate parking is provided to serve the temporary use, and if applicable the temporary use does not create a parking shortage for other existing uses on the site.

D. Hours of operation of the temporary use are specified.

E. The temporary use will not cause noise, light, or glare which adversely impacts surrounding uses.

F. If approved, all temporary uses must display the issued permit in such a manner that it is prominently displayed and visible from a public right-of-way.

18.155.060 Time limits

A. Unless otherwise specified in this chapter, the review authority may approve a temporary use permit for a period of up to one year, subject to conditions intended to mitigate potential negative impacts.

B. Upon request in writing no less than thirty days prior to the permit expiration, temporary permits may be granted one additional extension, up to a year, by the director with demonstrated good cause.

C. If a temporary use continues beyond the initial one-year permit and granted extension, any further request to continue the use will be treated as a permanent use. The applicant must obtain all permits and approvals required by the review authority before the use may continue.

D. The director may grant additional time if the applicant provides evidence of the need for the continued use of the TUP beyond what is allowed. This must be included in the application or requested 30 days prior to the expiration.

E. The temporary use permit may be revoked if the conditions of approval are not met at any time.~~D. The temporary use permit may be revoked if the conditions of approval are not met at any time.~~

18.155.070 Removal of temporary use

A. The review authority will include, as a condition of approval, a specific timeframe by which the temporary use and all associated physical evidence must be fully removed.

B. Before granting a temporary use permit under this chapter, the director or designee may require that the applicant post a cash or surety performance bond with the city to ensure timely removal of the temporary use. The director or designee must provide written reasons

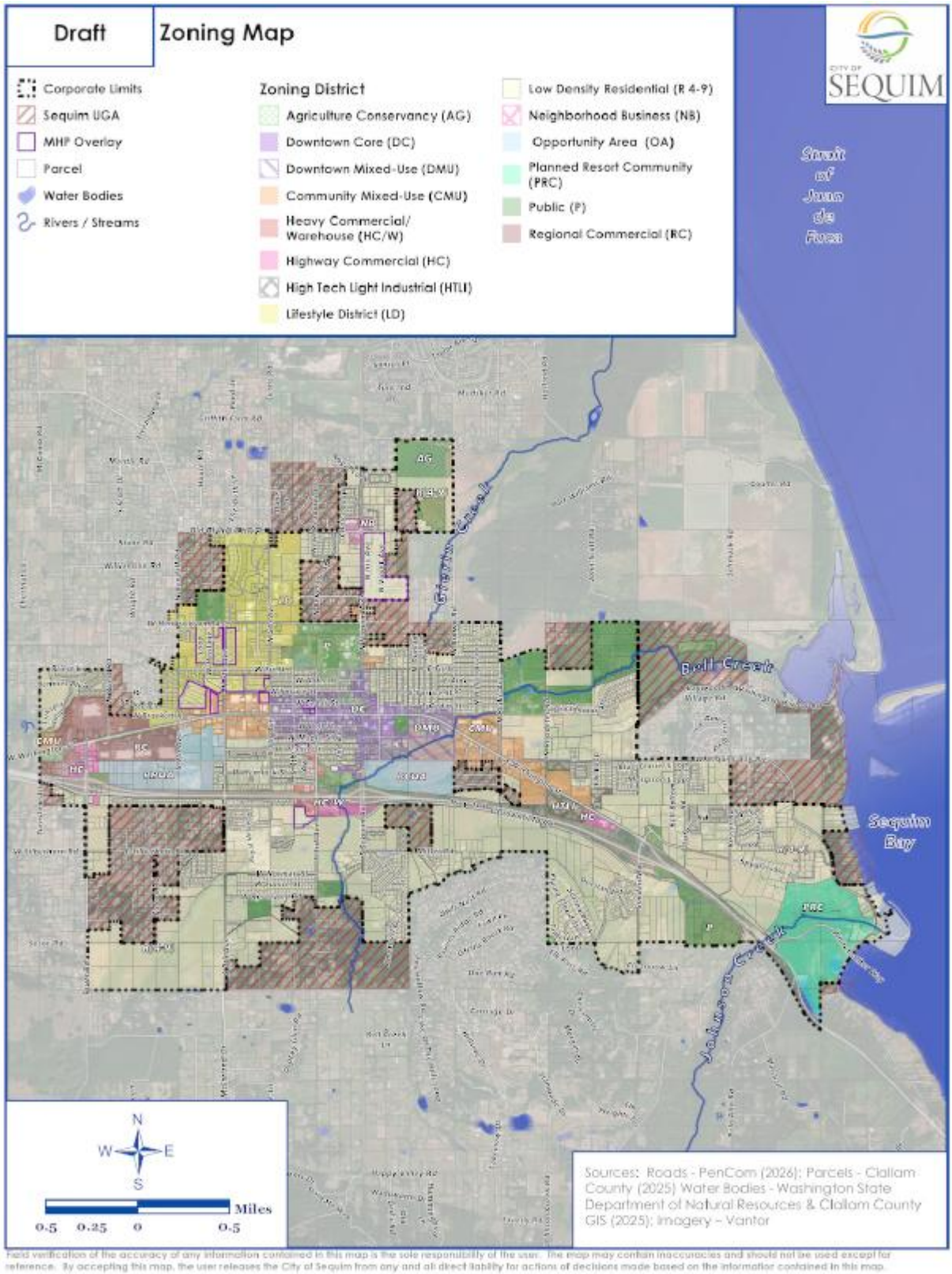
for the bond requirement. The bond must meet city standards for posted bonds, and be in the amount set forth in Chapter 3.68 SMC, Rates and Fees. If the temporary use or structure is not removed or discontinued at the end of its designated time, the bond will be forfeited, and the temporary use or structure may be deemed a public nuisance and result in civil penalties, infractions, or abatement in accordance with Chapters 1.13 and 8.04 SMC.

Chapter 18.160
Variances

No changes are proposed to existing variance provisions in current SMC 18.72. This chapter number is reserved, and upon adoption, the existing variance code language will be included through a companion ancillary code language amendment document.

Note to Readers

- Current SMC 18.70 "Wetlands" and SMC 18.80 "Critical and Environmentally Sensitive Areas Protection" will remain fully intact and unchanged as part of this update and will be moved to SMC Title 16 "Environment" upon adoption of the new Title 18 through a companion ancillary code language amendment document. Updates to SMC 18.70 and 18.80 chapters will occur in 2027.
- Current SMC 18.82 "Clearing and Grading" will remain fully intact and unchanged as part of this update and will be moved to SMC Title 15 "Buildings and Construction" upon adoption of the new Title 18 through a companion ancillary code language amendment document.



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