EXHIBIT J
Draft Title 18 Summary of Changes Table

Change Type	Chapter	Summary of Changes
F	18.10 General Provisions	• Establishes a clean legal foundation that reinforces Title 18 as the City's GMA-aligned land use code. • Moves away from narrative/interpretive permissions toward measurable standards.
F	18.15 Administration and Enforcement	• Creates clear internal operating rules. • Updated enforcement provisions that strengthen compliance as an ongoing responsibility. • Enforcement becomes a more explicit workflow.
S	18.20 Definitions	• Updated to be consistent throughout Title 18. • Consistent with RCW and WAC definitions. • Uses are defined more precisely. • Incorporated with Use Types and Use Tables and removes "narrative permissions".
S	18.25 Use Types	• Creates a single taxonomy of use types applied across all districts. • Provides a more systematic similar use determination process.
S	18.30 Establishment of Zoning Districts	• Provides a more straightforward map-to-permission relationship.
S	18.35 Residential Districts	• Change from R4-8 to R4-9 increasing by one unit/acre, and minimum lot size change from 5,400 to 4,840 square feet to align with density range. • Sets minimum and maximum density thresholds with calculations explained. • Updates setbacks and relies more on building and fire code for structure separation. • Provides consistent height for all residential. • Updates lot coverage to be a set amount rather than a sliding percentage formula for added predictability. • Updated use table to reflect use types that are allowed. • Supportive/transitional housing is more expressly regulated consistent with GMA updates. • Multifamily standards (up to 4-plexes) are embedded directly in chapter. • New cluster housing standards. • Establishes landscape standards. • Establishes building design standards for certain uses within this zone. • Updates to the Planned Residential Development standards. ▫ Density calculations defined. ▫ Flexibility for incentives becomes more rule-based than negotiated. ▫ Delivers planned housing capacity consistently. ▫ Allows up to 15% nonresidential uses. • Accessory structures and uses have improved clarity and administrative standards.
S	18.40 Commercial Districts	• Updated use tables for clarity of administration. • Updates setbacks that rely more on building and fire code for structure separation. ▫ Required setbacks must be landscaped.

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		• Bulk and dimensional standards are now enforced by zone instead of by use. ▫ Max height is no longer a range and is instead capped as a single standard per zone. ▫ Regional Commercial and Highway Commercial maximum heights are at 50', while Neighborhood Business remains at 35'. • Establishes landscape standards. • Accessory structures and uses have improved clarity and administrative standards.
S	18.45 Business and Employment Districts	• Format change of the chapter to be more integrated with the rest of the zones. • Eliminates use mix requirements. • Updates setbacks that rely more on building and fire code for structure separation. ▫ Required setbacks must be landscaped. • Bulk and dimensional standards are established by zone instead of by use. • Establishes landscape standards. • Establishes building design standards for uses within this zone. • Accessory structures and uses have improved clarity and administrative standards.
S	18.50 Downtown Districts	• Updated use table to reflect permitted uses resulting in less reliance on similar use determinations or prohibited uses. • Lessens the Floor-Area-Ratio to be more form-based consistent with other zones. • Establishes landscape standards. • Establishes building design standards for uses within this zone. • Accessory structures and uses have improved clarity and administrative standards.
S	18.55 Mixed Use Districts	• Adds PRC zone into this section with standards and use table. • Updated use table to reflect use types that are allowed. • Updates setbacks that rely more on building and fire code for structure separation. ▫ Required setbacks must be landscaped. • Updated bulk and dimensional requirements that eliminate standards by use and codify them by zone. ▫ Max height is no longer a range and is instead capped as a single standard per zone. ▫ LD and CMU height is capped at 50', while PRC is capped at 45'. ▫ Setbacks change from ranges to fixed minimums. • Establishes landscape standards. • Establishes building design standards for uses within this zone. • Accessory structures and uses have improved clarity and administrative standards.
S/P	18.60 Master Plans	• Master plan becomes a much firmer controlling document for subsequent development. • Development flexibility centers on the scope of alternative standards. • Specifies how the underlying zone is the baseline for requesting alternative development standards.

Change Type	Chapter	Summary of Changes
F	18.65 Manufactured Home and Mobile Home Parks	• Consolidates MH Park standards for development with the new MH Overlay chapter. • Improves ease of administration.
S	18.70 Other Land Use Districts	• Updated use table to better reflect what type of uses are allowed. • Does not include bulk and dimensional standards to allow the conditional permitting process to establish based on use needs and compatibility with surrounding areas. • Establishes a process for existing uses within these districts.
S	18.75 Open Space and Landscaping	• Implements a requirement to provide greater emphasis on drought-tolerant and native plant species. • Removes permanent irrigation requirements but requires that plantings must survive and be maintained for the life of development. • Establishes planting and maintenance requirements for landscaping. • Consolidates parking lot plantings into a single chapter that will be referenced in code's off-street parking chapter. • Establishes the minimum open space requirements for various types of land division and development.
F	18.80 Off-Street Parking	*These changes were substantially adopted as part of SMC 18.21 in early 2026.* • Removes landscaping requirements, as these are now in SMC 18.75 • Consolidates Off-Street Parking with Electric Vehicle Infrastructure chapters into a single chapter. • Modernizes parking standards (stall size, surfacing, tandem parking). • Eliminates or reduces parking for housing types where state law discourages parking mandates.
F	18.85 Nonconforming Standards	*No proposed changes.*
F	18.90 Sign Code	*No proposed changes.*
S/P	18.95 Essential Public Facilities	• Shifts away from special property uses and focuses on applicable EPF state law. • Procedurally integrates EPFs into the CUP process and eliminates a standalone EPF or Special Use Permit. • Public Facilities zone designation is no longer required.
F	18.100 Transitory Accommodations	*This is a new chapter and was adopted as part of SMC 18.21 in early 2026.* • Authorizes temporary housing as an allowed use on religiously owned properties per state requirements. • Applies operational, health, and safety standards without over-regulation.
F	18.105 Wireless Communication Facilities	*No proposed changes.*
F	18.110 Affordable Housing Exceptions	*This is a new chapter and was adopted as part of SMC 18.21 in early 2026.* • Creates a clear, codified pathway to waive development standards when affordability is provided. • Requires findings and long-term affordability covenants.

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		• Applies flexibility for specific affordable housing providers.
S	18.115 Day Care Facilities	• Updated for better alignment with state requirements.
S/P	18.120 Design Review	• Clarifies when design review is required. • Removes site planning requirements, as these will now be part of SMC 18.125. • Updates process to be more predictable and improves ease of administration. • Removes building design requirements, as these are now present in specific zones.
S/P	18.125 Site Plan Review	*This is a new chapter.* • Becomes a primary "gatekeeping" permit for most non-exempt and non-subdivision development. • Provides threshold for improvements similarly to land divisions projects, as applicable. • Includes standards for maintenance of previously developed, but now vacant/abandoned properties.
F	18.130 Accessory Dwelling Units	*This is a new chapter and was adopted as part of SMC 18.21 in early 2026.* • Allows two ADUs per lot consistent with state mandates. • Removes owner-occupancy, frontage improvement, and excessive parking requirements. • Explicitly allows ADUs to be sold, condominiumized, or unit-lot subdivided – independent of the primary use.
S	18.135 Home Occupation Permits	• Updated for clearer administration of outright allowances via HOP and when ACUP is required.
F	18.140 Conditional Use Permits	• Updates CUPs to a type B application, which is reviewed either by the Hearing Examiner or Council depending on the application. • Updates modification process to clearly establish review authority.
F	18.145 Mobile Food Vendors	*No proposed changes.*
F	18.150 Annexations	*No proposed changes*
S	18.155 Temporary Use Permits	• Provides clarity for obtaining TUPs on private property. • Establishes allowances for recurring or non-recurring uses of land. • Revamps the time limits for TUPs from a condition of approval to standards for types of uses. • Adds classification boundaries for on and off-site uses for ease of administration.
F	18.160 Variances	*No proposed changes.*
F	Current SMC 18.70 and 18.80	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. Updates to these chapters will occur in 2027.
F	Current SMC 18.82	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.
Table Notes:		

Change Type	Chapter	Summary of Changes
S = Substantive Change *F = Formatting Change* *P = Procedural Change*		