City of Snoqualmie Proposed Development Regulations Update

City of Snoqualmie Comprehensive Plan amendments | September 2026

The City of Snoqualmie needs to update its development regulations based on the findings from the Adequate Provisions checklist. This document proposes updates to the zoning code to make regulations consistent with development types and densities allowed and remove housing development barriers.

The proposed code edits were developed by reviewing the City of Snoqualmie's Adequate Provisions Checklist, as part of the City's comprehensive plan periodic update. Development regulations and policies for Snoqualmie Ridge were also reviewed to ensure updated zoning is clear and creates building form and massing consistency for future projects.

This work is being done concurrently with an update to the City's Land Capacity Analysis (LCA), to ensure that proposed changes provide adequate capacity for housing at all affordability levels.

Snoqualmie Ridge Policy Alignment

A core part of this work is to ensure that code recommendations from the Adequate Provisions checklist keeps current residential uses in the Snoqualmie Ridge area legally conforming. The code audit included a comparison of residential development standards in Snoqualmie Ridge and with the City's Municipal Code. The following key takeaways were noted:

- City of Snoqualmie Municipal Code should be updated to ensure development regulation consistency with Snoqualmie Ridge.
- Strengthen development standards to support mixed uses and affordable housing options.
- Create consistent development and design standards for future projects citywide.

Proposed Code Updates

The following edits are provided from a review of the Periodic Update Checklist for Fully-Planning Cities, Adequate Provisions Checklist, and review of the Snoqualmie Municipal Code. See Exhibit 1 below.

Exhibit 1. Proposed Snoqualmie Municipal Code Updates

Recommendation	Proposed Change to SMC	Rationale
▪ Add clarity in development regulations for middle housing and multifamily housing types. Current R-1 zone and sub-zones R-1-4 (4,000 square feet); R-1-7.5 (7,500 square feet); and R-1-10 (10,000 square feet) don't allow duplexes.	▪ Added Middle Housing as an allowed use in SMC Section17.55.020 Table 1. Table of Uses. See below. ▪ Remove sub-zones R-1-4, R-1-7.5 and R-1-10. ▪ Added R3 to SMC Section 17.55.020 Table 1. Table of Uses ○ Added Triplexes as an allowed use on larger corner lots. ▪ Added definition of Middle Housing in SMC 17.10.080 M Definitions ▪ Added definition for Parent Lot to 17.10.095 P Definitions	▪ Allows for more housing typologies to support housing growth citywide ▪ R-3 is an identified residential district but there is no guidance on allowed uses
▪ Remove the mixed use zone within the Snoqualmie Ridge (SR) and other areas within the city..	▪ Various zone typologies have been identified in the SR mixed use designation based off density. Additional changes to SMC Title 17 will be needed to integrate this recommendation.	▪ SR zoning designation is based on SR development agreement, on the ground density and public uses. New zoning designation based on existing uses will support the City meet their housing targets at various affordability levels.
▪ Consider smaller minimum lot size for R-2 and R-3 zones. Current minimum is 6,000 square feet..	▪ See edits to Table 17.15-040-1. Reduced minimum lot size to 3,600 and 2,400 SF.	▪ Lowering minimum lot sizes can facilitate development in R-2 and R-3 zones.
▪ Allow multiplexes in R-2 zones	▪ Added Middle Housing as an allowed use in SMC Section17.55.020 Table 1. Table of Uses. See below.	▪ Allows for more housing typologies to support housing growth citywide
▪ Add R-3 in the zoning use table under SMC 17.55.020	▪ Added R3 to SMC Section 17.55.020 Table 1. Table of Uses	▪ R-3 is an identified residential district but there is no guidance on allowed uses. R3 zoning is also needed to meet capacity targets for lower income bands.
▪ Review impervious coverage limits and consider increasing impervious surface limits or higher densities.	▪ See edits to Table 17.15.040-2 – Recommendation is to merge this table into Table 17.15.040-1. See Table 17.15.040-1 for edits.	▪ Tables have been merged to simplify development standards.

Recommendation	Proposed Change to SMC	Rationale
Currently, the limit for 15 or more dua is 60%.	▪ SMC 17.15.040.C.3 has been deleted	▪ Increasing impervious surface will support additional unit development. Additional review will be needed to ensure any unintentional consequences
▪ Simplify residential development standards	▪ See changes to SMC Section 17.15.040 ▪ Additional language was added around religious organizations, nonprofits, and government entities ▪ Additional edits to Table 17.15.040-1 ▪ Development standards for R1 has been condensed to R1-4.	▪ Simplified residential development standards to support new development. ▪ Additional changes were proposed based off residential development regulations for Snoqualmie Ridge to ensure consistency for future projects.
▪ Consider reduced parking requirements for larger multifamily buildings near transit (currently require 1 per unit) and affordable housing	▪ See updates to SMC Section 17.65.150-1 Parking requirements.	▪ Reduced the minimum while maintaining the maximum so that there is more development flexibility for housing units ▪ Compliance with HB 5184, Parking Reform Bill
▪ Consider adjusting Mixed Use maximum density (currently 12 dua) and FAR (0.8)	▪ Mixed Use designation was instead removed and the area is proposed for rezoning in alignment with current uses.	▪ Mixed Use zone was too broad and applied too widely, and other zones align with existing uses.
▪ Consider density, height or bulk bonuses for religious organizations	▪ Added "religious organization" to SMC 17.05.105 R definitions ▪ Added new section SMC 17.15.040.I Affordable Housing Provisions	▪ City and county development regulations must allow an increased density, height or bulk bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization. *RCW 36.70A.545*. ▪ *Commerce note: Communities may choose to increase zoning on those properties, or determine a certain bonus density, such as 50% for those properties, should they apply for a development.*
▪ Affordable housing bonuses	▪ New Section 17.32.030.A added for affordable housing bonuses in FBMU. ▪ SMC Table 17.76.150.1 added additional off street parking provisions for affordable housing.	▪ This incentivizes housing development for very low and extremely low income households.

Recommendation	Proposed Change to SMC	Rationale
▪ Unit lot subdivision	▪ New section SMC 16.08.15 Unit Lot Subdivision has been added ▪ Update SMC 14.30.020(B) – Table 1 for permit type under category II	▪ Fulfill requirements under SB 5559
▪ Add a new zoning district for Public Facilities	▪ Add definition for Public facilities under 17.10.095 P definitions ▪ Add Public facilities under SMC 17.05.050 J. Public facilities District ▪ New section SMC 17.20.025 Public Facilities District ▪ Add standards under Table 17.20.040 Area, height, setback and miscellaneous provisions. ▪ Add PF in SMC 17.55.020 Table of Uses Table 1	▪ Bring consistency with the zoning map to identify public facilities separately

Definitions

17.10.035 “D” Definitions

“Duplex” means a residential building with two attached dwelling units

17.10.080 “M” Definitions,

"Managing agency" means an organization such as a religious organization or other organized entity that has the capacity to organize and manage a homeless outdoor encampment, temporary small houses on-site, indoor overnight shelter, and a vehicle resident safe parking program.

“Middle housing” means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, homes including duplexes, and townhouses.

17.10.095 “P” Definitions

“Parent Lot” means a lot which is subdivided into unit lots through the unit lot subdivision process.

“Public Facility” means the following capital facilities owned or operated by the City of Snoqualmie or other governmental entities: (1) public transportation facilities; (2) publicly owned *parks*, *open space*, and recreation facilities; and (3) other institutional facilities that provide government and/or institutional services.

17.10.105 “R” Definitions

“Religious Organization” means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

17.10.115 "T" Definitions

"Townhouses" means buildings that contain three or more attached single-family dwelling units that extend from foundation to roof and share common walls with one or more dwelling units, and that have a yard or public way on not less than two sides.

Code Updates

Title 14 Development Review

SMC Section 14.30.020 Categories of permits.

SMC Table 14.30.020(B) - Table 1

	Permits	Pre-application Process	Determination of Completeness	Notice of Application and Comment	Pre-decision Open Record	Decision	Distribution of Notice of Decision	Appeal To/ Open - Closed Record	Project Permit Application
Cat II	Clearing and Grading Permit (Chapter 15.20 SMC)	Yes	Yes	Yes	No	S	Yes	HE/Open	100 days
	Short Subdivision (Chapter 16.08 SMC)								
	Unit Lot Subdivision (Chapter 16.08.15)								

Title 16 Subdivisions, Short Subdivisions, and Binding Site Improvement Plans

[NEW] SMC 16.08.15 Unit Lot Subdivision

A lot may be divided into separately owned unit lots and common areas, provided the following standards are met:

A. Process.

Unit lot subdivisions shall follow the application, review, and approval procedures for a short subdivision of this chapter, except that the process procedures specific to unit lot subdivisions.

1. Nothing prohibits the City from applying public health, safety, building code, and environmental permitting requirements to a development project that is subject to or integrated with a unit lot subdivision process.

2. Nothing requires the City to authorize a development project or a unit lot subdivision in a location where development is restricted under other laws, rules or ordinances, such as in locations where development is limited as a result of physical proximity to on-site sewage system infrastructure, critical areas, or other unsuitable physical characteristics of a property

B. Applicability.

A lot to be developed with middle housing or multiple detached single-family residences, in which no dwelling units are stacked on another dwelling unit or other use, may be subdivided into individual unit lots as provided herein.

Development as a whole on the parent lot, rather than individual unit lots, shall comply with applicable design and development standards.

Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.

Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.

Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.

Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the following:

1. The title of the plat shall include the phrase "Unit Lot Subdivision."

2. Approval of the development on each unit lot was granted by the review of the development, as a whole, on the parent lot under file #_____.

3. Subsequent subdivision actions, additions, or modifications to the unit lot housing development, including all structures, may not create or increase any nonconformity of the parent lot as a whole, and shall conform to the approved unit lot housing development project or to the land use and development standards.

4. If a structure or portion of a structure within the unit lot housing development project has been damaged or destroyed, any repair, reconstruction, or replacement of any structure shall conform to the approved unit lot housing development project or to the land use and development standards in effect at the time the proposed repair, reconstruction, or replacement project's permit application becomes vested.

5. Additional development or redevelopment of the individual unit lots may be limited as a result of the application of development standards to the parent lot.

C. Revision and Expiration.

Unit lot subdivisions follow the revision and expiration procedures for a short subdivision.

D. Unit Lot Subdivision Specific Procedures.

In addition to the applicable review and processing requirements provided in, a unit lot subdivision application requires:

1. Posting public notice on or near the parent parcel and mailing public notice to property owners within 250 feet of the unit lot subdivision.

Title 17 Zoning

SMC Chapter 17.05 General Provisions

SMC Section 17.05.050 Establishment of use districts

J. PF public facilities District.

SMC Chapter 17.15 Residential District Regulations

SMC Section 17.15.040 Area, Height, Setback, and Miscellaneous Provisions

D. Provisions for Existing Legal Lots within the R-C District That Are Less Than Five Acres in Area.

~~1. Existing legal lots created prior to the establishment of the R-C district can be developed with one single-family dwelling, but cannot be further subdivided.~~

~~2. Lots 10,000 square feet or greater in area shall be subject to the height, setbacks and miscellaneous provisions established in Table 1 of this section for the R-1-10 district, except that lot coverage and impervious surface limits shall be as established for the R-C district.~~

~~3. Lots between 7,500 square feet and 9,999 square feet in area shall be subject to the height, setbacks and miscellaneous provisions established in Table 1 of this section for the R-1-7.5 district.~~

~~4. Lots 4,000 square feet or greater in area shall be subject to the height, setbacks and miscellaneous provisions established in Table 1 of this section for the R-1-4 district.~~

1. ~~5.~~ Boundary line adjustments between two legal nonconforming lots in the R-C district may reduce the size of one lot, provided the smaller lot must contain at least 4,000 square feet and conform to applicable lot width requirements and new flag lots shall not be allowed. Where lots abut an alley right-of-way, all adjusted lots must retain access from the alley; street access will not be allowed for any lots.

E. For new construction and elevation of existing homes above the base flood elevation, the following requirements shall apply:

1. Where a lot borders on an alley, access and parking shall be from the alley. For existing homes being elevated, this may require modification of access and parking from a front or side yard driveway to driveway access and parking off the adjacent alley.

2. Front- or side-loaded garages shall be set back from the front wall of the house at least five feet.

3. Houses must be oriented towards streets, interior private roadways, or common open spaces and not to adjacent properties. Specifically:

a. Houses that face onto a common open space that abuts and is oriented towards the street are acceptable.

b. The primary home entrance shall face the street or common open space and be clearly visible from the street or common open space.

c. Where lots front on arterials but are served by alleys, garage setbacks shall be a minimum of 15 feet from the alley to provide for additional off-street parking.

~~F. Development Standards for the R-1-7.5 and R-1-10 Districts.~~

~~1. At least 80 percent of the lots in a subdivision shall meet the required minimum lot size for the applicable district. To encourage a mix of lot sizes, the other 20 percent of the lots may have reduced sizes, to the following lot size standards:~~

~~a. For the R-1-7.5 district – 6,000 square feet.~~

~~b. For the R-1-10 district – 7,500 square feet.~~

~~c. Lot width, setbacks and lot coverage requirements for the reduced size lots shall be those specified for the R-1-7.5 district.~~

~~G. Development Standards for the R-1-4 District.~~

~~1. Lot sizes: 10 percent of the lots shall equal 150 percent of the minimum lot size.~~

~~2. Minimum lot width for lots that are 150 percent of minimum lot size shall be 50 feet.~~

~~H. Requirements for Existing Flag Lots.~~

~~1. Minimum lot size shall be 150 percent of the minimum for the applicable district.~~

2. ~~Buildings on flag lots with a lot size less than 10,000 square feet shall be one story with a maximum height of 16 feet, provided additional height will be allowed for the principal dwelling to allow for elevation above the base flood level pursuant to SMC § **15.12.160**.~~

F. Transitional and Permanent Supportive Housing

1. Reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety. Any such requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters necessary to accommodate each city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii)

2. Pursuant to RCW 35.21.9115 and RCW 36.01.290, temporary encampments for the homeless are authorized by right by a hosting religious organization. The following standards shall apply:

a. A religious organization may host temporary encampments for the homeless on property owned or controlled by the religious organization whether within buildings located on the property or elsewhere on the property outside of buildings.

b. The building official shall perform a site inspection of the facility to assure the necessary measures are in place to protect public health and safety. Any actions determined to be corrected shall not substantially burden the religious organization.

c. The religious organization shall pay the city the actual costs associated with the review and approval of the encampment. The City cannot impose permit fees in excess of actual costs associated with the review and approval of permit applications.

d. Any appointed or elected public official, public employee of this city is immune from civil liability for (1) damages arising from the permitting decisions for a temporary encampment for the homeless as provided in this section and (2) any conduct or unlawful activity that may occur as a result of the temporary encampment for the homeless as provided in this section. (Ord. 18-10 § 4 (part), 2018: Ord. 17-06 § 7 (part), 2017: Ord. 15-04 § 30 (part), 2015).

e. Any host religious organization performing any hosting of an outdoor encampment, vehicle resident safe parking, temporary small house on-site, or indoor overnight shelter, with a publicly funded managing agency, must work with the city or town to utilize Washington's homeless client management information system, as provided for in RCW 43.185C.180. When the religious organization does not partner with a managing agency, the religious organization is encouraged to partner with a local homeless services provider using the Washington homeless client managing information system. Any managing agency receiving any funding from local continuum of care programs must utilize the homeless client management information system. Temporary, overnight, extreme weather shelter provided in religious organization buildings does not need to meet this requirement.

G~~I.~~ Two-story single-family residential homes existing as of October 6, 2003, that may be elevated above the base flood level at some point in the future for conformance to the flood hazard regulations shall be exempt from the 27-foot maximum height limit and subject to a 35-foot maximum height limit upon elevation, regardless of lot width.

H~~J.~~ The following architectural features on principal buildings and uses may encroach by up to three feet into setbacks, provided, no feature shall intrude into the setback closer to the property line than where fire-resistive construction is required: planter boxes, fireplace

structures not wider than eight feet, not more than one bay window, nor more than one garden window, and other similar features.

I. Affordable Housing Provisions

1. A density, height or bulk bonus can be provided to any affordable housing development of any single family or multifamily residence located on a real property owned or controlled by a governmental municipality, tribal government, religious organization or non-profit organization provided that:

a. At least 50 percent of the development is set aside, or occupied exclusively by very low-income households (30 – 50% AMI); or

b. At least 20 percent of the affordable housing development is set aside for or occupied exclusively by extremely low-income households (0-30% AMI).

2. See SMC Table 17.76.150.1 for additional information around off-street parking provisions for affordable housing.

3. See SMC 14.30 for the process to request the affordable housing density, height or bulk bonus.

Table 17.15.040-1 Area, Height, Setback, and Miscellaneous Provisions

		R-C	~~R-1-10~~	~~R-1-7.5~~	R1~~-4~~	R-2	R-3
1.	Minimum lot and parent lot area – Square feet (sf)	20,000[1]	~~10,000~~[5]	~~7,500~~[5]	4,000[5]	~~6,000~~ 3,600[8]	~~6,000~~ 2,400
2.	Minimum lot area per dwelling – sf[2]	5 acres	~~10,000~~	~~7,500~~	4,000	N/A	N/A
3.	Maximum density – dwelling units/acre	N/A	~~N/A~~	~~N/A~~	N/A	25	30
4.	Minimum front yard setback for all principal buildings	25ft	~~25ft~~	~~20 ft~~	15 ft	10 ft	5 ~~0~~ ft
5.	Minimum front yard setback for porches for principal buildings	15 ft	~~15 ft~~	~~13 ft~~	8 ft	7 ft[4]	5 ~~7~~ ft[4]
6.	Minimum setback for all principal buildings and uses on a corner lot and building face which does not contain the main entry[4]	25 ft	~~20 ft~~	~~15 ft~~	12 ft	10 ft	10 ft
7.	Minimum rear yard setback for all permitted principal buildings and uses[4]	20 ft	~~20 ft~~	~~20 ft~~	20 ft	15 ft	15 ft
8.	Minimum rear yard setback for all accessory buildings and uses[4]	10 ft	~~10 ft~~	~~3 ft~~	3 ft	3 ft	3 ft

		R-C	~~R-1-10~~	~~R-1-7.5~~	R1~~-4~~	R-2	R-3
9.	Minimum rear yard setback for all permitted principal buildings and uses[4]	10 ft	~~10 ft~~	~~5 ft~~	5 ft	5 ft[6]	5 ft[6]
10.	Maximum side yard setback for all accessory uses[4]	5 ft	~~5 ft~~	~~3 ft~~	3 ft	3 ft	3 ft
11.	Maximum height for all permitted principal structures and ADUs[3, 4]	35 ft	~~35 ft~~	~~35 ft~~	35 ft	35 ft	35 ft
12.	Maximum height for all permitted principal structures on lots 40 feet in width or less3, 4	NA	~~30 ft~~	~~30 ft~~	30 ft	35 ft	35 ft
13.	Minimum width of lot	100 ft	~~70 ft~~	~~60 ft~~	40 ft	30~~40~~ ft[~~9~~]	30 ~~40~~ ft
14.	Minimum width of lot with alley access	100 ft	~~60 ft~~	~~50 ft~~	40 ft	30 ft[~~9~~]	30 ~~40~~ ft
15.	Maximum Impervious Area	30%	~~35%~~	~~40%~~	~~45%~~ 55%	~~50%~~ 60%	~~60%~~ 75%
	Notes						
1	The minimum lot area is less than the minimum lot area per dwelling to allow for the clustering of lots when developed together on a larger property.						
2	Minimum lot area does not apply to accessory dwelling units.						
3	Church spires, church towers, flagpoles, antennas, and fire towers of a safe height may be permitted as a conditional use.						
4	See subsection D of this section. See SMC § 17.15.055 for additional setback requirements for the R-2 district						
5	See subsections F and G of this section.						
6	See subsection B of this section.						
7	Based on unconstrained, developable area. Applies to development of duplex, triplex, quadriplex or attached single-family units only. Accessory dwelling units shall not count toward maximum density.						
~~8~~	~~Applies to subdivision for single-family detached lots only~~.						
~~9~~	~~30 ft. minimum required for development, but subdivisions allowed to create fee simple townhouse lots smaller than this minimum.~~						

17.15.040.C.3

[Author's Note: This table has been integrated with Table 17.15.040-1]

~~Permeable pavement areas including, but not limited to, pedestrian pathways, driveways, and parking areas, may be discounted up to the demonstrated infiltration rate for the specified pavement system per Chapter 15.18 SMC, provided the total combined permeable pavement area and impervious surface area is not more than 15 percentage points above the limits shown in Table 2.~~

~~**Table 17.15.040-2 Impervious Area Standards for Residential Uses**~~

	~~Lot Density (dwelling units/acre)~~

	~~<3.5~~ du/acre	~~3.5-4.99~~ du/acre	~~5 – 6.99~~ du/acre	~~7 – 9.99 Du/acre~~	~~10-14.99~~ du/acre	~~15 or more~~ du/acre
~~Maximum impervious Area~~	~~30%~~ ~~40%~~	~~35%~~ ~~40%~~	~~40%~~ ~~50%~~	~~45%~~ ~~60%~~	~~50%~~ ~~60%~~	~~60%~~ ~~70%~~

SMC Chapter 17.20 Commercial/Industrial/Institutional District Regulations

SMC Section 17.20.020 Commercial/Industrial/Institutional Districts

The following commercial/industrial districts are hereby established:

F. Industrial District (I). The industrial district is intended to provide areas for a broad range of light industrial uses, and includes heavy/resource-based industrial uses as conditional uses. This district is also known as the resource extraction district.

G. Public facilities District (PF) in intended to provide properties currently owned or operated by a public or semi-public entity or municipality. Uses in the Public Facilities zone include but are not limited to: City Hall, fire stations, library properties, education facilities, public park-and-ride lots, schools, hospitals and other institutional uses. The purpose of the Public Facilities zone is to recognize that public and semi-public facilities and institutions provide necessary services to the community and have their own unique set of circumstances.

[NEW] SMC Section 17.20.025 Public Facilities District

A. Any uses within any parcel zoned Public Facilities must be owned by a public or semi-public agency.

B. Classified land uses not listed or prohibited in Section 17.55.020 may be allowed as a conditional use under approval of the planning director as noted in Chapter SMC 17.55.

C. Off-Street Parking. All uses will be subject to off-street parking requirements under chapter SMC 17.65

D. Signs. All uses will be subject to sign requirements under chapter SMC 17.75

SMC Section 17.20.040 Area, height, setback and miscellaneous provisions

A. Table 17.20.040-1 indicates restrictions and regulations for the lot area, setbacks, and height of all structures permitted in the commercial districts, subject to the additional provisions for height set forth in subsections **C**, **D** and **E** of this section:

Table 17.20.040-1 – Restrictions and Regulations for Lot Area, Setbacks, and Height for Structures in Commercial Districts

	Zoning District						
	BG	BO	BR	OP	PCI	PF	I
1. Minimum Lot Area (square feet)	5,000	5,000	3,600	5,000	5,000	none	10,000
2. Minimum Lot Width	30'	30'	30'	30'	none	none	none
3. Minimum Front Yard Setback[1]	0'	0'	0'	10'	20'	20'	20'
4. Minimum Side Yard Setback[1]	0'	0'	0'	10'	10'	10'	10'
5. Minimum Rear Yard Setback[1]	0'	0'	0'	10'	10'	10'	10'
6. Maximum Height of Structure[2]	35'	35'	35'	35'	40'	40'	40'

[1] Where a more intense use abuts a less intense use, setbacks shall be equal to the width of the required landscape area.

[2] Church spires, church towers, flagpoles, antennas, clerestories, and fire towers of a safe height may be permitted as a conditional use.

SMC Chapter 17.30 Mixed Use District Regulations

[Author's note: it is recommended that this chapter is removed to support FBMU]

SMC Chapter 17.32 FBMU Form-Based Mixed Use District Regulations

SMC Section 17.32.030 Use Regulations

Use regulations for the form-based mixed use district are found in Chapter **17.55** SMC, Use and Other Regulations.

See residential use provisions for the FBMU zone in SMC § **17.32.040**.

A. Affordable Housing Provisions

1. A density, height or bulk bonus can be provided to any affordable housing development of any single family or multifamily residence development provided that:

a. At least 50 percent of the development is set aside, or occupied exclusively by very low-income households (30 – 50% AMI); or

b. At least 20 percent of the affordable housing development is set aside for or occupied exclusively by extremely low-income households (0-30% AMI).

2. See SMC Table 17.76.150.1 for additional information around off-street parking provisions for affordable housing

3. See SMC 14.30 for the process to request the affordable housing density, height or bulk bonus.

SMC Chapter 17.55 Use and other Regulations

SMC Section 17.55.020 Table of Uses

Table 1 lists uses that are regulated by the zoning code, except unclassified uses in Chapter 17.60 SMC, and uses within the mixed use district, Chapter 17.30 SMC. The uses are listed and a corresponding letter is printed for each zoning district. The letter "X" means the use is prohibited for that particular district. The letter "P" designates uses that are permitted in a particular district. The letter "C" means that a use may be permitted in a particular district, subject to a conditional use permit. The presumption established by this chapter is that all legitimate uses of land are permissible within at least one zoning district. Therefore, because the list of permissible uses set forth cannot be all-inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses.

Land Use Description			R-C	R-1	R-2	R3	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCI	I	OS-1	OS-2	OS-3	PF	UP
1.0	Residential																			
	1.1	Single-Family Dwellings																		
		1.1.1 Site-Built, Modular and Designated Manufactured Home	P	P	P[6]	X	P	X	X	P[6]	X	X	X	X	X	X	X	X	X	X
		1.1.2 Accessory Dwelling Unit	P	P	P	P	P	X	X	C	X	X	X	X	X	X	X	X	X	X
		1.1.3 Co-Housing	C	C	C	P	P	X	X	P	X	X	X	X	X	X	X	X	X	X
		1.1.4 Middle Housing																		
		1.1.4.1 Duplex	X	P	P	P	P	X	X	P	X	X	X	X	X	X	X	X	X	X
		1.1.4.2 Triplexes[8]	X	P[8]	P	P	P	X	X	P	X	X	X	X	X	X	X	X	X	X
		1.1.4.3 Townhomes	X	X	P	P	P	X	X	P	X	X	X	X	X	X	X	X	X	X
	1.2	Multi-Family Dwellings	X	X	P	P	P	X	X	P	X	X	X	X	X	X	X	X	P[10]	X

	1.3	Homes emphasizing Special Services or Supervision																		
		1.3.1 Day Care I	P	P	P	P	P	X	X	P	P	P	X	X	X	X	X	X	X	X
		1.3.2 Day Care II	C	C	X	C	C	P[1]	P	P	P	P	P	P	X	X	X	X	X	X
		1.3.3 Special Needs Housing	C	C	C	C	C	X	X	C	X	X	P	X	X	X	X	X	X	X
		1.3.4 Permanent Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X
		1.3.5 Transitional Housing	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X
		1.3.6 Emergency Housing or Shelter	X	X	X	P	X	P	P	P	P	P	P	X	X	X	X	X	X	X
	1.4	Miscellaneous Rooms for Rent Situations																		
		1.4.1 Bed and Breakfast	C	C	X	C	C	C[1]	C	C	P	P	X	X	X	X	X	X	X	X
		1.4.2 Boarding Housings	X	X	X	C	C	C[1]	C	C	C	C	C	X	X	X	X	X	X	X
		1.4.3 Caretaker Residence	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P[9]	P[9]
	1.5	Second Story SF or MF Dwelling Units above Nonresidential Uses	X	X	X	C	C	P	P	P	P	P	C	C	X	X	X	X	X	X
	1.6	Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X
2.0	Commercial/Business																			
	2.4	Hotels and Motels	X	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X	X	X
4.0	Institutional																			
	4.1	Schools				X													P	
	4.2	Churches and Religious Institutions				X													X	

	4.3	Health Services																		
		4.3.1. Hospitals				X													P	
		4.3.2 Extended Care Facilities				X													P	
		4.3.3 Assisted Living Quarters				X													P	
	4.4	Museums/ interpretive Centers				X													P	
	4.5	Community Centers				X													P	
	4.6	Social/Fraternal/Youth Clubs, Lodges, Halls				X													X	
5.0	Recreation																			
	5.1	Golf Course				X													X	
	5.2	Country Club				X													X	
	5.3	Swimming Pool				X													C	
	5.4	Riding Stables				X													X	
6.0	Public Service																			
	6.1	Parks and Open Space				P													P	
	6.2	Public Utilities				X													P	
	6.3	Municipal Government Facilities																		
		6.3.1 Police and Fire				X													P	
		6.3.2 Offices				C													P	
		6.3.3 Library				C													P	
		6.3.4 Wastewater Treatment Plant				X													P	
7.0	Agricultural																			

	7.1	Commercial Greenhouse				X													X	
	7.2	Commercial Farm/U-Pick				X													X	
	7.3	Large Animal Veterinarian Facility				X													X	
	7.4	Public/Pea Patch Garden				P													P	
8.0	Storage and Parking																			
	8.1	Commercial/Municipal Parking Lot				X													X	
	8.2	Enclosed Commercial Storage Facility				X													X	
	8.3	Outdoor Storage Lot				X													X	

			Notes
	1		Second floor only within downtown retail overlay district per Chapter **17.37** SMC.
	2		Outside floodplain only.
	3		Must meet all applicable historic district standards, Chapter **17.35** SMC.
	4		Subject to planned residential standards, SMC § **17.15.050**.
	5		Allowed as ground floor uses only as part of a vertical mixed use building.
	6		Must comply with design standards applicable to other residential uses in this zone.
	7		Conditional for all parcels except those with a storefront block frontage. Permitted for parcels with a storefront block frontage.
	8		Triplexes are permitted on corner lots only. The proposed development must adhere to development regulations of the parent lot.
	9		Only allowed as an accessory use.
	10		Any residential development must be owned by a public agency or government municipality.

SMC Chapter 17.65 Parking Requirements

Table 17.65.150-1 Parking Requirements

	Automobile Parking Spaces Minimum	Automobile Parking Spaces Maximum	Carpool/Vanpool parking spaces	Bicycle Parking Short-Term	Bicycle Parking long-term
Residential[5, 6]					
Single-Family	~~2 per unit~~				
On lots 6,000 SF or less	1 per unit	N/A			
On lots greater than 6,000SF	2 per unit	N/A			
Single-Family Accessory Dwelling	~~1 per unit~~ 0	1 per unit			
~~**Two- and three-family**~~ **Middle Housing**	~~1 per unit~~[3]	~~200%~~			
On lots 6,000 SF or less	1 per unit	N/A			
On lots greater than 6,000SF	2 per unit	N/A			
Multiple-Family-Apt/Condo	1 per unit[3]	200%		1 per 10 du	1 per unit
Co-housing	0.25 per unit	200%		1 per 10 du	1 per unit
Bed and Breakfast	1 per room	125%			
Extended Care Facility	10 min; 1 per 4 beds	125%	5%		
	Notes				
1	Where bicycle parking is required, a minimum of four spaces must be provided.				
2	Based on occupancy.				
3	May be reduced 50 percent for senior citizen housing with approval by director.				
4	To be determined by director.				
5	In addition, the following provisions apply: 1. No parking is required for childcare facilities that are licensed or certified by the Department of Children, Youth, and Families. 2. No parking is required for a building undergoing a change of use from a nonresidential to a residential use, or a change of use for a commercial use. Additional off-street parking may be required if an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and the department finds and certifies, that the application of the parking limitations will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than if the jurisdiction's parking requirements were applied. The department must develop guidance to assist cities and counties on items to include in the study.				
6	Off street parking requirements are not required for the following types of projects: 1. Affordable housing; 2. New construction or the retrofit of existing buildings meeting passive housing requirements				

	3. Senior housing 4. Modular construction; or 5. Mass timber construction Off-street parking may be required if an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and the department finds and certifies, that the application of the parking limitations will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than if the jurisdiction's parking requirements were applied. The department must develop guidance to assist cities and counties on items to include in the study.