

1 **17.10.020 Definitions.**

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3 **17.10.025, "A Definitions"**

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5 A. "Accessory use" means a use incidental and subordinate to the principal use and located on the
6 same lot or in the same building as the principal use.
7 B. "Accessory dwelling unit" means a dwelling unit on the same lot or in the same building as a single-
8 family dwelling unit duplex, triplex, townhome, or other housing unit which is the principal use of
9 the lot.
10 C. "Assisted living quarters" means a dwelling unit in a building consisting of two or more units in
11 which various levels of personal assistance are available to residents and may include support
12 services as deemed necessary such as food preparation and dining areas, group activity areas,
13 medical supervision and similar activities.
14 "Attached accessory dwelling unit" means an accessory dwelling unit located within or attached
15 to a single-family housing unit, duplex, triplex, townhome, or other housing unit.

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17 **17.10.030, "B Definitions"**

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19 D. "Bay window" means a window that extends from the main exterior wall of a residential structure,
20 has sidewalls not more than 60 degrees out of plane with the main exterior wall, is primarily
21 constructed of glazing supported by conventional light framing, and has a width of not more than
22 the lesser of 30 percent of the main exterior wall from which it protrudes or 14 feet.
23 E. "Bed and breakfast" means a single-family dwelling within which bedrooms are available for paying
24 guests.
25 F. "Bioretention" means as defined in SMC [15.18.040](#).
26 G. "Boarding house" means a single-family dwelling within which roomers or boarders are housed or
27 fed.
28 H. "Building" means a structure having a roof.

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30 **17.10.035, "C Definitions"**

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32 I. "Child Day Care Center" means a day care facility for more than 12 children, not in a provider's
33 home.
34 J. "Cluster" means a grouping of dwellings to increase dwelling densities on some portions of the
35 development area in order to leave other portions free of buildings.
36 K. "Co-housing" means a type of housing development which originated in Denmark in the early
37 1970s, in which units are individually owned, but meeting and dining facilities are shared. Co-
38 housing communities place an emphasis on resident participation in planning and design,
39 intentional neighborhood design, shared community facilities and self management.
40 L. "Collective garden" means a collective garden for the purpose of producing, processing,
41 transporting, and/or delivering cannabis for medical and/or recreational use, as further defined
42 in RCW [69.51A.085](#).
43 M. "Commercial service" means a business primarily characterized by the rendering of
44 nonprofessional services to the general public and includes, by way of illustration, real estate,
45 insurance, finance and securities investments, laundromats, dry cleaners, mailing/shipping
46 services, diet and fitness centers, and appliance or small machine repair (excluding automotive).

- 47 ~~N~~. “Corporate offices” means establishments primarily engaged in providing internal office
48 administration or service to other companies as opposed to services to the general public.
49 Corporate office uses include, by way of illustration, business headquarters or administration, call
50 centers, research offices, and professional services of a large scale. Generally, the majority of the
51 traffic generated from a corporate office comes from its employees and not the general public.
52 ~~O~~. “Convenience store” means a retail store containing less than 2,000 square feet of gross floor area
53 that is designed and stocked to sell primarily food, beverages, and other household supplies to
54 customers who typically purchase only a few items.
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56 **17.10.040, “D Definitions”**

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- 58 ~~P~~. “Data center” means a facility used to house computer systems and associated components, such
59 as telecommunications and storage systems for the storage, management and dissemination of
60 data, generally including redundant or backup power supplies, redundant data communications
61 connections, environmental controls (e.g., air conditioning, fire suppression) and various security
62 devices. Large data centers can be industrial scale operations that have large electricity
63 requirements and can be a source of air pollution from diesel exhaust.
64 ~~Q~~. “Day care facilities” means establishments for group care of nonresident adults or children,
65 including day care centers and family day care homes.
66 ~~R~~. “Designated manufactured home” means a double-wide manufactured home constructed after
67 June 15, 1976, with a pitched roof and exterior siding similar to site-built homes, and placed on a
68 permanent foundation.
69 “Detached accessory dwelling unit” means an accessory dwelling unit that consists partly or
70 entirely of a building that is separate and detached from a single-family housing unit, duplex,
71 triplex, townhome, or other housing unit and is on the same property.
72 ~~S~~. “Development” means the division of a parcel of land into two or more parcels; the construction,
73 reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any
74 mining, excavation, landfill or land disturbance, and any extension of the use of land.
75 ~~T~~. “Diameter at breast height (DBH)” means the diameter of a tree trunk measured at four and one-
76 half feet above grade.
77 ~~U~~. “Director” means the director of community development, or equivalent position.
78 ~~V~~. “Dispensary” means a person who dispenses marijuana or cannabis for medical use to “qualifying
79 patients” and/or “designated providers” as those terms are defined in RCW [69.51A.010](#).
80 ~~W~~. “Dwelling” or “dwelling unit” means any building or portion of a building which contains complete
81 housekeeping facilities for one family, including provisions for sleeping, eating, cooking and
82 sanitation, physically separated from any other dwelling unit which may be in the same building.
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84 **17.10.045, “E Definitions”**

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- 86 ~~X~~. “Extended care facilities” means establishments for group care of resident adults that provide
87 nursing and personal care services including medical supervision, counseling, rehabilitation, meal
88 preparation, group activities, and similar activities.
89 ~~Y~~. “Family” means one person, or two or more related persons, or not more than five unrelated
90 persons living together as a single housekeeping unit.
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17.10.050, "F Definitions"

~~Z.~~ "Family Day Care Home" means a day care facility for up to 12 children in a provider's home, and licensed by the state.

~~AA.~~ "Formula take-out food restaurant" means a restaurant or establishment that (1) is required to offer standardized menus, ingredients and interior or exterior design; and (2) serves or delivers its food or beverages in disposable containers.

~~BB.~~ "Front yard" means the yard bordering on a street, and in the case of a corner lot may be either frontage.

17.10.055, "G Definitions"

~~CC.~~ "Garden window" means factory assembled glazing in a frame of vinyl, aluminum or similar material, extends no closer than 36 inches to the floor below, and otherwise meets the size requirements for a bay window.

~~DD.~~ "Gross floor area" means the total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.

"Gross floor area for a dwelling" means the interior habitable area of a dwelling unit including basements and attics but **not** including a 20 garage or accessory structure.

~~EE.~~ "Ground cover" means grass, forbs, shrubs, and trees less than four inches DBH.

17.10.060, "H Definitions"

~~FF.~~ "Heavy/resource based industrial" means establishments engaged in the mechanical or chemical transformation of natural resource raw materials, substances or components into new products, where such processing may use heavy equipment or machinery, involves outdoor activities, produces environmental disturbances including but not limited to noise, dust, smoke, fumes, vibration or glare, may involve the use, storage, production, transport or discharge of polluting or hazardous wastes or by-products, and typically involves outdoor storage of materials, products and equipment.

~~GG.~~ "Height" as applied to a building or structure means the vertical distance measured from the average elevation of the proposed finished grade around the building or structure to the highest point of a flat roof and to the mean height between eaves and ridge of a peaked roof.

~~HH.~~ "Heritage tree" means a tree designated by the city council as significant because of association with historic figures or events, rarity, extraordinary aesthetic value, or provision of exemplary habitat and cultural value due to age and species.

~~I.~~ "Home occupation" means a business or professional use carried on in a dwelling by a member of a family residing in the dwelling which is incidental to the use of the premises as a dwelling.

~~J.~~ "Hotel" means a building or portion of a building for the transient rental of units for sleeping purposes, with individual toilet facilities, and which may include dining, conference and meeting rooms and accessory shops and services catering to the general public.

17.10.065, "I Definitions" (Reserved)

17.10.070, "J Definitions" (Reserved)

17.10.075, "K Definitions" (Reserved)

143 **17.10.080, "L Definitions"**

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145 ~~KK~~. "Light industrial/manufacturing" means establishments engaged in the mechanical or chemical
146 transformation of materials, substances or components into new products, when such processing
147 is carried on indoors, produces minimal environmental disturbances including but not limited to
148 noise, dust, smoke, fumes, vibration or glare, does not involve the use, storage, production,
149 transport or discharge of polluting or hazardous wastes or byproducts, and does not involve
150 outdoor storage of materials or products.

151 ~~LL~~. "Lot" means a fractional part of subdivided lands having fixed boundaries and includes tracts or
152 parcels.

153 ~~MM~~. "Lot lines" means the property boundaries of a lot.

154 ~~NN~~. "Low impact development (LID)" means as defined in SMC [15.18.040](#).

155 ~~OO~~. "Low impact development best management practices (LID BMPs)" means as defined in
156 SMC [15.18.040](#).

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158 **17.10.085, "M Definitions"**

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160 1. "Major transit stop" means:

161 (a) A stop on a high-capacity transportation system funded or expanded under the provisions of
162 Chapter 81.104 RCW;

163 (b) Commuter rail stops;

164 (c) Stops on rail or fixed guideway systems, including transitways;

165 (d) Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or

166 (e) Stops for a bus or other transit mode providing actual fixed route service at intervals of at least
167 fifteen minutes for at least five hours during the peak hours of operation on weekdays.

168 ~~PP~~. "Manufactured home" means a building or portion of a building, designed for long-term
169 residential use, manufactured off site, transported whole or in portions to a lot.

170 ~~QQ~~. "Marijuana" or "cannabis" means all parts of the plant Cannabis, whether growing or not, with a
171 THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin
172 extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture,
173 or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the
174 plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other
175 compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the
176 resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable
177 of germination.

178 ~~RR~~. "Marijuana-infused products" means products that contain marijuana or marijuana extracts and
179 are intended for human use. The term "marijuana-infused products" does not include useable
180 marijuana.

181 ~~SS~~. "Marijuana processor" means a person licensed by the State Liquor and Cannabis Board to process
182 marijuana into useable marijuana and marijuana-infused products, package and label useable
183 marijuana and marijuana-infused products for sale in retail outlets, and sell useable marijuana
184 and marijuana-infused products at wholesale to marijuana retailers.

185 ~~TT~~. "Marijuana producer" means a person licensed by the State Liquor and Cannabis Board to produce
186 and sell marijuana at wholesale to marijuana processors and other marijuana producers.

187 ~~UU~~. "Marijuana retailer" means a person licensed by the State Liquor and Cannabis Board to sell
188 useable marijuana and marijuana-infused products in a retail outlet.

189 ~~VV~~. "Mobile home" means a manufactured dwelling unit built upon a chassis, which may or may not
190 be placed on a permanent foundation.

~~WW.~~ "Modular home" means a structure or part of a structure capable of being transported from the place of fabrication to the site on which it is to be erected, where it is placed on a permanent foundation which, together with the assembled structure, meets all the provisions of the Uniform Building Code for dwelling units.

~~XX.~~ "Motel" is a building or buildings, detached or in connected units, which are used for sleeping purposes, with individual toilet facilities, which may or may not have kitchen facilities, designed primarily for the accommodation of automobile travelers.

~~YY.~~ "Multiple-family" or "multifamily" means a building containing two or more dwelling units.

17.10.090, "N Definitions"

~~ZZ.~~ "Native vegetation" means vegetation comprised of plant species, other than noxious weeds, which are indigenous to the Pacific Northwest Puget Sound Region and which reasonably could have been expected to naturally occur on the site.

~~AAA.~~ "Neighborhood retail" means pedestrian-oriented retail sales or service businesses limited in intensity, built in scale with and located to serve primarily the immediately surrounding neighborhood.

~~BBB.~~ "Noxious weeds" means as defined in SMC [15.20.020](#).

17.10.095, "O Definitions"

"Owner" means any person who has at least 50 percent ownership in a property on which an accessory dwelling unit is located.

17.10.100, "P Definitions"

~~CCC.~~ "Parcel" means a discrete quantity of land of any size which may be lawfully conveyed separately, which may or may not be subdivided or improved.

~~DDD.~~ "Permeable pavement" means as defined in SMC [15.18.040](#).

~~EEE.~~ "Permitted use" means any use authorized alone or in conjunction with any other use in a specified district.

~~FFF.~~ "Premises" means any building, structure, lot, parcel or tract.

~~GGG.~~ "Principal use" or "primary use" means the use for which a lot, structure or building, or the major portion thereof, is designed or actually employed.

"Principal unit" means the single-family housing unit, duplex, triplex, townhome, or other housing unit located on the same lot as an accessory dwelling unit.

~~HHH.~~ "Professional services" means businesses that provide services of a professional nature to clients either on or off site. Professional services include, by way of illustration, advertising, architecture, landscape architecture, engineering, planning, law, medicine, dentistry, optometry, massage, chiropractic, accounting, and any similar type of business.

17.10.105, "Q Definitions" (Reserved)

17.10.110, "R Definitions"

~~III.~~ "Rear yard" means the yard bordering the rear property line, which is the non-frontage lot line that connects side lot lines.

~~HH~~. "Recreation space" means covered and uncovered space designed and intended for active or passive recreational activity, including but not limited to sports facilities, playgrounds, or wooded areas, and excluding driveways, parking areas and rockeries.

~~KKK~~. "Retail outlet" means a location licensed by the State Liquor and Cannabis Board for the retail sale of useable marijuana and marijuana-infused products.

~~LLL~~. "Retail sales" means businesses characterized by the sale of tangible goods directly to consumers.

~~MMM~~. "Retail services" means businesses characterized by personal services to the general public that typically also have a retail component. Retail services include, by way of illustration, barber, beauty, or nail salons, shoe repair, photo shops, and copy shops. Retail services do not include the sales, servicing, repair, or storage of motor vehicles.

17.10.115, "S Definitions"

~~NNN~~. "Setback" means the distance buildings, structures or uses must be removed from a lot line, and in the case of a building, is measured from a property boundary to a building's closest vertical wall.

~~OOO~~. "Shell building" means a building intended to be divided into an unknown number of units.

~~PPP~~. "Shelters for temporary placement" means housing units within the city that provide housing to persons on a temporary basis for a duration not to exceed four weeks.

"Short-term Rental" means a lodging use, that is not a hotel or 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.

~~QQQ~~. "Side yard" means the yard adjacent interior lot lines other than the rear lot line.

~~RRR~~. "Significant tree" means any evergreen tree of at least 15 inches DBH, and any deciduous tree, other than red alder and cottonwood trees, at least 12 inches DBH. Red alder and cottonwood trees of any size are not considered significant trees.

~~SSS~~. "Single-family" means a detached dwelling unit, other than a mobile home, containing one dwelling unit.

~~TTT~~. "Special needs housing" means housing that is provided for persons and, where applicable, their dependents who, by virtue of disability or other personal factors, face impediments to independent living and who require special assistance and services in order to sustain appropriate housing on a permanent, long-term or transitional basis. Special needs housing includes shelters for temporary placement, transitional housing facilities and group homes, for up to six residents in care, that function as a single housekeeping unit and provide supportive services, including but not limited to counseling, rehabilitation and medical supervision.

~~UUU~~. "Specialty light industrial/manufacturing" means a small-scale light industrial/manufacturing business under 10,000 square feet in total floor area whose products are of an art/craft or specialty food or beverage nature, which contains a storefront retail sales component which is open during normal retail business hours for the zoning district, and may provide an opportunity for customers or the general public to observe the product fabrication or manufacturing process. Specialty light industrial/manufacturing uses include, by way of illustration, microbreweries, coffee roasters, candy makers, and pottery, glassblowing and jewelry-making studios and any similar type of business.

~~VVV~~. "Structure" means that which is built or constructed, including any piece of work artificially built up or composed of parts joined together in some definite manner and having a permanent location on the ground.

286 **17.10.120, “T Definitions”**

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288 ~~WWW.~~ “Transitional housing facilities” means housing units within the city owned by public housing
289 authorities, nonprofit organizations or other public interest groups that provide housing to
290 persons on a temporary basis for a duration not to exceed 24 months in conjunction with job
291 training, self-sufficiency training, and human services counseling; the purpose of which is to help
292 persons make the transition from homelessness to placement in permanent housing.
293 ~~XXX.~~ “Two-track driveway” means as defined in Chapter [12.16](#) SMC.

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295 **17.10.125, “U Definitions”**

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297 ~~YYY.~~ “Use” means the nature of the occupancy, the type of activity, or the character and form of
298 improvements to which land is devoted or may be devoted.
299 ~~ZZZ.~~ “Useable marijuana” means dried marijuana flowers. The term “useable marijuana” does not
300 include marijuana-infused products.

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302 **17.10.130, “V Definitions”**

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304 ~~AAAA.~~ “Vegetated roof” means a pervious growing medium, plants, and a moisture barrier
305 constructed on top of a conventional flat roof or a sloped roof.

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307 **17.10.135, “W Definitions”**

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309 ~~BBBB.~~ “Width,” when referring to the width of a lot, means the mean horizontal distance between
310 the side lot lines.

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312 **17.10.140, “X Definitions” (Reserved)**

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314 **17.10.145, “Y Definitions”**

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316 ~~CCCC.~~ “Yard” means the area between a lot line and a building or structure. (Ord. 1198 § 22 (Exh. D),
317 2017; Ord. 1171 § 4, 2016; Ord. 1128 § 1, 2014; Ord. 1066 § 2, 2010; Ord. 980 § 1, 2005; Ord. 901
318 § 1, 2002; Ord. 744 § 2, 1995).

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320 **17.10.150, “Z Definitions” (Reserved)**

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324 **Chapter 17.15 RESIDENTIAL DISTRICT REGULATIONS**

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326 **Chapter 17.15.040 Residential District Regulations**

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328 **A. The following table indicates restrictions and regulations for minimum lot areas, setbacks, and**
329 **building height for all residential structures permitted in the R-C, R-1, R-2 and R-3 residential districts:**

Table 1 – Area, Height, Setback and Miscellaneous Provisions

		R-C	R-1-10	R-1-7.5	R-1-4	R-2	R-3
1.	Minimum lot area – square feet (sf)	20,000 ¹	10,000 ⁵	7,500 ⁵	4,000 ⁵	6,000 ⁸	6,000
2.	Minimum lot area per dwelling – sf ²	5 acres	10,000	7,500	4,000	NA	NA
3.	Maximum density – dwelling units/acre ⁷	NA	NA	NA	NA	25	30
4.	Minimum front yard setback for all principal buildings ⁴	25 ft.	25 ft.	20 ft.	15 ft.	10 ft.	0 ft.
5.	Minimum front yard setback for porches for principal buildings ⁴	15 ft.	15 ft.	13 ft.	8 ft.	7 ft. ⁴	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.
9.	Minimum side 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 ^{3, 4, 10}	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 less ^{3, 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.	40 ft. ⁹	40 ft.
14.	Minimum width of lot with alley access	100 ft.	60 ft.	50 ft.	40 ft.	30 ft. ⁹	40 ft.

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, quadruplex 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.

10. ADU height limits shall not be less than twenty-four feet (24') in any residential zone, unless the height limitation that applies to the principal unit is less than 24 feet, in which case the roof height limitation on accessory dwelling units is equal to the roof height limitation that apply to the principal unit.

Section 17.32.070, Site Design

F. Accessory Dwelling Units.

1. Intent.

- a. To encourage the development of accessory dwelling units (ADUs) in residential.

2. ADU Location and Design.

- a. ~~ADUs may be set back five feet from the alley right of way and may be set back three feet from the side and rear yard as an accessory use.~~
- b. ~~ADUs must otherwise comply with the design requirements of this chapter, and other governing chapters including SMC 17.55.070, Accessory dwelling units. (Ord. 1172 § 2, 2016).~~
- a. ADUs shall comply with the design requirements of this chapter as they pertain to the principal unit on a parcel, but no additional restrictions exceeding those required for the principal dwelling unit shall be required.

Chapter 17.55.070 Accessory Dwelling Units (ADUs)

Accessory dwelling units (ADUs), when permitted as an allowable use, shall be subject to the following standards and criteria:

- A. ~~Only one~~ Up to two (2) accessory dwelling units shall be ~~created~~ permitted per lot in single-family residential zones.
- B. An accessory dwelling unit may be constructed within either an existing or a new single-family residence (principal dwelling unit).
- C. The accessory dwelling unit or units may be attached to, or detached from, the principal unit.
- D. ~~Any additions to the principal unit, or a new detached accessory unit, shall not exceed the allowable lot coverage or encroach into the existing setbacks.~~
- E. ~~Either the primary residence or the accessory dwelling unit shall be owner occupied. An application for a certificate of zoning compliance for an accessory dwelling unit shall include a letter from the owner(s) stating that the owner(s) shall occupy one of the dwelling units on the premises, except for bona fide temporary absences for up to four months out of each year.~~
- D. ~~F.~~ The accessory dwelling unit shall not be larger than ~~10 percent of the lot area or 600~~ 1000 square feet of gross floor area. ~~whichever is smaller and shall have no more than one bedroom.~~
- F. ~~One off-street parking space, in addition to that which is required for the underlying zone, shall be provided. Parking spaces include garages, carports, driveways or other off-street areas reserved for vehicles.~~
- E. If the parcel is within one half mile of a major transit stop, or is less that 6000 square feet in size, then off-street parking for the ADU is not required.

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- F. No more than two off-street parking spaces per unit shall be required as a condition of permitting development of ADUs on parcels greater than 6,000 square feet.
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- G. ADUs shall comply with the design requirements of this Code as they pertain to the principal dwelling unit on a parcel, but no additional restrictions exceeding those required for the principal dwelling unit shall be required
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- ~~H. The accessory dwelling unit shall be designed so that, to the degree reasonably feasible, the appearance of the principal unit and lot remain that of a single family residence.~~
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- H. ~~1.~~ The design and size of the accessory dwelling unit shall conform to the building, plumbing, electrical, mechanical, fire, health and any other applicable codes. When there are practical difficulties involved in carrying out the provisions of this section, the building official may grant modifications for individual cases.
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- I. The living space of all accessory dwelling units established in the floodplain shall be elevated to one foot above the 100-year flood elevation. (Ord. 1198 § 22 (Exh. D), 2017; Ord. 744 § 2, 1995).