

1 **10.040 “E” Definition**

2 “Emergency Housing or Shelter” means temporary indoor accommodations for individuals or families who  
3 are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food,  
4 clothing, and personal hygiene needs of individuals or families. Emergency housing or shelter may or may  
5 not require occupants to enter into a lease or an occupancy agreement. These facilities may include day and  
6 warming centers that do not provide overnight accommodations.  
7

8 **10.095 “P” Definitions**

9 “Permanent supportive housing” is subsidized, leased housing with no limit on length of stay that prioritizes  
10 people who need comprehensive support services to retain tenancy and utilizes admissions practices  
11 designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental  
12 housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive  
13 housing is paired with on-site or off-site voluntary services designed to support a person living with a  
14 complex and disabling behavioral health or physical health condition who was experiencing homelessness  
15 or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a  
16 successful tenant in a housing arrangement, improve the resident’s health status, and connect the resident  
17 of the housing with community-based health care, treatment, or employment services. Permanent  
18 supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.  
19

20 **10.110 “S” Definitions**

21 “Special needs housing” means housing that is provided for persons and, where applicable, their dependents  
22 who, by virtue of disability or other personal factors, face impediments to independent living and who  
23 require special assistance and services in order to sustain appropriate housing on a permanent, long-term or  
24 transitional basis. Special needs housing includes shelters for temporary placement and group homes, for  
25 up to six residents in care, that function as a single housekeeping unit and provide supportive services,  
26 including but not limited to counseling, rehabilitation and medical supervision.  
27

28 **10.115 “T” Definitions**

29 “Transitional housing facilities” means a project that provides housing and supportive services to homeless  
30 persons or families for up to two years and that has as its purpose facilitating the movement of homeless  
31 persons and families into independent living.  
32

33 **55.020 Table of Uses**

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

**Table 1. Table of Uses**

Land Use Descriptions		R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCII	OS-1	OS-2	OS-3	UP
1.0	Residential															
	1.1 Single-Family Dwellings															
	1.1.1 Site-Built, Modular and Designated Manufactured Home	P	P	P <sup>6</sup>	P	X	X	P <sup>6</sup>	X	X	X	X	X	X	X	X
	1.1.2 Accessory Dwelling Unit	P	P	P	P	X	X	P	X	X	X	X	X	X	X	X
	1.1.3 Co-Housing	C	C	C	P	X	X	C	X	X	X	X	X	X	X	X
	1.2 Multiple-Family Dwellings	X	X	P	P	X	X	P	X	X	X	X	X	X	X	X
	1.3 Homes Emphasizing Special Services or Supervision															
	1.3.1 Day Care I	P	P	P	P	X	X	P	P	P	X	X	X	X	X	X
	1.3.2 Day Care II	C	C	X	C	P <sup>1</sup>	P	P	P	P	P	P	X	X	X	X
	1.3.3 Special Needs Housing	C	C	C	C	X	X	C	X	X	P	X	X	X	X	X
	1.3.4 Permanent Supportive Housing	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X
	1.3.5 Transitional Housing	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X
	1.3.6 Emergency Housing or Shelter	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X
	1.4 Miscellaneous Rooms for Rent Situations															
	1.4.1 Bed and Breakfast	C	C	X	C	C <sup>1</sup>	C	C	P	P	X	X	X	X	X	X
	1.4.2 Boarding Houses	X	X	X	C	C <sup>1</sup>	C	C	C	C	C	X	X	X	X	X
	1.5 Second Story SF or MF Dwelling Units above Nonresidential Uses	X	X	X	C	P	P	P	P	P	C	C	X	X	X	X

**Table 1. Table of Uses**

Land Use Descriptions		R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCII	OS-1	OS-2	OS-3	UP	
1.6	Home Occupations	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X
2.0	Commercial/Business																
2.1	Retail/Service																
	2.1.1 Groceries/Supermarket	X	X	X	X	P	P	P	X	P	C	P	X	X	X	X	X
	2.1.2 Convenience Stores	X	X	X	P	P	P	P	X	P	C	P	X	X	X	X	X
	2.1.3 Retail Sales	X	X	X	P <sup>4</sup>	P	P	P	P <sup>5</sup>	P	X	P	X	X	X	X	X
	2.1.4 Retail Services	X	X	X	P <sup>4</sup>	P	P	P	P	P	X	P	X	X	X	X	X
	2.1.4a Hair/Beauty/Nail Salon	X	X	X	P <sup>4</sup>	P	P	P	P	P	X	P	X	X	X	X	X
	2.1.4b Tattoo Parlor	X	X	X	X	P <sup>1</sup>	P	P	P	P	X	P	X	X	X	X	X
	2.1.4c Shoe Repair	X	X	X	X	P <sup>1</sup>	P	P	P	P	X	P	X	X	X	X	X
	2.1.4d Copy/Print/Photo Shop	X	X	X	X	P <sup>1</sup>	P	P	P	P	P	P	P	X	X	X	X
	2.1.5 Commercial Services	X	X	X	X	P <sup>1</sup>	P	P	P	P	X	P	X	X	X	X	X
	2.1.5a Banks	X	X	X	X	X	P	P	P	P	X	P	X	X	X	X	X
	2.1.5b Check Cashing/Quick Loan Stores	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X
	2.1.5c Pawn Shops	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X
	2.1.5d Dry Cleaner	X	X	X	X	X	P	P	P	P	X	P	X	X	X	X	X
	2.1.6 Art Galleries	X	X	X	P	P	P	P	P <sup>5</sup>	P	X	P	X	X	X	X	X
	2.1.7 Restaurants and Taverns	X	X	X	P	P	P	C/P <sup>7</sup>	P <sup>5</sup>	P	X	C	X	X	X	X	X

**Table 1. Table of Uses**

Land Use Descriptions		R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCII	OS-1	OS-2	OS-3	UP
	2.1.8 Formula Take-Out Food Restaurants	X	X	X	X	P <sup>3</sup>	X	P <sup>5</sup>	P <sup>5</sup>	X	X	X	X	X	X	X
	2.1.9 Espresso/Snack Stands	X	X	X	X	P	X	P <sup>5</sup>	P <sup>5</sup>	P	P	P	X	X	X	X
	2.1.10 Drive-Through Associated with Restaurant or Espresso/Snack Stand	X	X	X	X	X	P	X	X	P	X	C	X	X	X	X
2.2	Office/Professional															
	2.2.1 Professional Services	X	X	X	P	P <sup>1</sup>	P	P	P	P	P	P	X	X	X	X
	2.2.2 Corporate Offices	X	X	X	X	P <sup>1</sup>	P	P	P	P	P	P	C	X	X	X
	2.2.3 Call Centers	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X
	2.2.4 Data Centers	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X
2.3	Entertainment Uses															
	2.3.1 Theater, Auditorium	X	X	X	P	P	P	P	P	P	C	P	C	X	X	X
	2.3.2 Enclosed Commercial Recreation (bowling, arcades, etc.)	X	X	X	P	P	P	P	X	P	X	X	X	X	X	X
	2.3.3 Unenclosed Commercial Recreation (mini-golf, batting cages, amusement rides, etc.)	X	X	X	X	X	X	X	X	P	C	C	C	X	X	X
2.4	Hotels and Motels	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X
2.5	Wholesale Sales	X	X	X	X	X	C	C	C	P	P	P	C	X	X	X
2.6	Small Animal Veterinarian Clinic	X	X	X	C	X	P	P	P	P	C	P	X	X	X	X
2.7	Automotive Uses															

**Table 1. Table of Uses**

Land Use Descriptions		R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCII		OS-1	OS-2	OS-3	UP
	2.7.1 Vehicle Sales	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X
	2.7.2 Gas Stations	X	X	X	X	X	X	X	X	X	X	P <sup>2</sup>	P <sup>2</sup>	X	X	X	X
	2.7.3 Vehicle Service/Repair	X	X	X	X	X	X	X	X	P	X	P	P	X	X	X	X
	2.7.4 Autobody/Painting	X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X
	2.7.5 Car Wash	X	X	X	X	X	X	X	X	P	X	P	P	X	X	X	X
	2.7.6 Towing Services	X	X	X	X	X	X	X	X	C	C	X	P	X	X	X	X
2.8	Funeral Home/Crematory	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X
2.9	Cemetery	C	C	X	C	X	X	X	C	C	C	C	X	X	X	X	X
3.0	Industrial Uses																
3.1	Light Industrial/Manufacturing	X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X
3.2	Commercial Warehouse	X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X
3.3	Resource Extraction	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X
3.4	Heavy/Resource-Based Industrial	X	X	X	X	X	X	X	X	X	X	X	C <sup>2</sup>	X	X	X	X
3.5	Salvage/Junk Yard	X	X	X	X	X	X	X	X	X	X	X	C <sup>2</sup>	X	X	X	X
3.6	Specialty Light Industrial/Manufacturing	X	X	X	X	C	C	C	C	C	X	P	P	X	X	X	X
4.0	Institutional																
4.1	Schools (elementary, middle, or high school)	C	C	X	C <sup>1</sup>	C <sup>1</sup>	C	C	C	C	C	C	C	X	X	X	X
4.2	Churches and Religious Institutions	C	C	X	P <sup>1</sup>	P <sup>1</sup>	P	P	P	P	X	P	C	X	X	X	X

**Table 1. Table of Uses**

Land Use Descriptions		R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCII	OS-1	OS-2	OS-3	UP	
4.3	Health Services																
	4.3.1 Hospitals	X	X	X	X	X	X	C	C	C	P	P	C	X	X	X	X
	4.3.2 Extended Care Facilities	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X
	4.3.3 Assisted Living Quarters	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X
4.4	Museums/Interpretive Centers	C	C	X	P	P	P	P	P	P	P	P	C	C	C	P	C
4.5	Community Centers	C	C	X	P	P	P	P	P	P	P	P	C	C	C	X	C
4.6	Social/Fraternal/Youth Clubs, Lodges, Halls	X	X	X	X	P <sup>1</sup>	P	P	P	P	P	P	P	X	X	X	X
5.0	Recreation																
5.1	Golf Course	C	C	X	P	X	X	X	X	X	X	X	C	X	C	X	X
5.2	Country Club	C	X	X	P	X	P	P	P	P	C	P	C	X	C	X	X
5.3	Swimming Pool	C	C	X	P	X	P	P	P	P	C	P	C	X	C	X	X
5.4	Riding Stables	C	X	X	C	X	X	X	X	X	X	P	X	C	C	X	X
6.0	Public Service																
6.1	Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6.2	Public Utilities	P	P	X	C	C	P	P	P	P	P	P	P	C	C	C	P
6.3	Municipal Government Facilities																
	6.3.1 Police and Fire	C	C	X	P	P	P	P	P	P	P	P	P	X	X	X	P
	6.3.2 Offices	X	X	C	P	P	P	P	P	P	P	P	P	X	X	X	P
	6.3.3 Library	X	C	C	P	P	P	P	P	P	P	P	P	X	X	X	X

**Table 1. Table of Uses**

Land Use Descriptions		R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCII	OS-1	OS-2	OS-3	UP
	6.3.4 Wastewater Treatment Plant	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P
7.0	Agricultural															
	7.1 Commercial Greenhouse	C	C	X	C	X	C	C	C	C	P	P	C	C	X	X
	7.2 Commercial Farm/U-Pick	P	C	X	C	X	X	X	X	C	C	P	C	C	X	X
	7.3 Large Animal Veterinarian Facility	C	X	X	X	X	C	C	C	C	X	P	C	X	X	X
	7.4 Public/Pea Patch Gardens	P	P	P	P	X	P	P	P	P	P	P	P	P	X	P
8.0	Storage and Parking															
	8.1 Commercial/Municipal Parking Lot	X	X	X	C	P	P	P	P	P	C	P	P	X	P	X
	8.2 Enclosed Commercial Storage Facility	X	X	X	X	X	X	X	X	X	C	P	P	X	X	X
	8.3 Outdoor Storage Lot	X	X	X	X	X	X	X	X	X	C	P	P	X	X	X

- 42 <sup>1</sup> Second floor only within downtown retail overlay district per Chapter [17.37](#) SMC.
- 43 <sup>2</sup> Outside floodplain only.
- 44 <sup>3</sup> Must meet all applicable historic district standards, Chapter [17.35](#) SMC.
- 45 <sup>4</sup> Subject to planned residential standards, SMC [17.15.050](#).
- 46 <sup>5</sup> Allowed as ground floor uses only as part of a vertical mixed use building.
- 47 <sup>6</sup> Must comply with design standards applicable to other residential uses in this zone.
- 48 <sup>7</sup> Conditional for all parcels except those with a storefront block frontage. Permitted for parcels with a
- 49 storefront block frontage.
- 50