

Table 17C.110-1 Residential Zone Primary Uses						Table 17C.120.100 Commercial Zone Primary Uses						Table 17C.130-1 Industrial Zones Primary Uses		
Use is: P – Permitted N – Not permitted L – Allowed, but special limitations CU – Conditional use review required	RA Residential Agricultural	RSF Single Family	RTF Two Family	RMF Multi Family	RHD High Density	O Office	OR Office Retail	NR Neighborhood Retail	NMU Neighborhood Mixed Use	CB Community Business	GC General Commercial	LI Light Industrial	HI Heavy Industrial	PI Planned Industrial
Residential Categories														
Group Living [1]	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L[1]	N	L[3]
Residential Household Living	P	P	P	P	P	P	P	P	P	P	P	L[2]	L[2]	L[3]
Commercial Categories														
Adult Business	N	N	N	N	N	N	N	N	N	L[2]	L[2]	L[4]	N	N
Commercial Outdoor Recreation	N	CU	CU	CU	CU	N	N	N	N	P	P	P	P	CU
Commercial Parking	N	N	N	N	N	CU[3]	CU[3]	P	P	P	P	P	P	P
Drive-through Facility	N	N	N	N	N	L[4]	L[4]	L[4]	L[4]	P	P	P	P	P
Major Event Entertainment	N	N	CU	CU	CU	N	N	N	N	P	P	CU	CU	CU
Office	N	N	N	CU[2]	CU[2]	P	P	P	P	P	P	P	P	P
Quick Vehicle Servicing	N	N	N	N	N	N	N	L[5, 10]	L[5, 7, 10]	P	P	P	P	P
Retail Sales and Service	N	N	N	N	N	N	L/CU[6]	P	L[7]	P	P	L/CU[5]	L/CU[6]	L[7]
Mini-storage Facilities	N	N	N	N	N	N	N	N	N	L[9]	L[9]	L[8]	L[8]	L[8]
Vehicle Repair	N	N	N	N	N	N	N	N	N	P	P	P	P	P
Industrial Categories														
High Impact Uses	N	N	N	N	N	N	N	N	N	N	N	L[9]	L[9]	N
Industrial Service	N	N	N	N	N	N	N	N	N	L/CU[8, 10]	L/CU[8, 10]	P	P	P
Manufacturing and Production	N	N	N	N	N	N	N	L[8, 10]	L[7, 8, 10]	L/CU[8, 10]	L/CU[8, 10]	P	P	P
Railroad Yards	N	N	N	N	N	N	N	N	N	N	N	CU	P	P
Warehouse and Freight Movement	N	N	N	N	N	N	N	N	N	L/CU[8, 10]	L/CU[8, 10]	P	P	P
Waste-related	N	N	N	N	N	N	N	N	N	N	N	CU	CU	CU
Wholesale Sales	N	N	N	N	N	N	N	N	N	L/CU[8, 10]	L/CU[8, 10]	P	P	P
Institutional Categories														
Basic Utilities [3]	L	L	L	L	L	P	P	P	P	P	P	P	P	P
Colleges	CU	CU	CU	P	P	P	P	P	P	P	P	P	N	L[10]
Community Service	L[4]/CU	L[4]/CU	L[4]/CU	P	P	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	P	N	N
Daycare [5]	L	L	L	L	L	P	P	P	P	P	P	P	CU	L[10]
Medical Center	CU	CU	CU	CU	CU	P	P	P	P	P	P	P	N	L[10]
Parks and Open Areas	P	P	P	P	P	P	P	P	P	P	P	P	CU	P
Religious Institutions	L[6]/CU	L[6]/CU	L[6]/CU	P	P	P	P	P	P	P	P	P	N	N
Schools	L[7]/CU	L[7]/CU	L[7]/CU	P	P	P	P	P	P	P	P	P	N	L[10]
Other Categories														
Agriculture	L[8]	N	N	N	N	N	N	N	N	CU	CU	P	P	P
Aviation and Surface Passenger Terminals	N	N	N	N	N	CU	CU	CU	CU	CU	CU	P	P	P
Detention Facilities	N	N	N	CU	CU	N	N	N	N	CU	CU	CU	CU	CU
Essential Public Facilities	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Mining	N	N	N	N	N	N	N	N	N	N	N	CU	CU	CU
Rail Lines and Utility Corridors	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	P	P	P
Wireless Communication Facilities [9]	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU[11]	L/CU[11]	L/CU[11]
Notes: • The use categories are described in chapter 17C.190 SMC. • Standards that correspond to the bracketed numbers [] are stated in SMC 17C.110.110. • Specific uses and development may be subject to the standards in Part 3 of this division, Special Use Standards.						Notes: The use categories are described in chapter 17C.190 SMC. Standards that correspond to the bracketed numbers [] are stated in SMC 17C.120.110. Specific uses and developments may be subject to the standards in Part 3 of this division, Special Use Standards.						Notes: • The use categories are described in chapter 17C.190 SMC. • Standards that correspond to the bracketed numbers [] are specified in SMC 17C.130.110. • Specific uses and developments may be subject to the standards in Part 3 of this division, Special Use Standards. • Standards applicable to conditional uses are stated in chapter 17C.320 SMC.		

**Table 17C.122-1
Center and Corridor Zone Allowed Uses**

Use is: P – permitted N – not permitted L – allowed, but special limitations CU – conditional use review required	CC Zone Type		
	Core Zones		Transition Zone
	CC1	CC2	CC4
Residential*	P	P	P
Hotels, including Bed and Breakfast Inns	P	P	N
Commercial, Financial, Retail, Personal Services (for neighborhood centers (NC) – See Note 1 below)	P[1]	P[1]	L[4]
Eating and Drinking Establishments (for neighborhood centers (NC) – See Note 2 below)	P[2]	P[2]	N
Restaurants without Cocktail Lounges	P	P	L[4]
Professional and Medical Offices	P	P	L[4]
Entertainment, Museum and Cultural	P	P	N
Government, Public Service or Utility Structures, Social Services and Education	P	P	P
Religious Institutions	P	P	P
Parks and Open Space	P	P	P
Structured Parking*	P	P	P
Public Parking Lot	P	P	N
Limited Industrial (if entirely within a building) (for neighborhood centers (NC) – See Note 3 below)	P[3]	P[3]	N
Heavy Industrial	N	N	N
Drive-through Businesses on Pedestrian Streets	N	N	N
Motor Vehicles Sales, Rental, Repair or Washing	N	P	N
Automotive Parts and Tires (with exterior storage or display)	N	P	N
Gasoline Sales (serving more than six vehicles)	N	P	N
Gasoline Sale (serving six vehicles or less)	P	P	P
Self-storage or Warehouse	N	P	N
Adult Business (subject to chapter 17C.305 SMC special provisions)	N	N	N
Winery and Microbreweries	P	P	N

* Uses especially encouraged through greater FAR and bonuses.

Notes:

[1] Retail uses having more than forty thousand gsf are not permitted in neighborhood centers designated by the comprehensive plan.

[2] Eating and drinking establishments larger than five thousand gsf are not permitted in neighborhood centers designated by the comprehensive plan.

[3] Limited industrial uses having more than twenty thousand gsf are not permitted in neighborhood centers designated by the comprehensive plan.

[4] Residential uses are required to be mixed on the same parcel as proposed office and retail uses. Nonresidential uses are limited to three thousand square feet per parcel. In neighborhood centers, nonresidential uses are only allowed on parcels with frontage on an arterial street. Nonresidential uses in the CC4 zone are not allowed within sixty feet of a single-family and two-family residential zone or further than three hundred feet (neighborhood center only) from a CC core comprehensive plan designation.

**Table 17C.120-2
Development Standards [1]**

Standard	O	OR	NR	NMU	CB	GC
	(Office)	(Office Retail)	(Neighborhood Retail)	(Neighborhood Mixed Use)	(Community Business)	(General Commercial)
Maximum FAR [2]	0.8	6	0.8	1 [3]	1.5	2.5
Maximum Height [4]	35 ft.	35 ft.	35 ft.	40 ft.	55 ft.	70 ft.
Minimum setback from street lot line [5]	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Minimum setback from R-zoned lots [6]	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Setback from lot line abutting an O, OR, NR, NMU, CB, GC, CBD, CC or I zoned lot [6]	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Minimum front lot line	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Landscaping Required [7]	Yes	Yes	Yes	Yes	Yes	Yes
Parking Required [8]	Yes	Yes	Yes	Yes	Yes	Yes

Notes:

[1] Plan district or overlay zone standards may supersede these standards.

[2] The FAR limits apply to nonresidential development. There is no FAR limit for residential development.

[\[3\] See SMC 17C.120.280 for requirements for the provision of residential uses along with new commercial development.](#)

[\[4\] See SMC 17C.120.220.](#)

[\[5\] When abutting single-family and two-family residential zoning, the minimum structure setback from the street lot line is the same as the abutting residential zoning district for the first sixty feet from the boundary of the abutting residential zoning district. See SMC 17C.120.230 for additional standards and exceptions. This does not apply when a zone boundary is within the public right-of-way.](#)

[6] Structure setbacks are measured from the lot line.

[\[7\] This part of the table is for general information purposes only; see chapter 17C.200 SMC, Landscaping and Screening, for the specific standards.](#)

[\[8\] This part of the table is for general information purposes only; see chapter 17C.230 SMC, Parking and Loading, for the specific standards.](#)

Section 17C.120.210 Floor Area Ratio

A. Purpose.

Floor area ratios (FARs) regulate the amount of use (the intensity) allowed on a site. FARs provide a means to match the potential amount of uses with the desired character of the area and the provision of public services. FARs also work with the height and setback standards to control the overall bulk of development.

B. FAR Standard.

The floor area ratios are stated in Table 17C.120-2 and apply to all nonresidential development. To determine the allowed gross floor area of all structures allowed on a site, the FAR in the Table 17C.120-2 below is multiplied by the area of the lot. The following are excluded from FAR calculations:

1. Floor area dedicated to parking.
2. Elevators, staircases, escalators and mechanical spaces.
3. Exterior decks, porches and arcades open to the air.
4. Floor area dedicated to public amenities.

**Table 17C.122-3
Centers and Corridors Maximum Building Height [1,2]**

Center Zone Type	Center Type		
	NC Neighborhood Center	DC District Center or Corridor	EC Employment Center
Type 1	40 ft.	55 ft.	150 ft. [3]
Type 2	40 ft.	55 ft.	150 ft. [3]
Type 4	40 ft.	40 ft.	70 ft.

Notes:

[1] Pitched roof forms and accessible decks may extend above the height limit; however, if the space within the pitched roof is habitable, it shall only be used for residential purposes.

[2] Building Height Transition Requirement.

The following exception to the maximum building height standards are to provide a gradual transition and enhance the compatibility between the more intensive center zones and adjacent single-family and two family residential zones:

A. For all development within one hundred fifty feet of any single-family or two-family residential zone the maximum building height is as follows:

Starting at a height of thirty feet at the residential zone boundary, additional building height may be added at a ratio of one to two (one foot of additional building height for every two feet of additional horizontal distance from the closest single-family residence).

[3] Buildings and structures over fifty feet in height must follow the design, setback and dimensional standards found in chapter 17C.250 SMC, Tall Building Standards.

**Table 17C.122-4
Centers and Corridors Development Standards**

Standards	Type 1	Type 2	Type 4
Minimum setback from street lot line	0 ft. [2]	0 ft. [2]	0 ft. [3]
Minimum setback from single-family and two-family zoned lots [4]	10 ft.	10 ft.	10 ft.
Setback from lot line abutting an O, OR, NR, NMU, CB, GC, CBD, CC, LI or HI zoned lot [4]	0 ft.	0 ft.	0 ft.
Minimum front lot line	10 ft.	10 ft.	10 ft.
Landscaping required [5]	Yes	Yes	Yes
Parking required [6]	Yes	Yes	Yes

Notes:

[1] Plan district or overlay zone standards may supersede these standards.

[3] When abutting single-family and two-family residential zoning, the minimum structure setback from the street lot line is the same as the abutting residential zoning district for the first sixty feet from the boundary of the abutting residential zoning

[4] Structure setbacks are measured from the lot line.

[6] This part of the table is for general information purposes only; see chapter 17C.230 SMC, Parking and Loading, for the specific standards.

Table 17C.110-3

Residential Zone Development Standards

Standards	RA Residential Agricultural	RSF Single Family	RTF Two Family	RMF Multi Family	RHD High Density
Density and Lot Size					
Density – Maximum	10	10	20	30	--
Density – Minimum	4	4	10	15	15
Lot Area – Minimum	7,200 [2]	4,350 [2][3]	4,350 [4]	2,500	2,500
Unit/Area	1:7, 200	1:4, 350	1:2, 100	1:1, 450	--
Lot Depth – Minimum	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.
Lot Width – Minimum	40 ft.	40 ft.	40 ft. [5]	25 ft.	25 ft.
Lot Frontage	40 ft.	40 ft.	40 ft. [5]	25 ft.	25 ft.
Primary Structure					
Maximum Building Coverage					
Lots 5,000 sq. ft. or larger	40%	40%	40%	50%	60%
Lots 3,000-4,999 sq. ft.	1,500 sq ft. + 37.5% (portion of lot over 3,000 sq. ft.)				
Lots less than 3,000 sq. ft.	50%				
Maximum Roof Height [7]	35 ft.	35 ft.	35 ft.	35 ft. [8]	35 ft. [8]
Maximum Wall Height	25 ft.	25 ft.	25 ft.	30 ft. [8]	--
FAR	0.5	0.5	.5 [6]	--	--
Front Setback [9][10]	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Side Lot Line Setback – Lot width 40 ft. or wider	5 ft.				
Side Lot Line Setback – Lot width less than 40 ft.	3 ft.				
Street Lot Line Setback [9]	5 ft.				
Rear Setback [11][12]	25 ft.	25 ft.	25 ft.	10 ft.	10 ft.
Accessory Structures					
Maximum Roof Height	30 ft.	20 ft.	20 ft.	35 ft.	35 ft.
Maximum Wall Height	30 ft.	15 ft.	15 ft.	35 ft.	35 ft.
Maximum Coverage [13]	20%	15%	15%	See Primary Structure	See Primary Structure
Front Setback	20 ft.				
Side Lot Line Setback – Lot width 40 ft. or wider [14]	5 ft.				
Side Lot Line Setback – Lot width less than 40 ft. [14]	3 ft.				
Street Side Lot Line [15]	20 ft.				
Rear [14]	5 ft.				
Rear with Alley	0 ft.				

- Notes:
- No requirement
- [1] Plan district overlay zone or SMC 17C.110.300, Alternative Residential Development, may supersede these standards.
- [2] Lots created through subdivision in the RA and the RSF zones are subject to the lot size transition requirements of SMC 17C.110.200(C).
- [3] On an interim basis for nine months, a minimum lot size of seven thousand two hundred square feet shall apply to any development, including subdivision or PUD, whenever the development will occur on property within the following neighborhood council boundaries.
- [4] Minimum lot size may be reduced to two thousand five hundred square for attached housing development only.
- [5] Minimum lot width and frontage may be reduced to twenty-five feet for attached housing development only.
- [6] FAR may be increased to 0.65 for attached housing development only.
- [7] No structure located in the rear yard may exceed seventeen feet in height.
- [8] Base zone height may be modified according to SMC 17C.110.215, Height.
- [9] Attached garage or carport entrance on a street is required to be setback twenty feet from the property line.
- [10] See SMC 17C.110.220(D)(1), setbacks regarding the use of front yard averaging.
- [11] See SMC 17C.110.220(D)(2), setbacks regarding reduction in the rear yard setback.
- [12] Attached garages may be built to five feet from the rear property line except, as specified in SMC 17C.110.225(C)(6)(b), but cannot contain any living space.
- [13] Maximum site coverage for accessory structures is counted as part of the maximum site coverage of the base zone.
- [14] Setback for a detached accessory structure may be reduced to zero feet with a signed waiver from the neighboring property owner, except, as specified in SMC 17C.110.225(C)(5)(b).
- [15] The setback for a covered accessory structure may be reduced to five feet from the property line.

Table 17C.110-2

Residential Zone Housing Types

Use is:	RA Residential Agricultural	RSF Single Family	RTF Two Family	RMF Multi Family	RHD High Density
P – Permitted					
N – Not permitted					
L – Allowed, but special limitations					
CU – Conditional use review required					
Housing Type					
Single-family Residence (detached)	P	P	P	P	P
Attached Single-family Residence [1]	P	P	P	P	P
Cottage Housing [1]	CU	CU	N	N	N
Transitional Housing [1]	P	P	P		
Zero Lot Line [1]	P	P	P	P	P
Accessory Dwelling Unit (ADU) [2]	P	P	P	P	P
Detached ADU [2]	P	P	P	P	P
Duplexes	N	N	P	P	P
Manufactured Home [3]	P	P	P	P	P
Mobile Home Parks [3]	CU	CU	N	N	N
Single Room Occupancy (SRO)	N	N	N	P	P
Group Living	See SMC 17C.330.100(B)(1)				
Multi-dwelling Structure	N	N	N	P	P
Note:					
[1] See SMC 17C.110.300, Alternative Residential Development Standards.					
[2] See chapter 17C.300 SMC, Accessory Dwelling Units.					
[3] See chapter 17C.345 SMC, Manufactured Homes and Mobile Home Parks.					

**Table 17C.122-2
Centers and Corridors Floor Area Ratio (FAR) [4]**

CC Zone Type	Basic Allowable FAR by Use		Basic Allowable Combined FAR	Maximum FAR by Use with Public Amenities [3]		Maximum Combined FAR with Public Amenities
	Nonresidential	Residential		Nonresidential	Residential	
CC1-EC	0.5	1	1.5	3	[5]	3.0 [1, 5]
CC2-EC	0.2	0.5	0.7	3	[5]	3.0 [1, 5]
CC1	0.5	1	1.5	1	2	3.0 [1]
CC2	0.2	0.5	0.7	0.8	1.5	2.3 [1]
CC4	[2]	1	1	[2]	1.5	1.5 [1]

Notes:

[1] Except as allowed by SUPERBONUS!

[2] In the CC4 zone the FAR for all nonresidential uses may not be greater than the FAR for the residential uses located on the same parcel. Nonresidential uses are limited to a maximum of three thousand square feet per parcel.

[3] The basic allowable FAR is permitted by complying with basic development guidelines and standards through a ministerial process. If development projects incorporate specified and described public amenities allowing bonus FAR, the FAR may be increased.

[4] Table 17C.122-2 Exceptions.

A. Hotels and motels (including bed and breakfast inns) are considered residential uses for the purpose of FAR.

B. Exclusions from floor area calculations:

1. Floor area dedicated to parking.
2. Elevators, staircases, escalators and mechanical spaces.
3. Exterior decks, porches and arcades open to the air.
4. Floor area dedicated to public amenities.

[5] There is no maximum amount of residential FAR that can be achieved by the public amenity bonus system.