

## 3: Property-Specific Requirements

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Site and frontage improvements may be required to bring sites up to city standards. Additionally, any site contamination on the property will need to be addressed prior to construction.

**IMPORTANT:** Many requirements are site specific and depend greatly on the amount of development a property has undergone.

### 3-A: Site Contamination

If you are looking at a site that is considered contaminated, be aware that cleanup may be required prior to construction. Prior to making any commitments, investigate the time and cost it will take to be able to use this site.

#### Determine if the site is considered contaminated.

The following links provide information to determine if a site is considered contaminated and what cleanup measures may be required prior to construction.

- [Contaminated site database, Ecology](#)
- [Information for businesses, Department of Ecology TCP](#)
- [Voluntary Cleanup Program, Ecology](#)
- [Focus sheet on MTCA](#)

### 3-B: Frontage Improvements

Improvements are required to bring the site up to city standards (sidewalks, curbs, gutters, curb ramps, driveway/alley approaches, or street/alley rights-of-way) in the following circumstances:

- New buildings
- Any change in the occupancy classification or additions/alterations/repairs of an existing structure that result in an increase in pedestrian or vehicular traffic
- When repairs/replacements are needed to any existing site improvements.

**IMPORTANT:** These requirements are *site specific* and the city can provide detailed requirements at the General Information Meeting after reviewing the details of your plan. Frontage improvements shall be completed prior to occupancy.

### 3-C: Site Improvements & Building Upgrades

Site improvements and building upgrades are required to bring sites up to city standards.

**Assess the improvements currently in place on a property and plan for extra cost and time to complete each.**

#### Site Improvements

Upgrades to the stormwater infrastructure and landscaping may be required in the following situations:

- New construction,
- Additions to existing buildings,
- Certain occupancy changes, and
- When the item is in disrepair or not to code.

#### Building Upgrades

Renovations and additions to an existing building may require the following:

- Upgrade to fire and life safety systems
- Improve ADA accessibility (requires at least 20% of alteration expenses to be for this purpose)
- Frontage and site improvements (stormwater, landscaping, frontage, traffic mitigations)

Renovations and additions involving *structural changes or exceeding 50% of the total floor area* of the building may require the following:

- Professional evaluation of the building's structural system (provide a structural report).
- Upgrades related to fire and life safety (see below)
- Meet all accessibility barrier-free requirements (ADA).

- Frontage and on-site and off-site improvements (stormwater, landscaping, frontage, traffic mitigations)

## Fire and Life Safety

The fire and life safety equipment and types of construction materials required for your facility are based on the occupancy classification of your facility (see 1-E: Occupancy Classification). These requirements are found in the [International Building Code](#) and will likely apply in most jurisdictions.

Fire and life safety requirements are based on the permitted occupancy of the facility after construction/renovations. Occupancy is calculated based on size and use of each space within the facility (office areas, production, storage, etc.).

Changing the permitted occupancy of an existing building may require life safety, exiting and/or building improvements.

### Private hydrant(s)

Private hydrants are required for buildings 300+ ft. from hydrant and for buildings w/sprinklers 600+ ft. from hydrant). [More info](#)

Fire and Life Safety Requirements			
Group	Fire Alarms	Automatic sprinkler system	Construction specifications
<b>Business</b>			
<b>Group B</b>	Manual fire alarm system required: <ul style="list-style-type: none"> <li>• Occupant load of all floors is &gt;500</li> <li>• Occupant load in basement or upper floors is &gt;100</li> </ul>		
<b>Factory Industrial</b>			
<b>Group F-2 (Low-hazard)</b>	Manual fire alarm system required if occupant load in basement or upper floors is >500		
<b>Group F-1 (Moderate-hazard)</b>	Manual fire alarm system required if occupant load in basement or upper floors is >500	Required throughout building when: <ul style="list-style-type: none"> <li>• Any one F-1 area &gt;12,000+ sq. ft.</li> <li>• All F-1 areas totaling &gt;24,000 sq. ft.</li> <li>• F-1 areas &gt;3 stories above grade</li> <li>• Manufacture of upholstered furniture or mattresses &gt;2,500 sq. ft.</li> </ul>	
<b>High-hazard</b>			
<b>Group H</b>	Manual fire alarm system required in H-5 occupancies and in occupancies used for the manufacture of organic coatings.  An automatic smoke detection system shall be installed for highly toxic gases, organic peroxides and oxidizers	Required!	Increased setbacks to lot lines (distance depends on hazard level)
<b>Storage</b>			
<b>Group S-1 (Moderate-hazard)</b>	An automatic smoke detection system shall be installed throughout high-piled combustible storage areas	Required throughout building when: <ul style="list-style-type: none"> <li>• Any one S-1 area &gt;12,000+ sq. ft.</li> <li>• All S-1 areas totaling &gt;24,000 sq. ft.</li> <li>• S-1 areas &gt;3 stories above grade</li> <li>• S-1 areas &gt;5,000 sq. ft. used to store commercial trucks or buses</li> <li>• Storage of upholstered furniture or mattresses &gt;2,500 sq. ft.</li> </ul>	

### 3-D: Setbacks and Landscaping

Every development must provide sufficient screening and setbacks so that neighboring properties are shielded from any adverse external effects of that development.

Where screening is required, only the property under application for development is responsible for installing the screening.

#### Setbacks

Minimum distance from property lines are detailed in the [building setback requirements](#) for all buildings and include the following:

- 30 ft. from common boundary lines with lots in residential zones

- 25 ft. from arterial and non-arterial street right-of-way lines
- 15 ft. from any open drainage facility
- 5 ft. feet from any lot line or easement

Also see [Density and Dimensional Standards](#) for additional information.

#### Landscaping

The following table provides a general overview of the [screening and tree requirements](#).

Also see [MCC Section 20.76.050: Table of Screening Requirements](#).

Screening Requirements		
Factor	Type	Requirement
Adjacent to other uses	<b>Screening (Types A-C)</b>	Minimum 5 ft. or wider insulate or isolate uses and minimum of 10 ft. on street frontages. Generally required between manufacturing and most other uses.
Adjacent to state routes	<b>Special Screening (30 ft.-wide)</b>	All industrial zoning districts adjacent to Interstate 5, State Route 9, State Route 530, and State Route 531 east of 67 <sup>th</sup> Avenue NE and along common boundaries wherever any non-residential and residential zoning districts abut (the properties are not considered to abut where a road separates the districts.)
Common boundaries with residential districts		
Newly created, widened, or improved streets	<b>Street Trees</b>	Average of one deciduous tree every 30 feet within the landscape strip along both sides of all newly created, widened, or improved streets

#### General Information Meetings: *Free and highly recommended for all projects!*

Get your site-specific questions answered. Submit preliminary plans and meet with city staff one week later (on Wednesdays) to answer questions prior to moving into the design phase of the development. See the [General Information Meeting](#) application for additional information