

**PLANNING COMMISSION AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

**AGENDA TITLE:** Public Hearing on Development Code Amendments #301727  
**DEPARTMENT:** Planning & Community Development  
**PRESENTED BY:** Steven Szafran, AICP  
Rachael Markle, AICP, Planning & Community Development  
Director

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Public Hearing | <input type="checkbox"/> Study Session | <input type="checkbox"/> Recommendation Only |
| <input type="checkbox"/> Discussion                | <input type="checkbox"/> Update        | <input type="checkbox"/> Other               |

**INTRODUCTION**

At the January 5 study session, the Planning Commission:

- Reviewed the proposed Development Code Amendments
- Asked questions regarding the proposed amendments
- Received public comment
- Deliberated and asked further questions of staff
- Developed a recommended set of Development Code Amendments for the public hearing

**BACKGROUND**

The public hearing is the chance for the Planning Commission to respond to changes suggested at the study session and for the public to make any comments regarding any of the proposed development code amendments.

There was one amendment, 20.40.210 – Accessory Dwelling Units, which generated more discussion than the others and also compelled the community to speak on the issue. The amendment is analyzed below.

- Staff withdrew several amendments including 20.20.018, 20.20.032, 20.20.046, 20.30.100, 20.40.120, 20.80.030, 20.80.110, 20.80.220, and 20.80.230.
- Language was modified in section 20.40.210 – Accessory Dwelling Units
- The rest of the amendments did not change.

**PROPOSAL & ANALYSIS OF UPDATED DEVELOPMENT CODE AMENDMENTS**

The following amendments were changed from the previous study session:

- 20.40.210 – Accessory Dwelling Units

Approved By:

Project Manager 

Planning Director 

Staff originally proposed that “detached accessory dwelling units shall not be larger than 50% of the living area of the primary residence”. This means that attached ADU’s may be any size as long as building coverage and hardscape requirements are met.

A possible problem with this language is that a property owner with a modest sized home could make a big addition and call the original home the ADU and the new structure the primary residence. This was not staff’s intent.

It is staff’s intent to allow an ADU where one could be easily placed in mostly split-level or two story homes where the bottom and top levels are of equal size.

To further narrow the scope of the ADU amendment, staff proposes new language as an exception to letter “D”:

- ❖ 20.40.210 (D) – Accessory dwelling units shall not be larger than 50 percent of the living area of the primary residence.

Attached accessory dwelling units where building square footage will not be increased by more than 10% may be larger than 50 percent of the primary residence.

The new proposed language will accomplish two things; first, it will allow conversion of the basement or lower level of a house while still proving the property owner to add on a modest addition for some space lost to the lower level addition. Second, the amendment stops the construction of potentially out of scale new additions for the purpose of creating an ADU that may not fit into the character of the existing neighborhood.

The new language for ADU’s is included as **Attachment A**.

### **TIMING AND SCHEDULE**

- Department of Commerce noticed on November 22, 2011
- Department of Ecology was noticed on December 12, 2011
- SEPA Determination was issued on December 12, 2011
- Planning Commission Public Hearing noticed December 13, 2011
- Planning Commission Study Session: January 5, 2012
- Planning Commission Public Hearing: February 2, 2012
- Council Study Session scheduled for March 5, 2012
- Council adoption scheduled for March 26, 2012
- Other venues in addition to the Seattle Times that were used to distribute information about this item: City Website and email.

## **PUBLIC COMMENT**

One public comment letter was received since the study session and five (5) people spoke at the meeting. Three people spoke specifically about the ADU amendment. The comment letter is included as **Attachment C**.

## **AMENDMENTS ADDED TO THE PARKING LOT**

There were a number of amendments that the Commission heard at the study session and had comments on. The Commission did not have comments or suggested changes to any of the proposed language that staff suggested but had comments about other language included in those sections. Due to the one week turn around between the Planning Commission's last meeting and preparation of this staff report, staff will look at the Commission's suggestions and bring those back to a future meeting. Staff anticipates one or two more rounds of Development Code amendments in 2012 so any new amendments will be introduced then. Planning Commission suggested amendments are located in **Attachment D**.

## **RECOMMENDATION**

Staff recommends that the Planning Commission recommend approval to the City Council on the proposed Development Code Amendments listed in **Attachment B**.

## **ATTACHMENTS**

- Attachment A – Proposed language for 20.40.210 – Accessory Dwelling Units
- Attachment B – Final list of Proposed Development Code Amendments in Legislative Format.
- Attachment C – Public Comment Letter
- Attachment D – New amendments suggested by Planning Commission for a Future Date

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**20.40.210 Accessory dwelling units.**

- A. Only one accessory dwelling unit per lot, not subject to base density calculations.
- B. Accessory dwelling unit may be located in the principal residence, or in a detached structure.
- C. Either the primary residence or the accessory dwelling unit shall be occupied by an owner of the property or an immediate family member of the property owner. Immediate family includes parents, grandparents, brothers and sisters, children, and grandchildren.

Accessory dwelling unit shall be converted to another permitted use or shall be removed, if one of the dwelling units ceases to be occupied by the owner as specified above.

- D. Accessory dwelling units shall not be larger than 50 percent of the living area of the primary residence.

Attached accessory dwelling units where building square footage will not be increased by more than 10% may be larger than 50 percent of the primary residence.

- E. One additional off-street parking space shall be provided for the accessory dwelling unit.
- F. Accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the primary residence.
- G. Accessory dwelling unit shall comply with all applicable codes and standards.
- H. Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County Department of Records and Elections prior to approval which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principle dwelling unit or the accessory dwelling unit, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this Code, and provides for the removal of the accessory dwelling unit if any of the requirements of this Code are violated. (Ord. 581 § 1 (Exh. 1), 2010; Ord. 238 Ch. IV § 3(B), 2000).

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20.20.016

Dwelling, Multifamily

Multifamily dwellings include: townhouses, apartments, mixed use buildings, single-family attached, and ~~two or more~~ than two duplexes located on a single parcel.

Table 20.30.040 – Summary of Type A Actions and Target Time Limits for Decision, and Appeal Authority.

Action Type	Target Time Limits for Decision	Section
<b>Type A:</b>		
1. Accessory Dwelling Unit	30 days	20.40.120, 20.40.210
2. Lot Line Adjustment including Lot Merger	30 days	20.30.400
3. Building Permit	120 days	All applicable standards
4. Final Short Plat	30 days	20.30.450
5. <del>Home Occupations</del> , Bed and Breakfast, Boarding House	120 days	20.40.120, 20.40.250, 20.40.260, 20.40.400
6. Interpretation of Development Code	15 days	20.10.050, 20.10.060, 20.30.020
7. Right-of-Way Use	30 days	12.15.010 – 12.15.180
8. Shoreline Exemption Permit	15 days	Shoreline Master Program
9. Sign Permit	30 days	20.50.530 – 20.50.610
10. Site Development Permit	60 days	20.20.046, 20.30.315, 20.30.430
11. Deviation from Engineering Standards	30 days	20.30.290
12. Temporary Use Permit	15 days	20.40.100, 20.40.540
13. Clearing and Grading Permit	60 days	20.50.290 – 20.50.370
14. Planned Action Determination	28 days	20.90.025



**20.30.353 Master Development Plan.**

**D. Development Standards.** Existing uses shall be subject to the following development standards:

1. Density is limited to a maximum of 48 units per acre;
2. Height is limited to a maximum of 65 feet;
3. Buildings must be set back at least 20 feet from property lines at 35 feet building height abutting all R-4 and R-6 zones. Above 35 feet buildings shall be set back at a ratio of two to one;
4. New building bulk shall be massed to have the least impact on neighboring single-family neighborhood(s) and development on campus;
5. At a minimum, landscaping along interior lot lines shall conform with the standards set forth in SMC [20.50.490](#);
6. ~~New e~~Construction of buildings and parking areas shall preserve existing significant trees to the maximum extent possible. Landscaping of parking areas shall at a minimum conform with the standards set forth in SMC [20.50.500](#);
7. Development permits for parking shall include a lighting plan for review and approval by the Planning Director. The lighting shall be hooded and directed such that it does not negatively impact adjacent residential areas;
8. The location, material, and design of any walkway within the campus shall be subject to the review and approval of the Planning Director; and
9. Where adjacent to existing single-family residences, ~~existing and new~~ campus roadways and parking areas shall be landscaped as much as possible in the space available to provide a visual screen. The amount and type of plant materials shall be subject to the review and approval of the Planning Director.

These standards may be modified to mitigate significant off-site impacts of implementing the master development plan in a manner equal to or greater than the code standards.

**20.30.770 Enforcement provisions.**

D. Civil Penalties.

7. a. Civil penalties will be waived ~~or reimbursed to the payer~~ by the Director or will be reimbursed to the payer by the Director, with the concurrence of the ~~Finance~~ Administrative Services Director, under the following documented circumstances:

1. The notice and order was issued in error; or
2. The civil penalties were assessed in error; or
3. Notice failed to reach the property owner due to unusual circumstances;

b. Civil penalties will be reduced by the Director to 20% of accrued penalties if compliance is achieved and the city is reimbursed its reasonable attorney fees incurred in enforcing the notice and order.

**Chapter 20.40  
Zoning and Use Provisions**

Sections:

Subchapter 1. Zones and Zoning Maps

- [20.40.010](#) Purpose.
- [20.40.020](#) Zones and map designations.
- [20.40.030](#) Residential zones.
- [20.40.040](#) Nonresidential zones.
- [20.40.045](#) Campus zones.
- [20.40.050](#) Special districts.
- [20.40.060](#) Zoning map and zone boundaries.

Subchapter 2. Permitted Uses

- [20.40.100](#) Purpose.
- [20.40.110](#) Use tables.
- [20.40.120](#) Residential type uses.
- [20.40.130](#) Nonresidential uses.
- [20.40.140](#) Other uses.
- [20.40.150](#) Campus uses.

Subchapter 3. Index of Supplemental Use Criteria

- [20.40.200](#) Purpose.
- [20.40.210](#) Accessory dwelling units.
- [20.40.220](#) Adult use facilities.
- [20.40.230](#) Affordable housing.
- [20.40.240](#) Animals.
- [20.40.250](#) Bed and breakfasts.

<a href="#">20.40.260</a>	Boarding houses.
<a href="#">20.40.270</a>	Cemeteries and columbariums.
<a href="#">20.40.280</a>	<i>Repealed.</i>
<a href="#">20.40.290</a>	Conference center.
<a href="#">20.40.300</a>	<i>Repealed.</i>
<a href="#">20.40.310</a>	Court.
<a href="#">20.40.320</a>	Daycare facilities.
<a href="#">20.40.330</a>	Dormitory.
<a href="#">20.40.340</a>	Duplex.
<a href="#">20.40.350</a>	Eating and drinking establishments.
<a href="#">20.40.360</a>	Fire facility.
<a href="#">20.40.370</a>	Funeral home/crematory.
<a href="#">20.40.372</a>	Gambling.
<a href="#">20.40.380</a>	Golf facility.
<del><a href="#">20.40.390</a></del>	<del>Group homes.</del>
<a href="#">20.40.400</a>	Home occupation.
<a href="#">20.40.410</a>	Hospital.
<a href="#">20.40.420</a>	Interim recycling facility.
<a href="#">20.40.430</a>	Kennels and catteries.
<a href="#">20.40.435</a>	Library adaptive reuse.
<a href="#">20.40.440</a>	Manufactured homes.
<a href="#">20.40.450</a>	Medical office/outpatient clinic.
<a href="#">20.40.460</a>	Mobile home parks.
<a href="#">20.40.470</a>	Performing arts companies/theaters.
<a href="#">20.40.480</a>	Public agency or utility office.

<a href="#">20.40.490</a>	Public agency or utility yard.
<a href="#">20.40.495</a>	Recreational vehicle.
<a href="#">20.40.500</a>	School bus base.
<a href="#">20.40.505</a>	Secure community transitional facility.
<a href="#">20.40.510</a>	Single-family attached dwellings.
<a href="#">20.40.520</a>	Specialized instruction school.
<a href="#">20.40.530</a>	<i>Repealed.</i>
<a href="#">20.40.535</a>	Tent city.
<a href="#">20.40.540</a>	<i>Repealed.</i>
<a href="#">20.40.550</a>	Transit park and ride lot.
<a href="#">20.40.560</a>	Trucking and courier service.
<a href="#">20.40.570</a>	Unlisted use.
<a href="#">20.40.580</a>	<i>Repealed.</i>
<a href="#">20.40.590</a>	Veterinary clinics and hospitals.
<a href="#">20.40.600</a>	Wireless telecommunication facilities/satellite dish and antennas.
<a href="#">20.40.610</a>	Work release facility.

**20.40.210 Accessory dwelling units.**

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- G. Accessory dwelling unit shall comply with all applicable codes and standards.
- H. Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County Department of Records and Elections prior to approval which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principle dwelling unit or the accessory dwelling unit, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this Code, and provides for the removal of the accessory dwelling unit if any of the requirements of this Code are violated. (Ord. 581 § 1 (Exh. 1), 2010; Ord. 238 Ch. IV § 3(B), 2000).

**~~20.40.390 Group homes.~~**

~~See Community Residential Facilities I and II. (Ord. 238 Ch. IV § 3(B), 2000).~~

**20.40.400 Home occupation.**

Intent/Purpose: The City of Shoreline recognizes the desire and/or need of some citizens to use their residence for business activities. The City also recognizes the need to protect the surrounding areas from adverse impacts generated by these business activities.

Residents of a dwelling unit may conduct one or more home occupations as an accessory use(s), provided:

A. The total area devoted to all home occupation(s) shall not exceed 25 percent of the floor area of the dwelling unit. Areas with garages and storage buildings shall not be considered in these calculations, but may be used for storage of goods associated with the home occupation.

B. In residential zones, all the activities of the home occupation(s) (including storage of goods associated with the home occupation) shall be conducted indoors, except for those related to growing or storing of plants used by the home occupation(s).

C. No more than two nonresident FTEs working on site shall be employed by the home occupation(s).

D. The following activities shall be prohibited in residential zones:

1. Automobile, truck and heavy equipment repair;
2. Auto body work or painting; and
3. Parking and storage of heavy equipment.
4. On-site metals and scrap recycling

E. In addition to required parking for the dwelling unit, on-site parking shall be provided as follows:

1. One stall for each nonresident FTE employed by the home occupation(s); and
2. One stall for patrons when services are rendered on site.

F. Sales shall be by appointment or limited to:

1. Mail order sales; and
2. Telephone or electronic sales with off-site delivery.

- G. Services to patrons shall be arranged by appointment or provided off site.
- H. The home occupation(s) may use or store a vehicle for pickup of materials used by the home occupation(s) or the distribution of products from the site, provided:
1. No more than two such vehicles shall be allowed;
  2. Such vehicles shall not exceed gross weight of 14,000 pounds, a height of nine feet and a length of 22 feet.
- I. The home occupation(s) shall not use electrical or mechanical equipment that results in:
1. A change to the fire rating of the structure(s) used for the home occupation(s), unless appropriate changes are made under a valid building permit; or
  2. Visual or audible interference in radio or television receivers, or electronic equipment located off premises; or
  3. Fluctuations in line voltage off premises; or
  4. Emissions such as dust, odor, fumes, bright lighting or noises greater than what is typically found in a neighborhood setting.

~~J. Home occupations that are entirely internal to the home; have no employees in addition to the resident(s); have no deliveries associated with the occupation; have no on-site clients; create no noise or odors; do not have a sign; and meet all other requirements as outlined in this section may not require a home occupation permit. One sign not exceeding four square feet may be installed without a sign permit per 20.50.610(O). It may be mounted on the house, fence or freestanding on the property (monument style). Any additional signage is subject to permit under SMC 20.50.~~

~~H. All home occupations must comply obtain a with business license requirements, subject to consistent with Chapter 5.05 of the Shoreline Municipal Code Title 5.~~

Note: Daycares, community residential facilities ~~such as group homes~~, animal keeping, bed and breakfasts and boarding houses are regulated elsewhere in the Code. (Ord. 581 § 1 (Exh. 1), 2010; Ord. 352 § 1, 2004; Ord. 299 § 1, 2002; Ord. 238 Ch. IV § 3(B), 2000).



**20.40.495 Recreational vehicle.**

Recreational vehicles (RVs) may be occupied for temporary lodging for up to two weeks (two weeks equals one occupancy) on a lot with the permission of the property owner subject to the following conditions:

- A. Limited to one recreational vehicle per lot plus additional recreational vehicles for every additional 10,000 square feet of lot, above the minimum lot size for a particular zone;
- B. No more than two occupancies per calendar year per lot;
- C. Such occupancy does not create a public health hazard or nuisance;
- D. RV must be parked on approved surface that meets the off-street parking construction standards in the Engineering guide Development Manual;
- E. RV may not be parked in yard setbacks;
- F. RV may be occupied for temporary lodging for up to 30 days if connected to approved utilities including water and wastewater disposal;
- G. No business occupation shall be conducted in said recreational vehicle;
- H. Recreational vehicles shall not use generators;
- I. Any deviation from time limits, number of occupancies per year, and number of recreational vehicles allowed may be proposed through a temporary use permit, SMC [20.40.540](#). (Ord. 301 § 1, 2002).

**20.40.600**

(G) General Siting Criteria.

~~1. The City of Shoreline encourages wireless telecommunication providers to plan more frequent, less conspicuous sites instead of attempting to stretch desirable range through use of taller than necessary towers.~~

~~2. The City of Shoreline believes that specific types of wireless telecommunication facilities are better placed in some locations of the City than in others. The City of Shoreline is committed to preserving those locations for existing and future carriers, and to avoid over development (saturation) of any prime location with WTFs. The City may request feasibility studies associated with applications for ground-mounted WTF which demonstrate that locations on existing structures have been explored as the preferred alternative.~~

~~3. The development of single-user WTFs tends to use up those few prime locations more quickly than if all these facilities were co-located. Generally, co-location on existing towers and attachment of antenna to existing structures and buildings are encouraged by less complex permit procedures.~~

~~4. Co-location shall be encouraged for all personal wireless service facility applications.~~

~~a. To the greatest extent that is technically feasible, new applicants shall be required to build mounts capable of accommodating at least one other carrier.~~

~~b. Co-locations shall be reviewed by the City on the basis of the site being built out (all available mounting capacity in use).~~

~~c. Any WTF that requires an SUP under the provisions of this chapter shall be separated by a minimum of 1,000 feet from any other facility requiring an SUP, unless located within an area designated as a prime wireless location by the City of Shoreline.~~

~~5-~~ 1. The following shall be considered by the applicants as preferred locations for WTF:

a. Existing site or tower where a legal WTF is currently located.

b. Publicly used structures such as water towers, utility poles, and other structure and/or buildings.

2. Wherever possible stealth installations such as antennas either hidden within existing structures (e.g. church steeples or cupolas) or mounted in new structures

designed to look like non-purpose-built towers (e.g. flag poles, fire towers, light standards) are required..

3. If not using stealth installation, structure-mounted antennas shall be camouflaged, either boxed or painted, to blend in with the surrounding structure.

4. Pole or tower-mounted antennas shall be low profile and flush-mounted.

(H) Modification. ~~From time to time, the applicant and/or co-applicant may want to alter the terms of the CUP or SUP by modifying specific features of the WTF. If any of the following changes are proposed or occur, such modifications must be submitted to the City of Shoreline as a renewal of the CUP or SUP. This provision shall not apply to routine maintenance of WTF, including "in-kind" replacement.~~

- ~~1. Addition to, or replacement of, any equipment specified in the original design submittals.~~
- ~~2. Change of the WTF design as specified in the original permit submittals.~~

Excluding "in-kind" replacements, modifications to existing sites, including the addition of new antennas to existing structure and building mounted facilities, shall meet all requirements of this section.

1. Additions to existing facilities shall incorporate stealth techniques to limit visual impacts.
2. The antennas shall be mounted as close to the pole as possible.
3. The diameter of existing facility may not be increased by adding larger frames or arms.

**20.50.260 Lighting – Standards.**

- A. Accent structures and provide security and visibility through placement and design of lighting.
- B. Parking area light post height shall not exceed 25 feet.

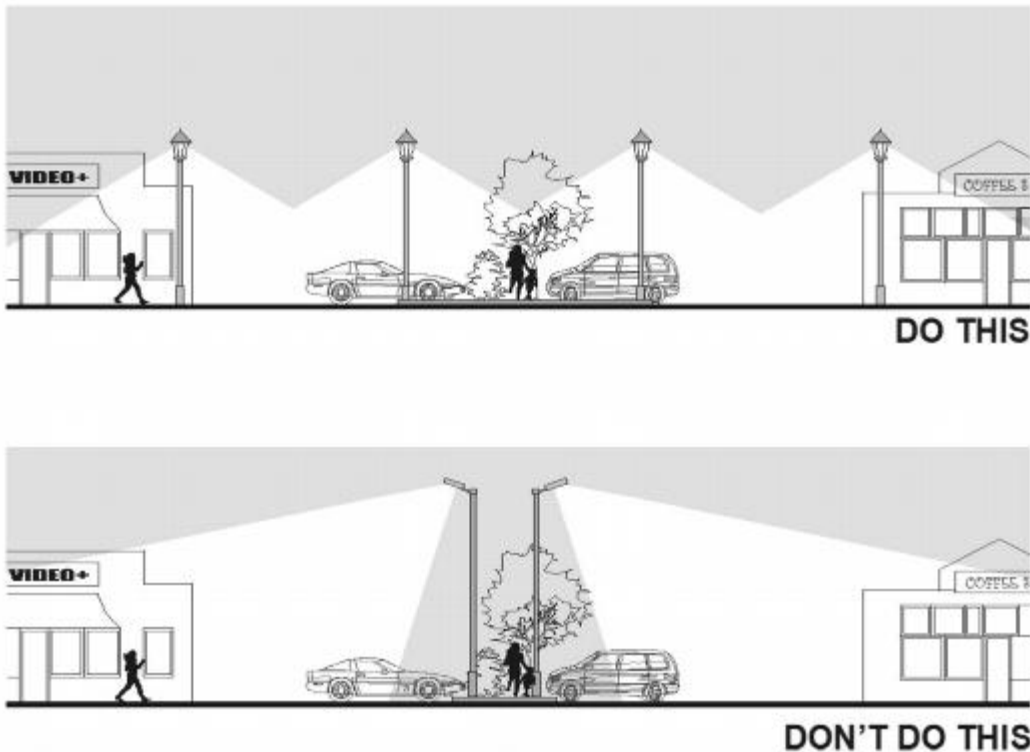


Figure 20.50.260: Locate lighting so it does not have a negative effect on adjacent properties.

- C. All building entrances should be well lit to provide inviting access and safety. Building-mounted lights and display window lights should contribute to lighting of pedestrian walkways.
- D. Lighting shall be provided for safety of traffic and pedestrian circulation on the site, as required by the Engineering Development Manual provisions. It shall be designed to minimize glare on abutting properties and adjacent streets. The Director shall have the authority to waive the requirement to provide lighting.
- E. Outdoor lighting shall be shielded and downlit from residential land uses. (Ord. 469 § 1, 2007; Ord. 238, Ch. V § 4(B-2), 2000).

**20.50.330 Project review and approval.**

A. Review Criteria. The Director shall review the application and approve the permit, or approve the permit with conditions; provided, that the application demonstrates compliance with the criteria below.

1. The proposal complies with SMC [20.50.340](#) through [20.50.370](#), or has been granted a deviation from the Engineering Development Manual standards.
2. The proposal complies with all standards and requirements for the underlying permit.
3. If the project is located in a critical area or buffer or has the potential to impact a critical area, the project must comply with the critical areas standards.
4. The project complies with all requirements of the Engineering Development Manual standards and SMC [13.10.200](#), Surface Water Management Code and adopted standards.
5. All required financial guarantees or other assurance devices are posted with the City.

B. Professional Evaluation. In determining whether a tree removal and/or clearing is to be approved or conditioned, the Director may require the submittal of a professional evaluation and/or a tree protection plan prepared by a certified arborist at the applicant's expense, where the Director deems such services necessary to demonstrate compliance with the standards and guidelines of this subchapter. Third party review of plans, if required, shall also be at the applicant's expense. The Director shall have the sole authority to determine whether the professional evaluation submitted by the applicant is adequate, the evaluator is qualified and acceptable to the City, and whether third party review of plans is necessary. Required professional evaluation(s) and services may include:

1. Providing a written evaluation of the anticipated effects of proposed construction on the viability of trees on a site;
2. Providing a hazardous tree assessment;
3. Developing plans for, supervising, and/or monitoring implementation of any required tree protection or replacement measures; and/or
4. Conducting a post-construction site inspection and evaluation.

C. Conditions of Approval. The Director may specify conditions for work at any stage of the application or project as he/she deems necessary to ensure the proposal's

compliance with requirements of this subchapter, critical area standards, the Engineering Development Manual standards, the adopted stormwater management regulations, and any other section of the Shoreline Development Code, or to protect public or private property. These conditions may include, but are not limited to, hours or seasons within which work may be conducted, or specific work methods.

**20.50.420 Vehicle access and circulation – Standards.**

- A. Driveways providing ingress and egress between off-street parking areas and abutting streets shall be designed, located, and constructed in accordance with the adopted Engineering Development Manual.
- B. Driveways for nonresidential development may cross required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 10 percent of the required landscaping is displaced by the driveway.
- C. Direct access from the street right-of-way to off-street parking areas shall be subject to the requirements of Chapter 20.60 SMC, Adequacy of Public Facilities.
- D. No dead-end alley may provide access to more than eight required off-street parking spaces.
- E. Businesses with drive-through windows shall provide stacking space to prevent any vehicles from extending onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other parking space areas. Stacking spaces for drive-through or drive-in uses may not be counted as required parking spaces.
- F. A stacking space shall be an area measuring eight feet by 20 feet with direct forward access to a service window of a drive-through facility.
- G. Uses providing drive-up or drive-through services shall provide vehicle stacking spaces as follows:
  - 1. For each drive-up window of a bank/financial institution, business service, or other drive-through use not listed, a minimum of five stacking spaces shall be provided.
  - 2. For each service window of a drive-through restaurant, a minimum of seven stacking spaces shall be provided.
- H. Alleys shall be used for loading and vehicle access to parking wherever practicable. (Ord. 469 § 1, 2007; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 6(B-4), 2000).

**20.50.550 Prohibited signs.**

A. Spinning devices; flashing lights; pennants.

Exception 20.50.550(A)(1): Traditional barber signs allowed only in NB, O, CB, MUZ and I zones.

B. Portable signs.

Exception 20.50.550(B)(1): One sidewalk sandwich board sign per business allowed only in NB, O, CB, NCBD, MUZ and I zones and must be located next to the curb edge of a sidewalk in such manner so as not to interfere with the opening of parking car doors. An unobstructed passage of 48 inches shall be maintained for wheelchair travel on a sidewalk.

C. Off-site identification and signs advertising products not sold on premises.

Exception 20.50.550(C)(1): Off-site signage shall be allowed in commercial zones as part of a joint sign package between the owners of two or more adjoining properties. In determining the total allowable size for all of the signs in the joint sign package, the total area of signs shall not exceed the area that would be allowed for all of the participating properties as if they were one property. The proposed signs must meet all applicable development standards of this code.

D. Outdoor advertising signs (billboards).

E. Signs mounted on the roof. (Ord. 560 § 4 (Exh. A), 2009; Ord. 369 § 1, 2005; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(C), 2000).



**Chapter 20.70  
Engineering and Utilities Development Standards**

Sections:

Subchapter 1. General Engineering Provisions

[20.70.010](#) Purpose.

[20.70.020](#) Engineering Development Manual ~~Guide~~.

Subchapter 2. Dedications

[20.70.110](#) Purpose.

[20.70.120](#) General.

[20.70.130](#) Dedication of right-of-way.

[20.70.140](#) Dedication of stormwater facilities.

[20.70.150](#) Dedication of open space.

[20.70.160](#) Easements and tracts.

Subchapter 3. Streets

[20.70.210](#) Purpose.

[20.70.220](#) Street classification.

[20.70.230](#) Street plan.

[20.70.240](#) Private streets.

[20.70.250](#) Street naming and numbering.

Subchapter 4. Required Improvements

[20.70.310](#) Purpose.

[20.70.320](#) Frontage improvements.

[20.70.330](#) Surface water facilities.

[20.70.340](#) Sidewalks, walkways, paths and trails.

Subchapter 5. Utility Standards

<a href="#">20.70.410</a>	Purpose.
<a href="#">20.70.420</a>	Utility installation.
<a href="#">20.70.430</a>	Undergrounding of electric and communication service connections.

**20.70.020 Engineering Development Manual Guide.**

Pursuant to ~~SMC [20.10.050](#)~~, the Director is authorized to prepare and administer an “Engineering Development Guide.” The Engineering Development Manual adopted in SMC 12.10.100 Guide includes processes, design and construction criteria, inspection requirements, standard plans, and technical standards for engineering design related to development. The specifications shall include, but are not limited to:

- A. Street widths, curve radii, alignments, street layout, street grades;
- B. Intersection design, sight distance and clearance, driveway location;
- C. Block size, sidewalk placement and standards, length of cul-de-sacs, usage of hammerhead turnarounds;
- D. Streetscape specifications (trees, landscaping, benches, other amenities);
- E. Surface water and stormwater specifications;
- F. Traffic control and safety markings, signs, signals, street lights, turn lanes and other devices be installed or funded; and
- G. Other improvements within rights-of-way. (Ord. 591 § 2 (Exh. B), 2010).

**SMC 20.70.150.D. All buildings must display addresses as follows:**

1. The owner, occupant, or renter of any addressed building or other structure shall maintain the address numbers in a conspicuous place over or near the principal entrance or entrances. If said entrance(s) cannot be easily seen from the nearest adjoining street, the address numbers shall be placed in such other conspicuous place on said building or structure as is necessary for visually locating such address numbers from the nearest adjoining street.
2. If the addressed building or structure cannot be easily seen or is greater than 50 feet from the nearest adjoining street, the address numbers shall be placed on a portion of the site that is clearly visible and no greater than 20 feet from the street.
3. The address numbers figures shall comply with currently adopted building and fire codes. ~~be easily legible figures, not less than three four inches high if a residential use or individual multifamily unit, nor less than five inches high if a commercial use. Numbers shall contrast with the color of the structure upon which they are placed, and shall either be illuminated during periods of darkness, or be reflective, so they are easily seen at night.~~ (Ord. 238 Ch. VII § 3(C), 2000).

**SMC 20.70.320 Frontage improvements**

Frontage improvements shall be ~~provided and~~ upgraded or installed pursuant to standards set forth in the Transportation Master Plan Street Classification Map (Fig. A), the Master Street Plan contained in Appendix D of the Transportation Master Plan and the Engineering Development Guide Manual for the specific street which is substandard to satisfy adequate public roadways required for subdivisions by Chapter 58.17 RCW and Chapter 20.30 SMC, Subchapter 7 and to mitigate direct impacts of land use approvals. Deviations from the Engineering Development Manual may be considered through a Deviation from the Engineering Standards as set forth in SMC 20.30.290.

- A. Standard frontage improvements consist of curb, gutter, sidewalk, amenity zone and landscaping, drainage improvements, and pavement overlay to one-half of each right-of-way abutting a property as defined for the specific street classification. Additional improvements may be required to ensure safe movement of traffic, including pedestrians, bicycles, transit, and nonmotorized vehicles. The improvements can include transit bus shelters, bus pullouts, utility undergrounding, street lighting, signage, and channelization.
- B. Frontage improvements are required for:

1. All new multifamily, nonresidential, and mixed-use construction;
2. Remodeling or additions to multifamily, nonresidential, and mixed-use buildings or conversions to these uses that increase floor area by 20 percent or greater, as long as the original building footprint is a minimum of 4,000 square feet, or any alterations or repairs which exceed 50 percent of the value of the previously existing structure;
3. Subdivisions.
4. Development consisting of more than one dwelling unit on a single parcel.

Exception:

i. Subdivisions, short plats, and binding site plans where all of the lots are fully developed.

C. Exemptions to some or all of these requirements may be allowed if the street will be improved as a whole through a Local Improvement District (LID) or Capital Improvement Project scheduled to be completed within five years of permit issuance. In such a case, a contribution may be made and calculated based on the improvements that would be required of the development. Contributed funds shall be directed to the City's capital project fund and shall be used for the capital project and offset future assessments on the property resulting from an LID. An LID "no-protest" commitment shall also be recorded. Adequate interim levels of improvements for public safety shall be required.

D. Required improvements shall be installed by the applicant prior to final approval or occupancy.

E. For subdivisions the improvements shall be completed prior to final plat approval or post a bond or other surety as provided for in SMC [20.30.440](#). (Ord. 591 § 2 (Exh. B), 2010).

**From:** Carrie M. Kovacevich[SMTP:CARRIE@LAKEVIEWLAW.COM]  
**Sent:** Friday, January 06, 2012 5:53:34 PM  
**To:** Plancom  
**Subject:** RE: Accessory Dwelling Units - LLC Ownership of Property  
**Auto forwarded by a Rule**

Dear Commissioners:

I was unable to access the King County iMAP last night. To complete my e-mail, I wanted to provide you with links to the two rental units near us (within two or three houses) that are owned by an entity, as opposed to an individual.

16316 25<sup>th</sup> Place N.E. (rented to an adult group home) is owned by Knight Properties LLC:  
<http://info.kingcounty.gov/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=3996900580>

16304 26<sup>th</sup> Avenue N.E. (rented to an individual) is owned by BAC Home Loan Servicing LP, a limited partnership:  
<http://info.kingcounty.gov/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=3996900460>.

Thank you.

Carrie

Carrie M. Kovacevich

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New Amendments proposed by Planning Commission on January 5, 2012

**20.40.400 – Home Occupation**

Subsection A - The Commission requested staff look at the area for home occupations within the principle residence. Is 25% maximum area a fair number? A person with a 1,000 square foot home is more limited than a person with a 4,000 square foot home.

Subsection E – Commission requested Staff look at parking requirements for a home based business.

Subsection H – How are vehicles that are used for dual purposes treated in regards to the home occupation rules?

**20.40.495 – Recreational Vehicles**

Introduction – Commissioners were confused about the requirement limiting temporary lodging for up to two weeks. Does this mean that a property owner who owns said RV cannot stay in it more than two weeks a year?

Subsection H – There should be an exception for solar generators or other types of generators that do not make any noise.

**20.40.210 – Accessory Dwelling Units**

Should ADU's be required to have separate addresses for ease of emergency responders responding to an emergency?