

ORDINANCE NO. 352

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE DEVELOPMENT CODE CHAPTERS 20.20, 20.30, 20.40, 20.50, 20.70, 20.80 AND 20.90, INCLUDING CHANGES TO HOME BUSINESS REGULATIONS; ALLOWING PITCHED ROOF IN HIGH DENSITY RESIDENTIAL ZONES TO EXTEND 5 FEET ABOVE THE BASE HEIGHT LIMIT OF 35 FEET; CLARIFICATION OF RIGHT-OF-WAY REGULATIONS; CLARIFICATION OF COMPONENTS OF THE SIGN STANDARDS AND TECHNICAL AMENDMENTS.

WHEREAS, the City adopted Shoreline Municipal Code Title 20, the Development Code, on June 12, 2000;

WHEREAS, the Shoreline Municipal Code Chapter 20.30.100 states "Any person may request that the City Council, Planning Commission, or Director initiate amendments to the text of the Development Code"; and

WHEREAS, the City received two (2) complete applications from the public to amend the Development Code; and

WHEREAS, the City Council proposed one (1) amendment to the Development Code in response to a public request; and

WHEREAS, City staff drafted twenty-four (24) additional amendments to the Development Code;

WHEREAS, the Planning Commission developed a recommendation on all of the proposed amendments; and

WHEREAS, a public participation process was conducted to develop and review amendments to the Development Code including:

- A public comment period on the proposed amendments was advertised from January 29, 2004 to February 13, 2004; and
- The Planning Commission held a Public Hearing and formulated its recommendation to Council on the proposed amendments on March 4, 2004.

WHEREAS, a SEPA Determination of Nonsignificance was issued on February 18, 2004 in reference to the proposed amendments to the Development Code; and

WHEREAS, the proposed amendments were submitted to the State Department of Community Development for comment pursuant WAC 365-195-820; and

WHEREAS, the Council finds that the amendments adopted by this ordinance are consistent with and implement the Shoreline Comprehensive Plan and comply with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW; and

WHEREAS, the Council finds that the amendments adopted by this ordinance meet the criteria in Title 20 for adoption of amendments to the Development Code;

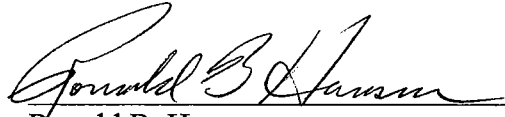
**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE,
WASHINGTON DO ORDAIN AS FOLLOWS:**

Section 1. Amendment. Shoreline Municipal Code Sections 20.20, 20.30, 20.40, 20.50, 20.70, 20.80 and 20.90 are amended as set forth in Exhibit A, which is attached hereto and incorporated herein.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. Effective Date and Publication. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON JUNE 14, 2004.




Ronald B. Hansen
Mayor

ATTEST:



Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:



Ian Sievers
City Attorney

Date of Publication: June 17, 2004
Effective Date: June 22, 2004