

20.30.410 Preliminary subdivision review procedures and criteria.

The preliminary short subdivision may be referred to as a short plat – Type B action.

The preliminary formal subdivision may be referred to as long plat – Type C action.

Review criteria: The following criteria shall be used to review proposed subdivisions:

A. Environment tal.

1. Where environmental resources exist, such as trees, streams, ravines or wildlife habitats, the proposal shall be designed to fully implement the goals, policies, procedures and standards of the critical areas chapter, Chapter 20.80 SMC, Critical Areas, and the tree conservation, land clearing and site grading standards sections.
2. The proposal shall be designed to minimize grading by using shared driveways and by relating street, house site and lot placement to the existing topography.
3. Where conditions exist which could be hazardous to the future residents of the land to be divided, or to nearby residents or property, such as, flood plains, steep slopes or unstable soil or geologic conditions, a subdivision of the hazardous land shall be denied unless the condition can be permanently corrected, consistent with subsections (A) (1) and (2) of this section.
4. ~~The proposal shall be designed to minimize off-site impacts, especially upon drainage and views.~~

20.50.150 Storage space for the collection of trash, recyclables, and compost and service area location and screening – Standards.

Developments shall provide storage space for the collection of garbage, recyclables, and compost consistent with Shoreline's current service provider as follows:

A. The storage space shall be provided at the rate of:

1. One 16' X 10' (10' X 10' for garbage containers and 6'X 10' for recycle and food waste containers) collection area for every 30 dwelling units in a multifamily building and one-half square-foot per

~~dwelling unit in multiple dwelling developments except where the development is participating in a City-sponsored or approved direct collection program in which individual recycling bins are used for curbside collection;~~

2. The storage space for residential developments shall be apportioned and located in collection points as follows:
 - a. The required storage area shall be dispersed in collection points throughout the site when a residential development comprises more than one building.
 - b. There shall be one collection point for every 30 dwelling units.
 - c. Collection points may be located within residential buildings, in separate buildings/structures without dwelling units, or outdoors.
 - d. Collection points located in separate buildings/structures or outdoors shall be no more than 200 feet from a common entrance of a residential building.
 - e. Collection points shall be located in a manner so that hauling trucks do not obstruct pedestrian or vehicle traffic on-site, or project into any public right-of-way.
- B. The collection points shall be designed as follows:
 1. Dimensions of the collection points shall be of sufficient width and depth to enclose containers for recyclables.
 2. Architectural design of any structure enclosing an outdoor collection point or any building primarily used to contain a collection point shall be consistent with the design of the primary structure(s) on the site.
 3. Collection points shall be identified by signs not exceeding two square feet.
 4. A six-foot wall or fence shall enclose any outdoor collection point.
 5. Enclosures for outdoor collection points and buildings used primarily to contain a collection point shall have gate openings at least 12 10 feet wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12 feet.
 6. Weather protection of garbage, recyclables, and compost shall be ensured by using weatherproof containers or by providing a roof over the storage area.

20.50.440 Bicycle facilities – Standards.

A. In any developments required to provide six or more parking spaces, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type parking facilities unless otherwise specified. Off-street parking areas

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shall contain at least one bicycle parking space for every 12 spaces required for motor vehicles.

~~Exception 20.50.440(A) (1):~~ One indoor bicycle storage space shall be provided for every two dwelling units in townhouse and apartment residential uses, unless individual garages are provided for every unit. The Director may reduce the number of bike rack parking spaces if indoor **bicycle** storage facilities are available to all residents.

Exception 20.50.440(A)(1): The Director may reduce bike rack parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location provided bike rack parking is not completely eliminated.

Exception 20.50.440(A) (2): The Director may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination will include, but not be limited to,

1. Park/playfield;
2. Marina;
3. Library/museum/arboretum;
4. Elementary/secondary school;
5. Sports club; or
6. Retail business (when located along a developed bicycle trail or designated bicycle route).

B. Bicycle facilities for patrons shall be designed to allow either a bicycle frame or wheels to be locked to a structure attached to the pavement.

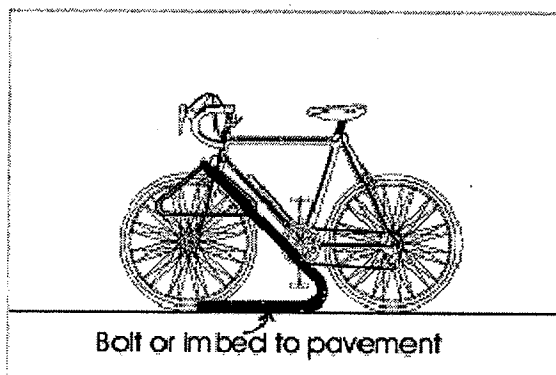


Figure 20.50.440(B): Illustration of bicycle facility suitable for locking a bike to the structure.

C. All bicycle parking and storage facilities shall be located within 100 feet of the building entrance and shall be located in safe, visible areas that do not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime use.

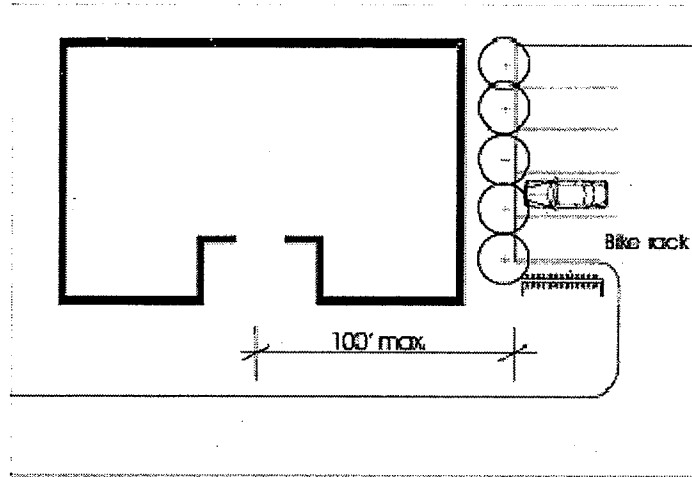


Figure 20.50.440(C): Illustration of desired bicycle facility location.

D. When more than 10 people are employed on-site, enclosed locker-type parking facilities for employees shall be provided. The Director shall allocate the required number of parking spaces between bike rack parking and enclosed locker-type parking facilities. (Ord. 238 Ch. V § 6(C-2), 2000).

20.60.050 Adequate fire protection.

All new development shall be served by adequate fire protection as set forth below:

- A. The site of the development proposal is served by a water supply system that provides at 1,000 gallons per minute at a fire hydrant located no farther than 350 feet from the site is consistent with the provisions of Chapter 15.05 of the SMC;
- B. The development proposal has adequate access to a street system or fire lane system that provides life safety/rescue access, and other adopted fire protection requirements for buildings;
- C. The timing of installation of required fire protection improvements for development proposals shall be stated in the project approval or approving ordinance and installed prior to occupancy. The improvements may be secured with a bond or similar security upon approval from the Director and the Fire Marshal. (Ord. 238 Ch. VI § 2(C), 2000).

20.90.080 Parking, access, and circulation.

- A. Alleys. A system of alleys and access lanes should provide easy access to buildings and parking lots located in the rear of the properties behind the buildings facing 15th Avenue N.E. This alley system is a secondary circulation system that helps avoid too many

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curb cuts on 15th Avenue N.E. Curb cuts would disrupt the desired pedestrian main street character.

In Figure 20.90.080 only a portion of the alley system is specifically located to allow for maximum flexibility for an alley system within the alley zone.

This system prohibits alleys or access lanes within 100 ft. from an intersection and 50 ft. from a pedestrian crosswalk.

Also this alley system should provide pedestrian linkages through mid-blocks and between properties. Lighting shall be provided for pedestrian safety.

B. Parking Location. All surface parking lots shall be located behind buildings.

C. Required Parking Spaces.

Residential: Minimum ~~1 space/dwelling unit (regardless of number of bedrooms)~~ 1 space for studio unit, 1.3 spaces for 1 bedroom unit, and 1.6 spaces for 2 or more bedroom unit.

Commercial: Minimum 1 space/500 sq. ft. gross floor area.

D. Parking Access. The number of parking lot entrances, driveways, and curb cuts shall be minimized.

E. All applicable standards of Chapter 20.50, Subchapter 6 (Sections 20.50.380 through 20.50.520) shall apply. (Ord. 281 § 7, 2001).

City staff believes that Shoreline's parking standards should be uniform throughout the City. Shoreline's parking code (in all other parts of Shoreline) is based on bedrooms and not per unit like the North City Business District.