



**Attachment: A**  
**Proposed**  
**Development Code**  
**Amendments for**  
**2001**

## Development Code Amendments

Tab #	Request	Planning Commission Recommendation	Notes
1	Add definition of Dwelling, Multifamily and clarify the types of uses that are to be regulated as multi family dwellings.	Recommended. (vote: 8-0)	Amended staff definition to remove cottage housing from MF definition.
2	Change definition of dwelling unit to "residential living facility, distinguished from lodging such as hotel/motel or dormitory."	Recommended. (vote: 7-1)	Commissioner McClelland dissented because the definition of dwelling unit needed improvement and should be the same as the Uniform Building Code definition for DU.
3	Amend the Code to clarify that requirements for setbacks refer to minimum required yard setbacks unless otherwise noted.	Recommended. (vote: 8-0)	
4	Add definition and regulations for "shipping containers."	Recommended. (vote: 7-0)	Further work recommended in 2002 to address outdoor storage in all zones.
5	(a) Add detail to the Neighborhood Meeting requirements which are currently used as guidelines only; and (b) Add detail to the Neighborhood Meeting requirements which are currently used as guidelines only including notification of occupants, requiring a meeting summary be sent to attendees, and including meeting attendees on the official party of record list.	Recommended (vote: 6-1) Commissioner Harris dissented.	Recommends adding to administrative handout: distribution of meeting meetings to participants & noticing occupants.
6	Amend last line of section to, "The notice of decision shall be sent to all parties of record."	Recommended. (vote: 8-0)	

## Development Code Amendments

Tab #	Request	Planning Commission Recommendation	Notes
7	Add (4), "Dedications to the City of Shoreline for required right-of-way, storm water facilities, open space, and easements and tracts may be required as a condition of approval."	Recommended. (vote: 8-0)	
8	Add RV to use table as P-I in every zone. Index criteria to allow RVs in any zone w/ owners permission for up to 2 weeks.	Not recommended. (vote: 6-1)	This amendment was submitted by Rev. Steve Ulmer.
9	Delete the index criteria for utility facilities b/c it contradicts itself.	Recommended. (vote: 8-0)	
10	Amend sub-section to include small livestock and further detail exceptions to requiring unaltered animals kept outdoors be leashed or located in a confined area.	Recommended. (vote: 8-0)	
11	Delete sub-sections in the Supplemental Use Criteria Index for Community Residential Facilities.	Recommended. (vote: 8-0)	
12	Amend third bullet to read, "Setback a minimum of 40 feet from a public street, except for an area which is a maximum of (1) 50 feet wide; or (2) 50% of the lot width along the public street frontage, whichever is less, where parking shall have a minimum setback of 15 feet from a public street."	Recommended. (vote: 8-0)	
13	Exempt Home Occupations that do not have employees, deliveries, on site clients, noise, odor, signs, etc. from permitting.	Recommended. (vote: 6-0)	The Planning Commission clarified that there should be no <u>on-site</u> clients.
14	Expand (B) to include vehicle maintenance and equipment storage and parks maintenance facilities.	Recommended. (vote: 6-0)	
15	Increase the height in R-48 to 60 ft.	Recommended. (vote: 6-0)	The Planning Commission amended the original proposal. There are now two amendments regarding height in the R-48 zone. See Tab 15 for the recommended amendments.

## Development Code Amendments

Tab #	Request	Planning Commission Recommendation	Notes
16	Reduce height of structures in Industrial zones adjacent to R-4 and R-6 zoned property to 50 ft. unless a subarea or master plan has been adopted	Recommended (vote: 7-0)	The concept of reducing height for Industrial properties adjacent to R-4 & R-6 zoned property was submitted by Kathleen Williamson. Staff proposed an alternative to her amendment. The Planning Commission recommended the staff alternative. <b>Note: Staff recommends changing the word adjacent to abutting. Adjacent is not defined in the Code, but abutting is defined. This was corrected in Tab 15, but was not corrected in Tab 16.</b>
17	Add regulations for setbacks from utility corridors and projections into setbacks	Recommended. (vote: 6-0)	
18	Add regulations for setbacks from half streets	Recommended. (vote: 6-0)	
19	Change may to shall in exception for eaves in setbacks.	Recommended. (vote: 6-0)	Chair Gabbert requested that the issue of allowing the projection of eaves into the 5 foot setback be considered for the 2002 work program.
20	Clarify the location of access for SF and MF developments.	Recommended. (vote: 6-0)	
21	Add exception 20.50.070(3): Individual garage or carports, at least 20 linear ft. of driveway shall be provided	Recommended. (vote: 6-0)	
22	Correct the drawing by removing "or a+c"	Recommended. (vote: 6-0)	

Development Code Amendments			
Tab #	Request	Planning Commission Recommendation	Notes
23	Delete Subsection (A) and Amend sub-section to read, "The maximum height of fences located along a property line shall be six feet, subject to the site clearance provisions of Sections 20.70.170, 20.70.180 and 20.70.190(C)."	Recommended. (vote: 7-1) Commissioner McAuliffe dissented.	
24	Proposed Good Neighbor Lighting Standards for the City	Recommended. (vote: 7-0)	
25	New Section: Thresholds (inserted in between Purpose and Standards on each page) to clearly indicate how and when the provisions of for site improvements apply to development proposals.	Recommended (vote: 7-0)	
26	Add (G), "Garages covered car ports either detached from or attached to the main structure shall not protrude beyond the front building facade	Recommended (vote: 7-0)	
27	New exception to 50% building frontage requirement in Mixed Use, Commercial, and other Nonresidential zones.	Recommended (vote: 7-0)	
28	Clarify that the requirement applies to all buildings facing the street.	Recommended. (vote: 7-0)	
29	Change Clearing and Grading from a Type B process to a Type A Process; and Increase the SEPA threshold from "100" cubic yards and replace with "500" cubic yards.	Recommended (vote: 7-0).	
30	Reduce the number of replacement trees required from 2 to 1 in C.1 & from 4 to 3 in C.2.	Recommended. (vote: 7-0)	
31	Correct the reference for accessible parking to WAC 51-40-1100 Chapter 11 & illustration to read 4' 5".	Recommended. (vote: 6-0)	

## Development Code Amendments

Tab #	Request	Planning Commission Recommendation	Notes
	Rewrite of "Signs" sub-chapter (As amended to remove proposed changes to prohibited and temporary signs. Prohibited and Temporary signs should be added as a work item for 2002.)	Recommended. (vote: 7-0)	Staff originally proposed adding banners and inflated signs to the list of Prohibited signs. The Planning Commission amended that part of the amendment to the Signs subchapter - by removing banners & portable signs and recommends further work on this & other sign issues in 2002.
32	Add following sentence: "Multi family development of more than 4 units shall use Type I landscaping when adjacent to Single Family zoning and Type II landscaping when adjacent to multi-family and commercial zoning within the required setback."	Recommended. (vote: 6-0)	
33	Prohibit septic tanks.	Recommended. (vote: 8-0)	
34	Clarifying that the City doesn't maintain all public ROW as streets	Recommended. (vote: 6-0)	
35	Amend to read, "For the intersection of a residential driveway with a public street, a sight distance triangle for a site access point shall be determined by measuring 15 feet along the street lines and 15 feet along the edges of the driveway beginning at the respective points of intersection. The third side of each triangle shall be a line connecting the endpoints of the first two sides of each triangle."	Recommended. (vote: 6-0)	
36	Add (F): Erosion Hazard Areas - Development Standards and Permitted Alterations.	Recommended (vote: 7-0).	
37	Eliminate the word "side"	Recommended. (vote: 6-0)	
38			

Development Code Amendments			
Tab #	Request	Planning Commission Recommendation	Notes
39	Redefine "educational facilities".	Recommended. (vote: 8-0)	



# Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.40 Section 120 & 340 Pages 98 & 107

## Amendment Proposed:

Please describe your amendment proposal.

Add clarification and indexed criteria for duplexes in all zones that requires that two or more duplexes shall be subject to the Multifamily and Single-Family Attached residential design standards, 20.50.120-210.

## Please describe the reason for your amendment proposal:

The development of multiple duplexes (two or more) on a parcel is multifamily development and should be regulated as such.

## Please see attached sheet for legislative description.

Please use additional sheets if necessary.

## LEGISLATIVE LANGUAGE

### 20.40.120 Residential Type Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	NB & O	CB	RB & I
<b>RESIDENTIAL GENERAL</b>							
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i
	Apartment		C	P	P	P	P
	Cottage Housing	C-i	P-i	P-i			
	Duplex	P-i	P-i	P-i	P-i		
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i			
	Mobile Home Park	P-i	P-i	P-i			
	Single Family Attached	P-i	P	P	P		
	Single Family Detached	P	P	C	C		
<b>GROUP RESIDENCES</b>							
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i
	Community Residential Facility-I (Less than 11 residents and staff)	C-i	C-i	P-i	P-i	P-i	P-i
	Community Residential Facility-II			P-i	P-i	P-i	P-i
721310	Dormitory		C-i	P-i	P-i	P-i	P-i
<b>TEMPORARY LODGING</b>							
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i
72111	Hotel/Motel					P	P
<b>MISCELLANEOUS</b>							
	Animals, Small, Keeping and Raising	P-i	P-i	P-i	P-i	P-i	P-i
<b>P = Permitted Use</b>				<b>S = Special Use</b>			
<b>C = Conditional Use</b>				<b>-i = Indexed Supplemental Criteria</b>			

### 20.40.340 Duplex

Duplex may be permitted in R-4 and R-6 zones subject to compliance with dimensional and density standards for applicable R-4 or R-6 zone and subject to single-family residential design standards.

Two or more duplexes are subject to multifamily and single-family attached residential design standards.



# Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

**X Development Code: Chapter 20.20 Section 16 Pages 14**

## Amendment Proposed:

Please describe your amendment proposal.

Add new definition under D, as follows:

Dwelling, Multifamily: Multifamily dwellings include: townhouses, apartments, mixed  
use buildings, single-family attached and two or more duplexes.

## Please describe the reason for your amendment proposal:

Clarification of the definition of what constitutes a multifamily dwelling.

## Legislative Language:

Dwelling, Multi-family      Multi family dwellings include: townhouses, apartments,  
mixed use buildings, single-family attached, and two or more duplexes.

Please use additional sheets if necessary.



## Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

**X Development Code: Chapter 20.50 Section 160 Pages 152**

### Amendment Proposed:

Please describe your amendment proposal.

Add new language to clarify B.:

See Below.

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### Please describe the reason for your amendment proposal:

Clarification of the definition of what constitutes a multifamily dwelling.

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### Legislative Language:

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- B. All ~~apartment, townhouse, and mixed use developments~~ multifamily developments, excluding age restricted senior citizen housing, shall provide tot/children play areas within the recreation space on-site, except when facilities are available within one-quarter mile that are developed as public parks or playgrounds and are accessible without crossing of arterial streets.

If any play apparatus is provided in the play area, the apparatus shall meet consumer product safety standards for equipment, soft surfacing and spacing, and shall be located in an area that is:

1. At least 400 square feet in size with no dimension less than 20 feet; and
2. Adjacent to main pedestrian paths or near building entrances.



# Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.20 Section 016 Page 14

## Amendment Proposed:

Please describe your amendment proposal.

Change the definition of “dwelling unit” to:

Residential living facility, distinguished from lodging such as hotel/motel or dormitory.

## Please describe the reason for your amendment proposal:

The current definition distinguishes dwelling unit from group homes, however, the code allows group homes to be operated as “family” homes in single-family zones, therefore the distinction is false and confusing. This definition is not necessary other than to calculate density and parking requirements.

## Legislative Language:

**Dwelling Unit** Residential living facility, as distinguished from temporary lodging or group home facility, such as hotel/motel room or dormitory.

Please use additional sheets if necessary.



# Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

**X Development Code:**

Chapter	Section	Page
20.20	046	030
20.20	058	036
20.50	020	128
20.50	020	127
20.50	130	145
20.50	210	157

## Amendment Proposed:

Please describe your amendment proposal.

Consistently clarify whether the setback being regulated is a building or a yard setback.

there is a difference based on the Codes definition of yard.

## Please describe the reason for your amendment proposal:

To provide for clear and consistent application of the regulations for setbacks.

## Legislative Language:

Please use additional sheets if necessary.

### 20.20.046

<b>Setback, Aggregate Yard</b>	Total <u>yard</u> setback area that equals the sum of the minimum front yard, rear yard, and side yard setbacks.
<b>Setback, Front Yard</b>	<u>A space extending the full width of the lot between any building and the front line and measured perpendicular to the building at the closest point to the front lot line.</u>
<b>Setback, Rear Yard</b>	<u>A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.</u>

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**Setback, Side Yard** A space extending from the front yard to the rear yard between the principal building and the side lot line and measured perpendicular for the side lot line to the closest point of the principal building.

**20.20.058**

**Yard, Front** A space extending the full width of the lot between any building and the front line and measured perpendicular to the building at the closest point to the front lot line.

**Yard, Rear** A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.

**Yard, Side** A space extending from the front yard to the rear yard between the principal building and the side lot line and measured perpendicular for the side lot line to the closest point of the principal building.

**Exceptions to Table 20.50.020(1):**

- (5) For developments consisting of three or more dwellings located on a single parcel, the building setback shall be 15 feet along any property line abutting R-4 or R-6 zones. Please see V.3.B-1.

**Table 20.50.020(2): Densities and Dimensions for Residential Development in Non-Residential Zones**

STANDARDS	Neighborhood Business (NB) and Office (O) Zones	Community Business (CB) Zone	Regional Business (RB) and Industrial (I) Zones
Maximum Density: Dwelling Units/Acre	24 du/ac	48 du/ac	No maximum
Min. Front (Street)-Yard Setback	10 ft	10 ft	10 ft
Min. Side Yard Setback from Non-Residential Zones	5 ft	5 ft	5 ft
Min. Rear Yard Setback from Non-Residential Zones	15 ft	15 ft	15 ft
Minimum Side and Rear Yard (Interior) Setback from R-4 and R-6	20 ft	20 ft	20 ft
Min. Side and Rear Yard Setback from R-8 through R-48	10 ft	10 ft	15 ft
Base Height (1)	35 ft	60 ft	65 ft
Max. Impervious Surface	85%	85%	95%

**20.50.130(1)**

*Exception to 20.50.130(1): Underground parking may extend into required minimum yard setbacks, provided it is landscaped at the ground level.*

**20.50.210**

- A. Fences and walls shall be maximum three (3) feet, six (6) inches high between the minimum front yard building setback line and the front property line for the street frontage that contains the main entrance to the building. Chain link fences are not permitted in the minimum front yard setback for the street frontage that contains the main entrance to the building.



# Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

X Development Code: Chapter 20.20 Section 130 Page 29  
20.40 130 99

## Amendment Proposed:

Please describe your amendment proposal.

Define and regulate "shipping containers" in all zones

## Please describe the reason for your amendment proposal:

The use of shipping containers for storage in both residential and commercial areas is a growing problem throughout the City.

## Legislative Language:

### 20.20.130

**Shipping Containers** Steel or wooden containers used for shipping and storage of goods or materials. The typical dimensions for these containers are 8'6 feet high 20-40 feet long with a width of 7 feet.

### 20.40.130 Nonresidential uses.

NAICS #	Specific Land Use	R4-R6	R8-R12	R18-R48	NB & O	CB	RB & I
	Shipping Containers					C	C

Please use additional sheets if necessary.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

**X Development Code: Chapter 20.30 Section 090 Page 45**

### Amendment Proposed:

Please describe your amendment proposal.

This amendment would add clarification to the neighborhood meeting provision. Please

See legislative language for more detail.

### Please describe the reason for your amendment proposal:

We receive many questions about neighborhood meetings from applicants, concerned citizens and the office of neighborhoods. This indicates to me some clarification is needed. If not to this degree, some degree

### Legislative Language:

**20.30.090**

The Neighborhood Meeting shall meet the following requirements:

~~Notice of the neighborhood meeting shall be provided by the applicant and shall include the date, time, and location of the neighborhood meeting. The target area for such notification shall include, at a minimum, property owners located within 500 feet of the proposal and the Neighborhood Chair, as identified by Shoreline's Office of the Neighborhoods. If proposed development is within 500 feet of neighboring Neighborhoods, those chairs should also be notified.~~

- Notice of the neighborhood meeting shall be provided by the applicant and shall include the date, time, and location of the neighborhood meeting.

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- The Notice shall be provided at a minimum to property owners located within 500 feet of the proposal, the Neighborhood Chair as identified by the Shoreline Office of Neighborhoods (Note: if a proposed development is within 500 feet of adjacent Neighborhoods, those chairs shall also be notified), and to the City of Shoreline Planning and Development Services Department.
- The Notice shall be postmarked at least 10 to 14 days prior to the Neighborhood Meeting.
- The Neighborhood Meeting shall be held within the city limits of Shoreline.
- The Neighborhood Meeting shall be held anytime between the hours of 5:30 and 9:30 p.m. on weekdays or anytime between the hours of 9:00 a.m. and 9:00 p.m. on weekends.

The applicant shall provide to the City a written summary of the neighborhood meeting. The summary shall include the following:

- A copy of the mailed notice of the neighborhood meeting with a mailing list of residents who were notified.
- Who attended the meeting (list of persons and their addresses).
- A summary of concerns, issues, and problems expressed during the meeting.
- A summary of concerns, issues, and problems the applicant is unwilling or unable to address and why.
- A summary of proposed modifications, or site plan revisions, addressing concerns expressed at the meeting.

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Please use additional sheets if necessary.



# Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.30 Section 150 Page 48

## Amendment Proposed:

Please describe your amendment proposal.

Amend the last line to read "The notice of decision shall be sent to all parties of record."  
Change notice requirements for public notification on notice of decision

## Please describe the reason for your amendment proposal:

This allows people who are interested in the decision of the project to receive an answer,  
and those are not interested what be inundated with mail that may create apathy. In

addition, it may be confusing to those who receive the notice, but are not parties of  
record.

## Legislative Language:

### 20.30.150

The Director shall issue and mail a notice of decision to the parties of record applicant and to any person who, prior to the rendering of the decision, requested notice of the decision ~~or submitted substantive comments on the application~~. The notice of decision may be a copy of the final report, and must include the threshold determination, if the project was not categorically exempt from SEPA. The notice of decision will be published in the newspaper of general circulation for the general area in which the proposal is located and posted for site-specific proposals. ~~The notice of decision shall be sent to all parties of record.~~ made public using the same methods used for the notice of application for the action.

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**Table 20.30.050 - Summary of Type B Actions, Notice Requirements, Target Time Limits for Decision, and Appeal Authority**

Action	Notice Requirements: Application and Decision <sup>*</sup> (1), (2), and (3)	Target Time Limits for Decision	Appeal Authority	Section
<b>Type B:</b>				
1. Binding Site Plan	Mail	90 days	HE	20.30.480
2. Conditional Use Permit (CUP)	Mail, Post Site, Newspaper	90 days	HE	20.30.300
3. Clearing and Grading Permit	Mail	60 days	HE	20.50.290-20.50.370
4. Preliminary Short Subdivision	Mail, Post Site, Newspaper	90 days	HE	20.30.410
5. SEPA Threshold Determination	Mail, Post Site, Newspaper	60 days	HE	20.30.490-20.30.710
6. Shoreline Substantial Development Permit, Shoreline Variance and Shoreline CUP	Mail, Post Site, Newspaper	120 days	State Shorelines Hearings Board	Shoreline Master Program
7. Zoning Variances	Mail, Post Site, Newspaper	90 days	HE	20.30.310

Key: HE = Hearing Examiner

<sup>\*</sup> (1) Public hearing notification requirements are specified in SMC 20.30.120.

(2) Notice of Application requirements are specified in SMC 20.30.120.

(3) Notice of Decision requirements are specified in SMC 20.30.150.

**Table 20.30.060 - Summary of Type C Actions, Notice Requirements, Review Authority, Decision Making Authority, and Target Time Limits for Decisions**

Action	Notice Requirements for Application and Decision <sup>(5)</sup> <sup>(6)</sup>	Review Authority, Open Record Public Hearing <sup>(1)</sup>	Decision Making Authority (Public Meeting)	Target Time Limits for Decisions	Section
<b>Type C:</b>					
1. Preliminary Formal Subdivision	Mail, Post Site, Newspaper	PC <sup>(3)</sup>	City Council	120 days	20.30.410
2. Rezone of Property <sup>(2)</sup> and Zoning Map Change	Mail, Post Site, Newspaper	PC <sup>(3)</sup>	City Council	120 days	20.30.320
3. Special Use Permit	Mail, Post Site,	PC <sup>(3)</sup>	City Council	120 days	20.30.330

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(SUP)	Newspaper				
4. Critical Areas Special Use Permit	Mail, Post Site, Newspaper	HE <sup>(4)</sup>	City Council	120 days	20.80.090
5. Critical Areas Reasonable Use Approval	Mail, Post Site, Newspaper	HE <sup>(4)</sup>		120 days	20.80.120
6. Final Formal Plat	None	Review by the Director – no hearing	City Council	30 days	20.30.450

<sup>(1)</sup> Including consolidated SEPA threshold determination appeal.

<sup>(2)</sup> The rezone must be consistent with the adopted Comprehensive Plan.

<sup>(3)</sup> PC = Planning Commission

<sup>(4)</sup> HE = Hearing Examiner

<sup>(5)</sup> Notice of Application requirements are specified in SMC 20.30.120.

<sup>(6)</sup> Notice of Decision requirements are specified in SMC 20.30.150.

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Please use additional sheets if necessary.



# Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.30 Section 410 Page 63

## Amendment Proposed:

Please describe your amendment proposal.

### C. Dedications

Add following line:

Dedications to the City of Shoreline for the required right of way, storm water facilities, open space, and easements and tracts may be required as a condition of approval

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## Please describe the reason for your amendment proposal:

This allows for such dedications to be done as a condition of approval, and actual dedication with the plat.

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## Legislative Language:

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### 20.30.410

4. Dedications to the City of Shoreline for the required right of way, storm water facilities, open space, and easements and tracts may be required as a condition of approval.

## HOT TOPIC/DISCUSSION ITEM

Tab 8: Add RV to use table as P-I in every zone. Index criteria to allow RVs in any zone with the owner's permission for up to two weeks.

The Planning Commission and staff do not recommend the adoption of this amendment. This is the only amendment that is not recommended. This amendment is inconsistent with Comprehensive Plan Policy LU25. LU 25 establishes as a goal a need for infill standards for single family houses that address screening of on site storage of recreational vehicles. In addition, enforcing the proposed two-week allowance for RVs in all zones could prove to be difficult since no permit would be required to begin the use. If this amendment were to be adopted, careful consideration would need to be given to the level of staffing necessary to adequately monitor and enforce this provision.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Rev. Steve Ulmer

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.40 Section 110 & 120 Page \_\_\_\_\_

### Amendment Proposed:

Please describe your amendment proposal.

I propose you add to the table of residential type uses (20.40.120) the category "Recreational Vehicle" with a "P-I" symbol in every zone designation column. To specify the "i" symbol I propose you add to the Index of Supplemental Use Criteria the following paragraph:

"Recreational vehicles may be occupied as a temporary dwelling up to two weeks with the permission of the owner of the property where it is parked. This period of time may only be extended by a Temporary Use Permit."

### Please describe the reason for your amendment proposal:

1. Churches and other organizations occasionally employ the temporary services of those who are either volunteers or utilize recreational vehicles to cut down on expenses. Location on the organization's property for short-term services of one to two weeks also cuts down on transportation to and from an available R/V park.
2. It is common practice that R/Vs are used as temporary dwellings for visits by friends and family of local residents. It is wiser to take a pro-active stance toward this than simply react only when a neighbor's complaint is filed.
3. There may be occasions when R/Vs would be used for disaster relief or under other extraordinary circumstances. We don't want those to be illegal
4. The City of Mountlake Terrace has a code allowing up to 2 weeks occupancy (appendix A)
5. The City of Lynnwood has an interpretation letter allowing up to 30 days (Appendix A)

Please See Attached Application

## Planning and Development Services

Please complete the following:

Applicant for Amendment: Rev. Stephen T. UlmerAddress: 19350 Firlands Way N. City: Shoreline State: WAZip: 98133Phone - Day: 206-546-3550 Evening: 206-542-9569

Please specify:

Shoreline Development Code--Chapter 20.40 Section 110 & 120

## Amendment Proposed:

Please describe your amendment proposal.

I propose you add to the table of residential type uses (20.40.120) the category "Recreational Vehicle" with a "P-i" symbol in every zone designation column. To specify the "i" symbol I propose you add to the Index of Supplemental Use Criteria the following paragraph:

"Recreational vehicles may be occupied as a temporary dwelling up to two weeks with the permission of the owner of the property where it is parked. This period of time may only be extended by a Temporary Use Permit."

## Reason for Amendment:

Please describe why the amendment is necessary.

1. Churches and other organizations occasionally employ the temporary services of those who are either volunteers or utilize recreational vehicles to cut down on expenses. Location on the organization's property for short term services of one day to two weeks also cuts down on transportation to and from an available R/V park.
2. It is a common practice that R/V's are used as temporary dwellings for visits by friends and family of local residents. It is wiser to take a pro-active stance toward this than simply react only when a neighbor's complaint is filed.
3. There may be occasions when R/V's would be used for disaster relief or under other extraordinary circumstances. We don't want these to be illegal.
4. The City of Mountlake Terrace has a code allowing up to 2 weeks' occupancy (Appendix 1).
5. The City of Lynnwood has an interpretation letter allowing up to 30 days (Appendix 2).

#### 10.05.260 Amendments.

All amendments to the statutes of the state of Washington incorporated by reference in the preceding sections, whether now in force or hereafter adopted, are hereby incorporated by this reference, and shall be deemed to be a part of this chapter. (Ord. 1155 § 24, 1977).

#### 10.05.270 Limited access roadways.

Limited access roadways shall be established in the following locations:

A. Cedar Way. Beginning at the intersection at 44th Ave. W. and 228th St. S.W. and extending south to the intersection of Cedar Way and 244th St. S.W.

B. 236th St. S.W. Beginning at the intersection of 236th St. S.W. and Cedar Way and extending west to the intersection of 236th St. S.W. and 48th Ave. W. (Ord. 1353, 1980; Ord. 1155 § 27, 1977).

## Chapter 10.10

### RECREATIONAL VEHICLE PARKING

#### Sections:

10.10.010 Vehicle parking and storage.

#### 10.10.010 Vehicle parking and storage.

##### A. Definitions.

1. "Recreational vehicle" means any vehicle commonly known as a "house trailer", "motor home", "utility trailer", or other name designed or used for human habitation or for carrying persons and/or property therein.

2. "Boat" means any water vessel, designed to carry persons and/or property upon water, propelled by engine, oars, or sail.

B. 1. Unlawful Parking. No recreational vehicle, trailer, camper, or boat shall be parked for any period of time between sunset and sunrise in any City park or upon any City-owned property unless that area is posted or permission is granted to so use. A recreational vehicle shall only be used or occupied on the premises of any occupied dwelling with the permission of the lawful occupant thereof and for a period not to exceed two weeks; provided, that such occupancy does not create a public health hazard or nuisance.

It is unlawful to park or otherwise leave on any street or highway in the City of Mountlake Terrace, within or abutting an area classified as residential (RS, RML, RMM, RUD) or open space (OS) by the official zoning ordinance, any recreational vehicle if such vehicle:

a. Is so parked illegally as to constitute a definite hazard or obstruction to the normal movement of traffic; or

b. Has been parked or left standing in any public street or alley for any continuous period of time of more than 168 hours.

It is not necessary that restricted parking or other traffic signs be erected for the purpose of enforcing this section.

2. Wheeled Vehicles. House trailers and other trailers shall be suitably blocked to prevent rolling in either direction. Campers, vans, and any similar vehicles, when not mounted on the transporting vehicle shall be stored supported on four firm supports placed under the frame as close to the extremities thereof as practical and designed to ele-



COMMUNITY DEVELOPMENT DEPARTMENT  
September 8, 2000

Mr. Joseph E. Ellis  
19305 71st Place West  
Lynnwood, Washington

RE: Occupying an Recreational Vehicle at a Single Family Residence

Dear Mr. Ellis:

Following our discussion at the Permits & Inspections last Thursday, attached for your reference is a summary listing of the major City regulations regarding occupancy of a recreational vehicle (RV) at a single family property. This summary responds to the request from you and your wife for such regulations.

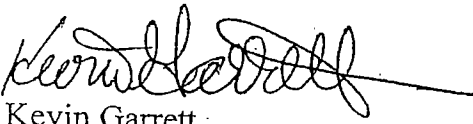
The first two groups of regulations (Zoning Code and Health and Sanitation Code) state the circumstances under which an RV may be occupied at a single family residence. In brief, these regulations consider an RV a dwelling unit and limit occupancy of an RV at an existing residence to "not to exceed 30 days continuous time."

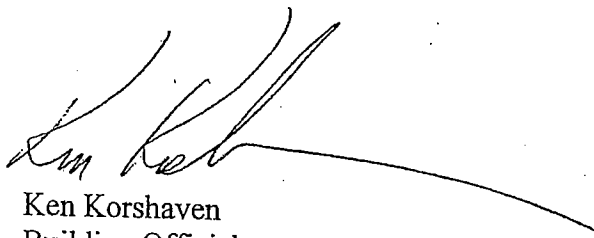
The second group (Plumbing Code and Electrical Code) state how such an RV must be connected to utility systems (water, sewer, electricity). In brief, these regulations require that any RV occupied at a residence would need to provide utility connections that met code requirements.

As we read these regulations, occupancy of your RV at your property, as you described it last week, is not allowed. However, we anticipate that you will want to discuss this situation further. Please call either of us (425-670-6645) to schedule a meeting.

Sincerely,

CITY OF LYNNWOOD

  
Kevin Garrett  
Planning Manager

  
Ken Korshaven  
Building Official

# City Regulations Regarding Use of RVs, Mobile Homes and Similar at Residential Properties

## Zoning Code

LMC 21.02.300: "The term "dwelling unit" means one or more rooms designed for or occupied by one family for living or sleeping purposes and containing kitchen facilities for use solely by one family. ..."

LMC 21.42.100 limits residential use of a single family lot to one single family dwelling per lot.

## Health And Sanitation Code

LMC 7.08.010: "A mobile home is a vehicle without motor power designated to be drawn by a motor vehicle and to be used for human habitation or for carrying persons and property, or for conducting a business, including a mobile home or trailer coach and any self-propelled vehicle having a body designated for or converted to the same uses as an automobile trailer without motor power."

LMC 7.08.020: "It shall be unlawful for any person to park or occupy any mobile home on any street, alley, or highway, or other public place, or any tract of land owned by any person, occupied or unoccupied, within the City of Lynnwood, except as provided in this chapter."

LMC 7.08.040: "No person shall park or occupy any mobile home on the premises of an occupied dwelling or on any lot which is not a part of the premises of an occupied dwelling either of which is situated outside of an approved mobile home park, except:

- A. That the parking of only one unoccupied mobile home in an accessory private garage building, or in a rear yard in any district, is permitted provided no living quarters shall be maintained, or any business practiced in said mobile home while said home is so parked or stored;
- B. That the parking of any unoccupied mobile home in any lot devoted for the purpose of selling, renting, or otherwise disposing of mobile homes is permitted, provided said mobile home is not located less than ten feet from another mobile home, building or structure;
- C. That a mobile home may be parked and occupied outside of a mobile home park on premises of any occupied dwelling for a period not to exceed thirty days continuous time; ..."

## Plumbing Code

Section 103.6 requires that water supply connections must be approved by the City.

Section 221 defines sewage as "any liquid waste containing animal or vegetable matter in suspension or solution and may include liquids containing chemicals in solution" such as soap.

Section 303 states that sewage may be disposed only in an approved plumbing system.

Section 601 requires all plumbing fixtures to be connected to an approved supply of water.

Section 713 states that every premise having drainage piping must be connected to a public or private sewer.

## **National Electrical Code**

Sections 110.3b and 400 require that all connections to auxiliary systems shall be made with weather tight receptacles rated for the amperage of the RV (in addition to the buildings).

Section 551 requires that the cord to the RV be UL-rated and must meet the amperage requirements of the RV manufacturer. It must be protected from damage and wear.

LMC 16.10 requires permits and inspections for this electrical work.

**Summary of Public Hearing Testimony to Date**

**Note: See Planning Commission Minutes from October 18, 2001 Meeting for more detail.**

<b>TAB #</b>	<b>Name of Person Commenting</b>	<b>Comment Summary</b>
<b>8</b>	Steve Ulmer 20028 3 <sup>rd</sup> Avenue NW	(Submitted the original amendment) He spoke in support of the amendment to allow RVs as temporary dwellings for up to 2 weeks.



# Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

X Development Code: Chapter 20.40 Section 140 Page 100  
20.40 580 116

## Amendment Proposed:

Please describe your amendment proposal.

Delete the index criteria for utility facilities.

Please describe the reason for your amendment proposal:

The index criteria contradicts itself.

## Legislative Language:

### 20.40.140 Other uses.

NAICS #	Specific Use	R4-R6	R8-R12	R18-R48	NB & O	CB & NCBD	RB & I
221	Utility Facility	C-i	C-i	C-i	P-i	P-i	P-i

### 20.40.580 — Utility Facility

A. ~~Limited to bulk gas storage tanks, which pipe to individual residences, but excluding liquefied natural gas storage tanks.~~

B. ~~Excluding bulk gas storage tanks. (Ord. 238 Ch. IV § 3(B), 2000).~~

17544 Midvale Avenue North, Shoreline, Washington 98133-4921

Telephone (206)546.1811 Fax (206)546.8761 [PDS@ci.shoreline.wa.us](mailto:PDS@ci.shoreline.wa.us)

## HOT TOPIC/DISCUSSION ITEM

Tab 10: Amend sub-section to include small livestock and further detail exceptions to requiring unaltered animals kept outdoors to be leashed or located in a confined area.

This amendment was not a hot issue and garnered no debate. Staff is highlighting the amendment because it is an example of staff "checking in" with the public regarding a Director's Interpretation of the Code made in absence of clear direction in the Code. The issue is small livestock are defined in the Code, but are not regulated. The Interpretation was made that small livestock should be regulated in the same manner as small animals.

Small livestock is defined in the Code as: "Hogs, excluding pigs weighing under 120 pounds and standing 20 inches or less at the shoulder which are kept as household pets or small animals; sheep, goats, miniature horses, llamas, alpaca and other livestock generally weighing under 500 pounds." Under the existing Code Interpretation and the proposed amendment, small livestock as defined would be regulated as follows:

- o Limited to 3 per household on lots 20,000 sq. ft. or less;
- o Unaltered small livestock kept outdoors must be kept on a leash or confined area;
- o Unaltered and altered large livestock shall be kept on a leash or in a confined area;
- o No animals shall be kept in a manner, which constitutes a nuisance or a cruelty; and
- o The Director may impose further conditions upon review of the specific case.

Therefore, the question to the Commission and the Council is do you agree that small livestock as defined should be regulated in largely the same manner as small animals? The Commission agreed with staff and recommend regulating small livestock as small animals.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.40 Section 240 Animals Page 103

### Amendment Proposed:

Please describe your amendment proposal.

Amend the subsection to include small livestock and further detail exceptions to requiring unaltered animals to be leashed or located in a confined area.

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Please describe the reason for your amendment proposal:

Previous code interpretation that small livestock should be regulated in the same manner as other small animals, yet not allowed to roam free. There is a definition of small livestock in the Code.

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### Legislative Language:

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#### 20.40.240

C. Other small animals, including adult cats, and dogs, and small livestock shall be limited to three per household on lots of less than 20,000 square feet, five per household on lots of 20,000 to 35,000 square feet, with an additional two per acre of site area over 35,000 square feet up to a maximum of 20, unless more are allowed as an accessory use pursuant to subsection (F) of this section;. All unaltered animals kept outdoors must be kept on a leash or in a confined area, except unless as authorized for a kennel or cattery, except that any animal defined as livestock by this Code, either altered or unaltered, shall be kept on a leash or in a confined area. No animals shall be kept in a manner, which constitutes a nuisance or a cruelty. The Director may impose further conditions upon review of the specific case.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.40 Section 280 Page 105

### Amendment Proposed:

Please describe your amendment proposal.

Remove mixed use requirements from Supplemental Use Index for Community  
Residential Facilities

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### Please describe the reason for your amendment proposal:

These requirements were copied from the King County Code and do not appear to be  
compatible with Shoreline's new Development regulations.

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### Legislative Language:

**20.40.280**

- B. Type I and II facilities are permitted in the R18-48, neighborhood business, community business, regional business and office districts, ~~only part of a mixed use development subject to the conditions described below:~~

~~Residential uses in mixed use developments shall be provided as follows:~~

- ~~1. A minimum of 25 percent to a maximum of 50 percent of the total built floor area when located in NB zones; and~~
- ~~2. A minimum of 50 percent to a maximum of 75 percent of the total built floor area when located in CB, RB and O zones; provided, that the total percentage may be increased by an additional 15 percent with the approval of a conditional use permit.~~

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## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.40 Section 300 (I) Page 106

### Amendment Proposed:

Please describe your amendment proposal.

Amend Cottage Housing Supplemental Index to read:

“Setback a minimum of 40 ft. from a public street, except for an area which is a maximum of (1) 50 feet wide; or (2) 50% of the lot width along the public street frontage, whichever is less, where parking shall have a minimum setback of 15 feet from public street”

### Please describe the reason for your amendment proposal:

Clarify because it is difficult to interpret and explain. The way it is currently written, there have been challenges regarding its application.

### Legislative Language:

#### 20.40.300

- ~~Not be permitted within 40 feet of a public street, except within a 50 foot area fronting on a public street; parking spaces may be within 15 feet of a public street.~~  
Setback a minimum of 40 ft. from a public street, except for an area which is a maximum of (1) 50 feet wide; or (2) 50% of the lot width along the public street frontage, whichever is less, where parking shall have a minimum setback of 15 feet from public street.

Please use additional sheets if necessary.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.40 Section 400 Page 109

### Amendment Proposed:

Please describe your amendment proposal.

Home Occupation:

Home Occupations that are entirely internal to the home, without employees, deliveries, on-site clients, noise, odor, signs, and meet the following criteria are exempt from a permit.

### Please describe the reason for your amendment proposal:

There are many home occupations that are so small and internal that regulating them is

unnecessary and heavy-handed.

### Legislative Language:

#### 20.40.400

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 the 20.40.400 may not require a home occupation permit.

Please use additional sheets if necessary.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.40 Section 490 Page 112

### Amendment Proposed:

Please describe your amendment proposal.

#### Public Agency or Utility Yard

Suggest the definition be expanded to indicate vehicle maintenance and equipment storage as well as materials storage and note other uses like park and facility maintenance purposes in addition to road maintenance facilities.

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### Please describe the reason for your amendment proposal:

As the city grows, it could take over utilities. In that case the expansion of the Public Agency Utility yard definition would be beneficial. The utility yard definition says it will be "only on sites with utility district offices" This seems too restrictive given that it might be beneficial to use the sites and offices in a different manner.

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### Legislative Language:

#### 20.40.290 Public Agency or Utility Yard

Public agency or utility yards are permitted provided:

- A. Utility yards only on sites with utility district offices; or
- B. Public agency yards are limited to material storage, vehicle maintenance, and equipment storage for road maintenance, facility maintenance, and parks facilities.

Please use additional sheets if necessary.

## HOT TOPIC/DISCUSSION ITEM

Tab 15: Increase the height in Residential – 48 units per acre (R-48) from 35 feet to 60 feet

The increase in height in the R-48 zone from 35 ft. to 60 ft. is proposed because it allows property owners in the R-48 zone to achieve that density on their parcels. The R-48 zone plays a large role in Shoreline's ability to meet the long-term housing targets required by the Growth Management Act (GMA). Parking and site requirements, such as pedestrian circulation, fire turnarounds, open space, and service areas for multifamily development in the R-48 zone necessitate small footprints for multifamily structures and the increased height allows for smaller footprints while still meeting density. The ability to construct units in a multistory building with the concurrent smaller building footprint also promotes increased open space and pervious surfaces on site and the ability to construct structured parking on the ground-floor. Overall, the increase in height in the R-48 zone allows a parcel owner to develop their property with more creativity and allows the flexibility for better site design from the pedestrian, environmental, and design perspectives while meeting the objectives and requirements set forth in the GMA.

This amendment was extensively debated. Discussion on this amendment focused on the following issues:

- o Identifying the minimum height that if permitted would allow a property owner to achieve R-48 density
- o Determining the appropriate height of structures in the R-48 zone when abutting low density property (R-4 and R-6)
- o Determining the appropriate height of structures in the R-48 zone when they would not abut low density property
- o Determining if R-48 property abutting R-8 and R-12 property should be protected from increased height

The final version of the amendment as seen in Tab 15 of Attachment A, answered all of the above questions. The Planning Commission determined that a maximum height of 50-feet would allow most R-48 zoned properties to develop to a density of 48 units per acre. The Commission agreed that those R-48 parcels that do not abut R-4 or R-6 zones should be permitted to build to a maximum height of 50 feet. However, to increase the height to 60 feet further review and conditions as appropriate should apply. Therefore, the Commission recommends allowing R-48 zoned properties to build to a height of 60 feet with the approval of Conditional Use permit. Conditional Use permits require public notice inviting the public to submit written comments, provide staff with the authority to place conditions on the development, allow staff to approve or deny the permit based on compliance with the adopted criteria, and staff decisions may be appealed to the Hearing Examiner.

Those R-48 zoned properties that abut R-4 (no such scenarios currently exist in the City) and R-6 zoned properties are recommended to remain at a maximum height of 35 feet to protect single family neighborhood character. However, the Commission noted in some cases where R-48 abuts R-4/R-6 zoned properties it may be appropriate to allow for an increase in height. Therefore the Commission recommends allowing an increase in height to a maximum of 50 feet in the R-48 zone when abutting R-4 or R-6 zoned

property with the approval of a Conditional Use permit. If an R-48 property owner wants to increase the maximum height to 60 feet when it abuts R-4 or R-6 zoned property, the issuance of a Special Use Permit would be required. The Special Use permit requires public notice, a public hearing, and Council approval based on meeting the stringent criteria.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.50 Section 020 Page 127

### Amendment Proposed:

Please describe your amendment proposal.

Increase the height in R-48 to 60 feet.

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### Please describe the reason for your amendment proposal:

Most sites can't develop at R-48 without the ability to go higher. In addition allowing for greater height could be an incentive for underground parking

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**Legislative Language:****Table 20.50.020(1): Densities and Dimensions in Residential Zones**

*Note: Exceptions to the numerical standards in this Table are noted in parenthesis and described below.*

STANDARDS	Low Density		Medium Density		High Density		
	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac (1)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft
Min. Lot Area (2)	7200 sq ft	7200 sq ft	5,000 sq ft	2500 sq ft	2500 sq ft	2500 sq ft	2500 sq ft
Min. Front Yard Setback (2) (3)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft min. and 15 ft total sum of two	5 ft min. and 15 ft total sum of two	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height	30 ft  (35 ft with pitched roof)	30 ft  (35 ft with pitched roof)	35 ft	35 ft	35 ft	35 ft	35 50 ft (7) (8)
Max. Building Coverage	35%	35%	45%	55%	60%	70%	70%
Max. Impervious Surface	45%	50%	65%	75%	85%	85%	90%

**Exceptions to Table 20.50.020(1):**

- (1) *In order to provide flexibility in types of housing and to meet the policies of the Comprehensive Plan, the base density may be increased for cottage housing in R-6 (low density) zone subject to approval of a Conditional Use Permit.*
- (2) *These standards may be modified to allow zero lot line developments.*
- (3) *For exceptions to front yard setback requirements, please see SMC 20.50.070.*
- (4) *For exceptions to rear and side yard setbacks, please see SMC 20.50.080.*
- (5) *For developments consisting of three or more dwellings located on a single parcel, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones. Please see SMC 20.50.130.*
- (6) *The maximum building coverage shall be 35 percent and the maximum impervious surface shall be 50 percent for single-family detached development located in the R-12 zone, excluding cottage development.*

- (7) For development on R-48 lots abutting R-4, R-6, and R-8 zoned lots the maximum height allowed is 35 feet. The height of these lots may be increased to a maximum of 50 feet with the approval of a Conditional Use Permit or to a maximum of 60 feet with the approval of a Special Use Permit.
- (8) For development on R-48 lots abutting R-12, R-24, R-48, O, NB, CB, NCBD, RB, I, and CZ zoned lots the maximum height allowed is 50 feet and may be increased to a maximum of 60 feet with the approval of a Conditional Use Permit.
- 

Please use additional sheets if necessary.

**Summary of Public Hearing Testimony to Date**

**Note:** See *Planning Commission Minutes from October 18, 2001 Meeting* for more detail.

<b>TAB #</b>	<b>Name of Person Commenting</b>	<b>Comment Summary</b>
<b>15</b>	Rob Hill 17104 13 <sup>th</sup> Avenue NW	Supports increasing height in the R-48 zone from 35 ft. to 60 ft. He owns property on the North end of Echo Lake and has been trying since the early 90's to develop an apartment building there.
<b>15 &amp; 16</b>	Felicia Schwindt 2209 NE 177 <sup>th</sup> Street	Concerned about the affects of allowing 60 ft. in height adjacent to single family zones.
<b>Additional Public Comment Received After the Public Hearing</b>		
<b>15</b>	Dennis Lee 14547 26 <sup>th</sup> Avenue NE	Provided history on the height limit in the R-48 zone. State he is not necessarily against a 65 ft. height limit in the R-48 zone if there is specific criteria. Suggests tabling the amendment until criteria can be created. <i>(For more information see the 11/1/01 Planning Commission Minutes)</i>

## HOT TOPIC/DISCUSSION ITEM

Tab 16: Reduce height of structures in Industrial zones adjacent to Residential 4 units per acre (R-4) and Residential six units per acre (R-6) zoned property to 50 feet unless a subarea or master plan has been adopted.

The Development Code provides for protection of residential uses adjacent to industrial uses by:

1. Increasing rear and side setbacks when adjacent to R-4 and R-6 zones to 20 feet.
2. Requiring industrial uses to comply with regulations for site planning, frontage improvements, lighting standards, building design, screening of outside storage and mechanical equipment.
3. Maintaining vegetative buffers where possible by requiring that at least 20 percent of the significant trees on a given site to be retained.
4. Requiring the installation of 20 feet of Type I landscaping along any interior lot line of an industrial use that is adjacent to a R-4 or R-6 zones. Type I landscaping is a full screen that functions as a visual barrier. Type I landscaping minimally consists of:
  - o A mix of primarily evergreen trees and shrubs generally interspersed throughout the landscaped strip and spaced to form a continuous screen.
  - o Eighty percent of trees and shrubs shall be evergreen.
  - o Trees planted at 10 feet in height, at the rate of one tree per 10 linear feet of landscaped strip and spaced no more than 15 feet apart.
  - o Shrubs planted from five-gallon containers or at 30 inches in height and spaced no more than three feet apart on center.
  - o Ground covers planted from minimally four-inch pots and spaced no more than 18 inches apart.

To apply a height restriction in addition to the provisions already in the Code may have the effect of reducing the building envelope to such a degree that projects are no longer viable. Please refer to the map of Industrial zoned property in Attachment A, Tab 16. The City has goals and objectives in the Comprehensive Plan to "pursue a strong and diverse economy and assure economic development that complements neighborhood character". The current standards including the height limit in the Development Code provide for the ability to accommodate a limited amount of industrial development while mitigating impacts on adjacent neighborhoods.

The Planning Commission unanimously recommended to reduce the height of structures at the yard setback line in Industrial zones that are adjacent to R-4 or R-6 zoned lots to a maximum of 35 feet. The height may be increased to 50 feet with additional upper floor setback (transition line setback) of 10 feet and to 65 feet with additional upper floor setback (transition line setback) of 10 feet after the 50 feet height limit. The recommendation also allows unenclosed balconies to project into the transition line setback. (Please refer the illustration in to Attachment A, Tab 16). The additional transition line setbacks would further protect the R-4 and R-6 zones from shadowing and height impacts. The allowance of balconies into the transition line setback would add livability and design flexibility to residential buildings if constructed in the Industrial zone.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

**Name:** Kathleen Williamson w/amendments by Planning Commission and Staff

☐ **Comprehensive Plan:** Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ **Development Code:** Chapter 20.50 Section 020-230 Page 128

### Amendment Proposed:

Please describe your amendment proposal.

Limit height in Industrial zones adjacent to R-4 or R-6 zones to 50 feet unless a subarea

Plan or master plan has been adopted. Please see attached application from Ms. Williams.

The Planning Commission, chose an alternative to Ms. Williams amendment. Please

see Legislative Language below for the Planning Commission's recommendation. The

Planning Commissions amendment proposes to reduce building heights for portions of

buildings in the Industrial zone adjacent to R-4 and R-6. All portions of buildings

adjacent to R-4 and R-6 zone shall build to 35' height at building setback line and can

build to 50' if they set back an additional 10 feet at the 35' height transition line.

Unenclosed balconies would be permitted within 10 'setback above the 35' transition

line.

### Please describe the reason for your amendment proposal:

Create a transition between neighborhoods and preserve the general welfare of

neighborhoods.

**Legislative Language:**

**Table 20.50.020(2): Densities and Dimensions for Residential Development in Non-Residential Zones**

<b>STANDARDS</b>	<b>Neighborhood Business (NB) and Office (O) Zones</b>	<b>Community Business (CB) Zone</b>	<b>Regional Business (RB) and Industrial (I) Zones</b>
Maximum Density: Dwelling Units/Acre	24 du/ac	48 du/ac	No maximum
Min. Front (Street) Yard Setback	10 ft	10 ft	10 ft
Min. Side Yard Setback from Non-Residential Zones	5 ft	5 ft	5 ft
Min. Rear Yard Setback from Non-Residential Zones	15 ft	15 ft	15 ft
Minimum Side and Rear Yard (Interior) Setback from R-4 and R-6	20 ft	20 ft	20 ft
Min. Side and Rear Yard Setback from R-8 through R-48	10 ft	10 ft	15 ft
Base Height (1)	35 ft	60 ft	65 ft (2)
Max. Impervious Surface	85%	85%	95%

Exception to Table B-1.1b:

- (1) Please see Exception V.4.B-1.1d for an explanation of height bonus for mixed-use development in NB and O zones.
- (2) For all portions of a building in the I zone abutting R-4 and R-6 zones, the maximum height allowed at the yard setback line shall be 35 feet, 50' height allowed with additional upper floor setback (transition line setback) of 10 feet. To 65 feet with additional upper floor setback (transition line setback) of 10 feet after 50' height limit. Unenclosed balconies on the building that are above the 35 foot transition line setback shall be permitted to encroach into the 10-foot setback.

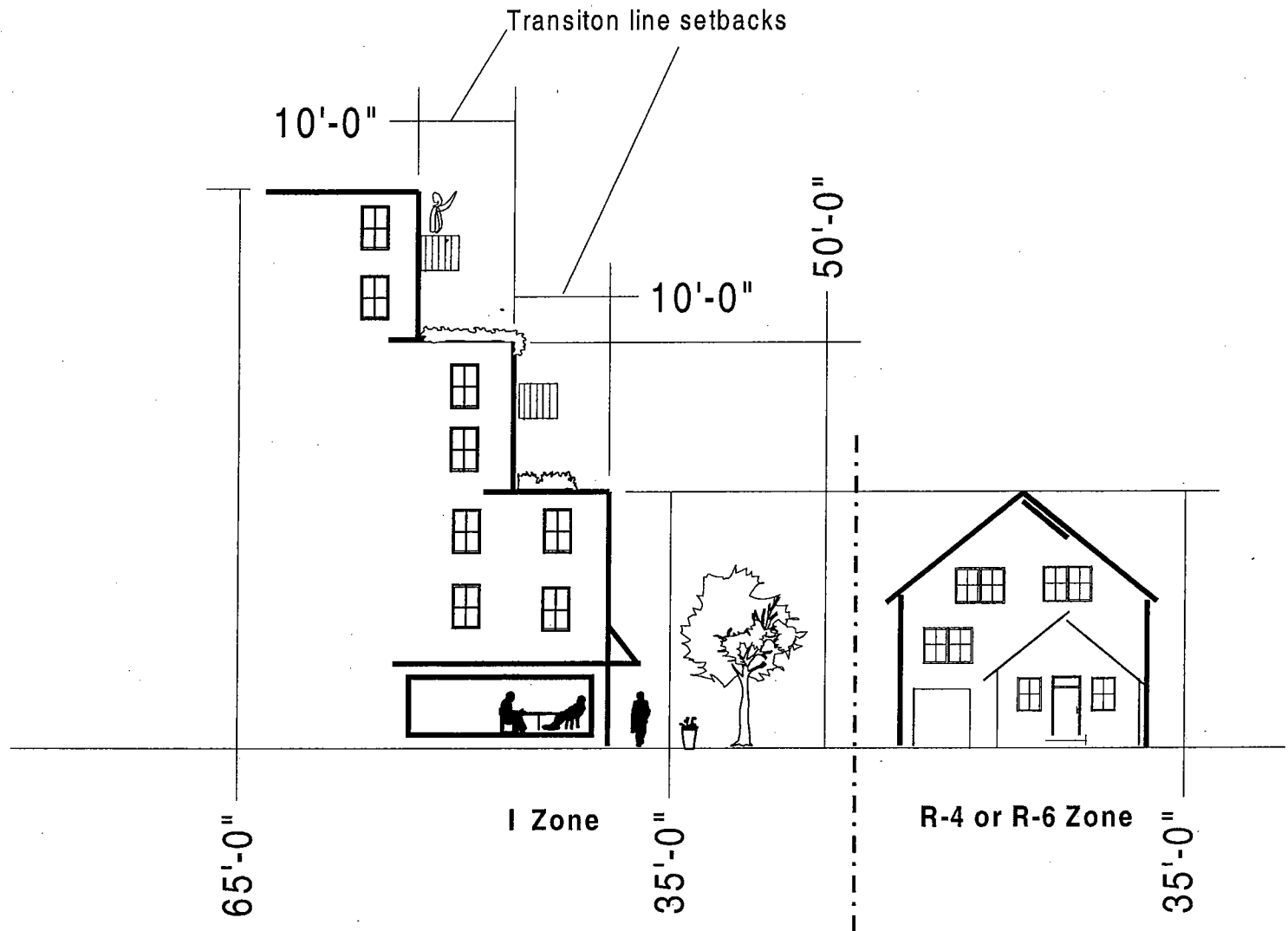


Figure Exception 20.50.020(2): For all portions of a building in the I zone abutting to R-4 and R-6 zones, the maximum height allowed at the yard setback line shall be 35', 50' height allowed with additional upper floor setback (transition line setback) of 10'. 65' allowed with additional upper floor setback (transition line setback) of 10' after 50' height limit. Unenclosed balconies on the building that are above the 35' transition line setback shall be permitted to encroach into the 10' setback.

**Table 20.50.230(1) Table of Site Development Standards**

Note: Exceptions to the numerical standards in this Table are noted in parenthesis and described below.

STANDARDS	Neighborhood Business (NB) and Office (O) Zones	Community Business (CB)	Regional Business (RB) and Industrial (I) Zones
Min. Front Yard Setback (Street) (1)	10 ft	10 ft	10 ft
Min. Side and Rear Yard (Interior) Setback from NB, O, CB, RB, and I Zones.	0 ft	0 ft	0 ft
Min. Side and Rear Yard (Interior) Setback from R-4 and R-6	20 ft	20 ft	20 ft
Min. Side and Rear Yard (Interior) Setback from R-8 through R-48	10 ft	10 ft	15 ft
Base Height (3)	35 ft (2)	60 ft	65 ft (4)
Max. Impervious Surface	85%	85%	90%

*Exceptions to Table 20.50.230(1):*

- (1) Front yard setback may be reduced to zero (0) feet if adequate street improvements are available or room for street improvements is available in the street right-of-way.
- (2) Please see Exception 20.50.230(3) for height bonus for mixed use development in NB and O zones.
- (3) Please see Exception 20.50.230(4) for a description of structures that may be erected above the height limits in all zones.
- (4) For all portions of a building in the I zone abutting R-4 and R-6 zones, the maximum height allowed at yard setback line shall be 35 feet, 50' height allowed with additional upper floor setback (transition line setback) of 10 feet. To 65 feet with additional upper floor setback (transition line setback) of 10 feet after 50' height limit. Unenclosed balconies on the building that are above the 35 foot transition line setback shall be permitted to encroach into the 10-foot setback.

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Please use additional sheets if necessary.

For illustration.

Cat's Exclusive

N 192nd St.

Aurora Ave. N

Shoreline  
Park and Ride

MacPherson  
Building

Sky Nursery

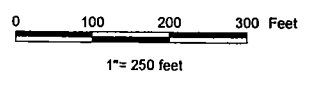
SHORELINE

GEOGRAPHIC INFORMATION SERVICES

INDUSTRIAL ZONES  
AURORA AVENUE N

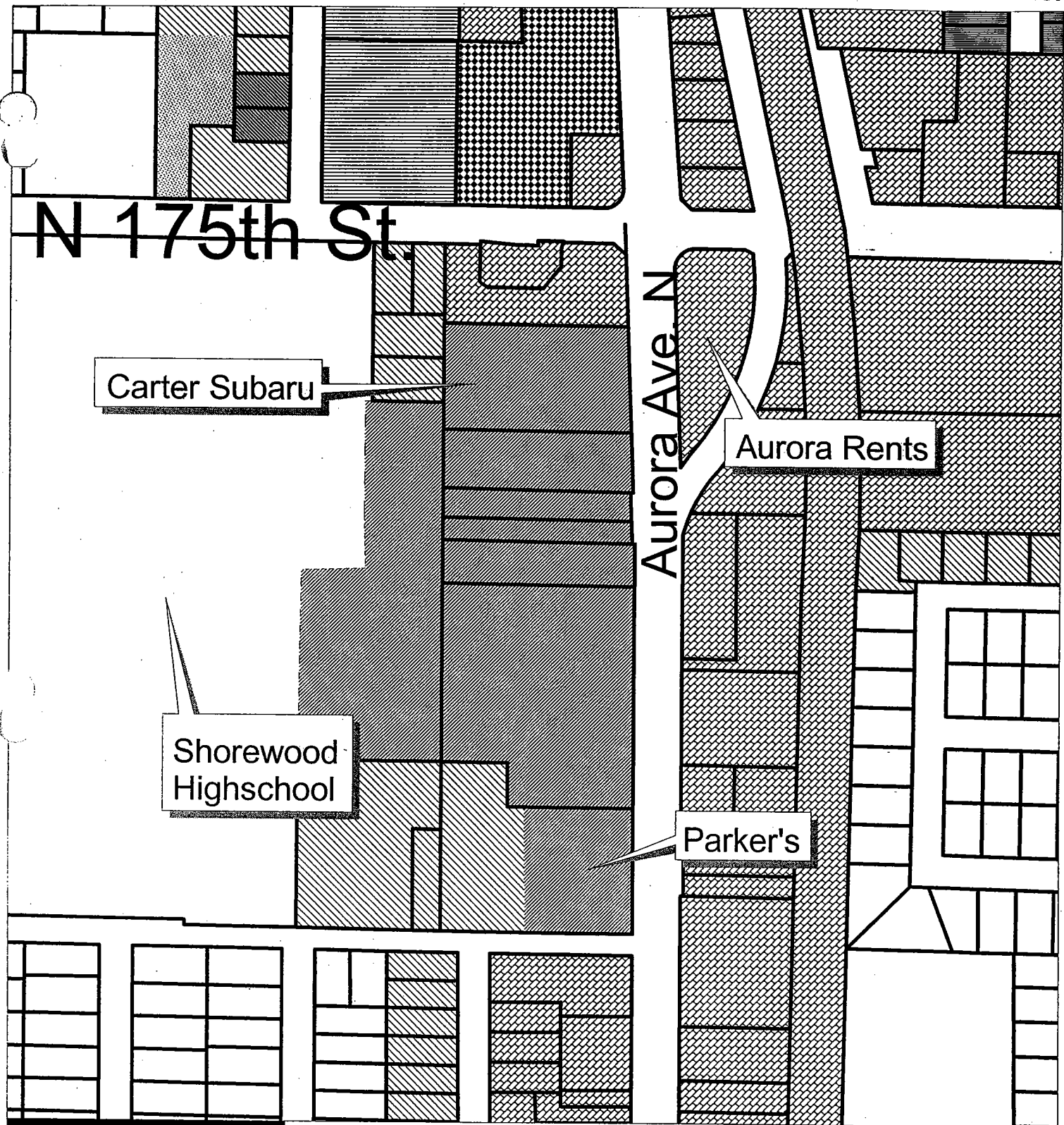
DEVELOPMENT CODE

- |                                  |                                  |
|----------------------------------|----------------------------------|
| Parcel Boundary                  | R-48; Residential, 48 units/acre |
| Park                             | O; Office                        |
| Zoning                           | NB; Neighborhood Business        |
| R-6; Residential, 6 units/acre   | CB; Community Business           |
| R-8; Residential, 8 units/acre   | RB; Regional Business            |
| R-12; Residential, 12 units/acre | I; Industrial                    |
| R-18; Residential, 18 units/acre | CZ; Contract Zone                |
| R-24; Residential, 24 units/acre |                                  |



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No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.



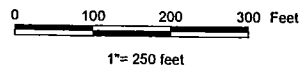
SHORELINE

GEOGRAPHIC INFORMATION SERVICES

INDUSTRIAL ZONES  
AURORA AVENUE N

DEVELOPMENT CODE

- |                                  |                                  |
|----------------------------------|----------------------------------|
| Parcel Boundary                  | R-48; Residential, 48 units/acre |
| Park                             | O; Office                        |
| Zoning                           |                                  |
| R-6; Residential, 6 units/acre   | NB; Neighborhood Business        |
| R-8; Residential, 8 units/acre   | CB; Community Business           |
| R-12; Residential, 12 units/acre | RB; Regional Business            |
| R-18; Residential, 18 units/acre | I; Industrial                    |
| R-24; Residential, 24 units/acre | CZ; Contract Zone                |



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No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

## Planning and Development Services

## Please complete the following:

Applicant for Amendment: Kathleen Williamson  
Address: 235 NW 2nd St City: Shoreline State: WA  
Zip: 98147-2514  
Phone: Day: 206-542-7880 Evening: same

## Please specify:

Shoreline Development Code--Chapter 4 Section 20.50.230

## Amendment Proposed:

Please describe your amendment proposal.

see attached

## Reason for Amendment:

Please describe why the amendment is necessary.



Planning and Development Services

2001/10/02 10:00 AM

**Decision Criteria Explanation:**

1. Please describe how the amendment is in accordance with the Comprehensive Plan.

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2. Please describe how the amendment will not adversely affect the public health, safety or general welfare.

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3. Please describe how the amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

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Please attach additional sheets if necessary

Please submit your request to the City of Shoreline, Planning and Development Services Department.

10/00

17544 Midvale Avenue North, Shoreline, Washington 98133-4921  
Telephone (206)546.1811 Fax (206)546.8761 [PDS@ci.shoreline.wa.us](mailto:PDS@ci.shoreline.wa.us)

## **Comprehensive Plan Page 53**

LU 44: Ensure that the height of future industrial development adjacent to low and medium density residential zones is reduced to provide for transition between uses.

LU 44: The base height for industrial uses adjacent to residential uses will be no greater than 50 feet unless a master plan or subarea plan is completed.

### **Development Code**

Page 128 Table 20.50.020(2) - Densities and Dimensions for Residential Development in Nonresidential Zones

Add a (2) to Base Height for an additional exception:

(2) Please see Exception 20.50.230(5) for an explanation of height limitation in Industrial Zones adjacent to R - 4 and R - 6 zones.

Change table on page 159; add Exception (4); note (4) beside Base Height; add (4) below table: Please add Exception 20.50.230(5) for height limitations in Industrial Zones adjacent to R-4 and R-6 zones.

(add to page 161) Exception 20.50.230(5): Structures in Industrial Zones adjacent to Residential 4 - unit per acre (R4) and Residential 6 - units per acre (R6) shall not exceed a base height of 50 feet unless a subarea plan or master plan has been adopted.

**Decision Criteria Explanation:**

1. This amendment is in accordance with the Comprehensive Plan in that it will provide an area of transition between residential and non residential zones, minimizing negative impacts on residential neighborhoods and allowing areas to maintain characteristics that are valued by residents of Shoreline.

2. This amendment has a goal of preserving the general welfare of neighborhoods in Shoreline while acknowledging the growth that will occur .

3. see #2



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.50 Section 040 Page 132

### Amendment Proposed:

Please describe your amendment proposal.

Add regulations for setbacks from utility corridors and projections into setbacks.

---

### Please describe the reason for your amendment proposal:

There were provisions in Title 18 for adjusting setbacks when adjacent to a utility corridor. Since the adoption of the new Code, we have encountered the need to interpret setbacks from such corridors. In addition, there has also been a need to further clarify the allowable projections into the required yard setbacks.

---

### Legislative Language:

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#### 20.50.040

##### H. Setbacks from regional utility corridors.

1. In subdivisions and short subdivisions, areas used as regional utility corridors shall be contained in separate tracts.
2. In other types of land development permits, easements shall be used to delineate such corridors.
3. All buildings and structures shall maintain a minimum distance of five feet from property or easement lines delineating the boundary of regional utility corridors, except for utility structures necessary to the operation of the utility corridor.

##### G. I. Projections into Setback.

1. Projections may extend into required yard setbacks as follows, except that no projections shall be allowed into any five (5) foot side yard setback except:

- a. Gutters;
  - b. Fixtures not exceeding three square feet in area (e.g., overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems, and air duct termination; i.e., dryer, bathroom, and kitchens); or
  - c. On-site drainage systems.
2. Fire place structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into setbacks, except into a side yard setback that is less than seven (7) feet, provided such projections are:
  - a. Limited to two (2) per façade;
  - b. Not wider than 10 feet;
  - c. Not more than 24 inches into a side yard setback (which is greater than seven (7) feet); or
  - d. Not more than 30 inches into a front and rear yard setback.
3. Eaves may not project more than:
  - a. Eighteen inches into an side yard setback which is greater than six (6) feet, six (6) inches;
  - b. Eaves may not project more than 36 inches into a front yard and/or rear yard setback.
4. Uncovered porches and decks not exceeding 18 inches above the finished grade may project to the rear and side property lines.
5. Uncovered porches and decks, which exceed 18 inches above the finished grade, may project:
  - a. Eighteen inches into a side yard setback which is greater than six (6) feet, six (6) inches; and
  - b. Five (5) feet into the front and rear yard setback.
6. Building stairs less than three (3) feet and six (6) inches in height, entrances, and covered but unenclosed porches that are at least 60 square feet in footprint area may project up to five (5) feet into the front yard
7. Arbors are allowed in required yard setbacks if they meet the following provisions:

In any required yard setback, an arbor may be erected:

  - a. With no more than a forty (40) square foot footprint, including eaves;
  - b. To a maximum height of eight (8) feet;
  - c. Both sides and roof shall be at least 50% open, or, if latticework is used, there shall be a minimum opening of two inches between crosspieces.
8. No projections are allowed into a regional utility corridor.
9. No projections are allowed into an access easement.

10. Driveways for single-detached dwellings may cross required yard setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 15 percent of the required landscaping or yard setback area is displaced by the driveway.

---



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.50 Section 040 Page 132

### Amendment Proposed:

Please describe your amendment proposal.

Add regulations for setbacks from half streets.

---

### Please describe the reason for your amendment proposal:

This provision was in Title 18. This would establish through regulation a way to upgrade half streets to full streets.

---

### Legislative Language:

20.50.040

#### **G. Setbacks – Adjoining half-street or designated arterial**

A. In addition to providing the required yard setback, a lot adjoining a half-street or designated arterial shall provide additional width of yard setback sufficient to accommodate construction of the planned half-street or arterial.

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Please use additional sheets if necessary.

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## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element Policy Page

☒ Development Code: Chapter 20.50 Section 040 Page 133  
Amendment Proposed:

Please describe your amendment proposal.

(3a) Revise "Eaves shall not project into a required setback more than 18" and shall not  
project at all into a 5 feet setback.

Please describe the reason for your amendment proposal:

The existing language is convoluted. The current language could mean that eaves cannot  
Project into a setback greater than 6' - 6". This would mean a 20' setback could not have the  
18" projection. The intent is lost. It also implies that people can't have eaves greater than  
18" no matter the setback.

**Legislative Language:**

### 20.50.040

3. Eaves ~~may~~ shall not project more than:
  - a. Eighteen inches into ~~an~~ a required side yard setback ~~which is greater than six feet, six inches; and shall not project at all into a 5 feet setback;~~
  - b. ~~Eaves may not~~ 36 inches into a front yard and/or rear yard setback.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.50 Section 420 Page 199

### Amendment Proposed:

Please describe your amendment proposal.

Clarify where access for all development is allowed in relation to the required yard setbacks and landscaping requirements.

---

### Please describe the reason for your amendment proposal:

There have been many questions regarding where access is allowed.

---

### Legislative Language:

---

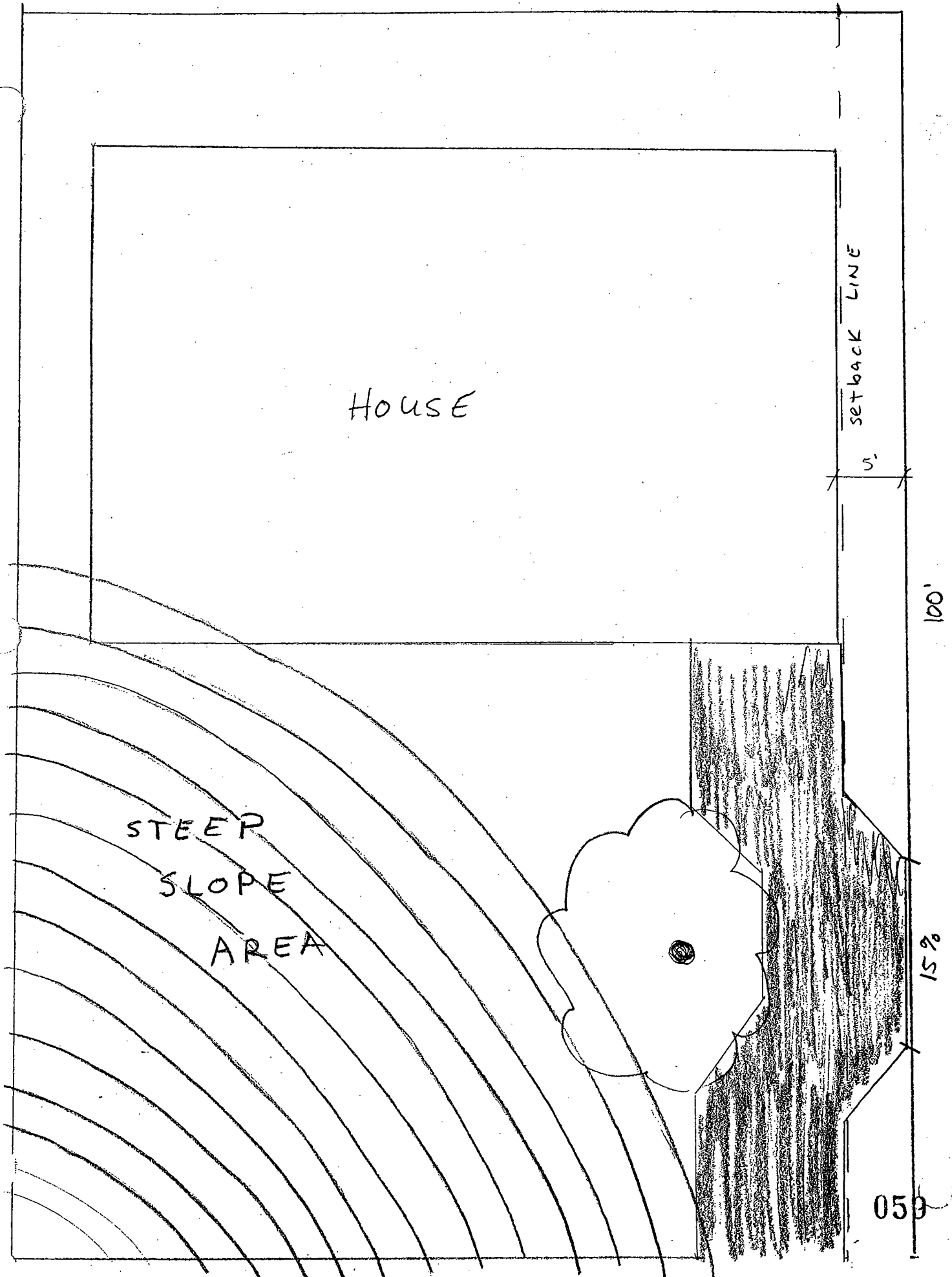
#### 20.50.420

- 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 Manual.
- B. Access for single family detached, single family attached, and multi family uses is not allowed in the required yard setbacks (see exceptions 20.50.080 (A)(1) and 20.50.130(a)).
- C. Driveways for single-detached dwellings may cross required yard setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 15 percent of the required landscaping or yard setback area is displaced by the driveway.

- D. Driveways for non single-family 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 or setback area is displaced by the driveway.
  - E. Direct access from the street right-of-way to off-street parking areas shall be subject to the requirements of the Adequate Public Facilities provisions.
  - F. No dead end alley may provide access to more than eight required off-street parking spaces.
  - G. Business 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.
  - H. 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.
  - I. 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.
  - J. Alleys shall be used for loading and vehicle access to parking wherever practicable.
- 
- 

Please use additional sheets if necessary.

\* For illustration.





## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

**X** Development Code: Chapter 20.50 Section 070 Page 138

### Amendment Proposed:

Please describe your amendment proposal.

Add after exception 20.50.070(1): For individual garage or carport units, at least 20 linear feet of driveway shall be provided between any garage, carport entrance and the property line abutting the street, measured along the centerline of the driveway.

---



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### Please describe the reason for your amendment proposal:

There are provisions in the single-family design standards for reducing a front yard setback, however, garages and carports should be set back from streets to allow for sufficient site distance for pulling out. This would also apply to single-family developments in multi-family zones, where the front yard setback is 10 feet. This provision is in the multi-family design standards.

### Legislative Language:

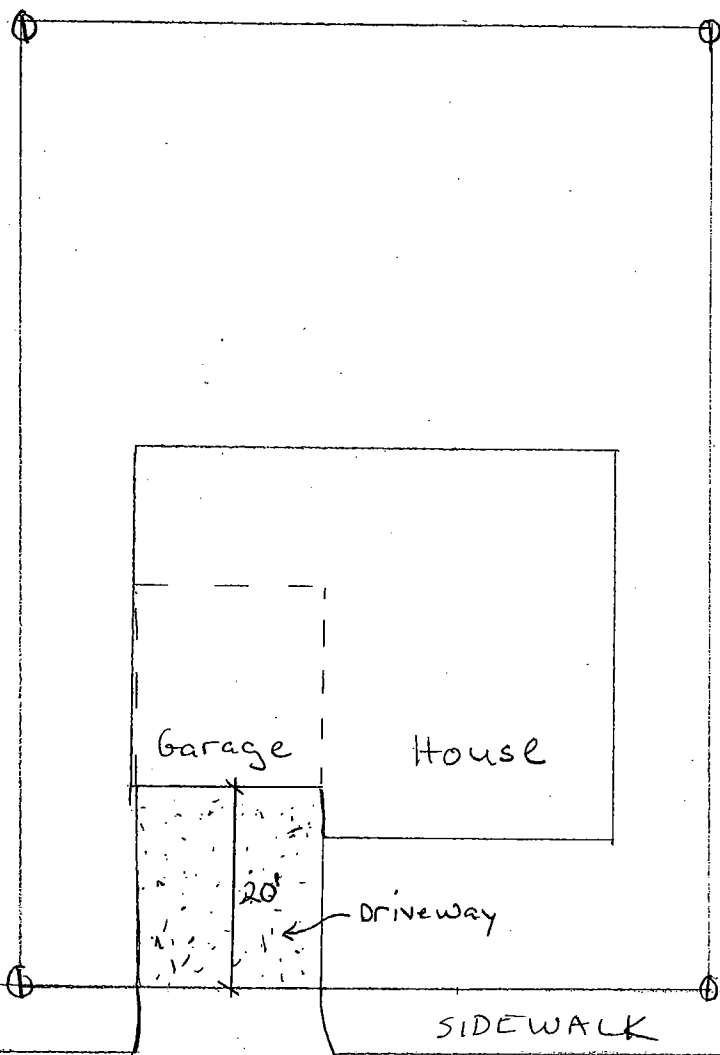
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#### 20.50.070

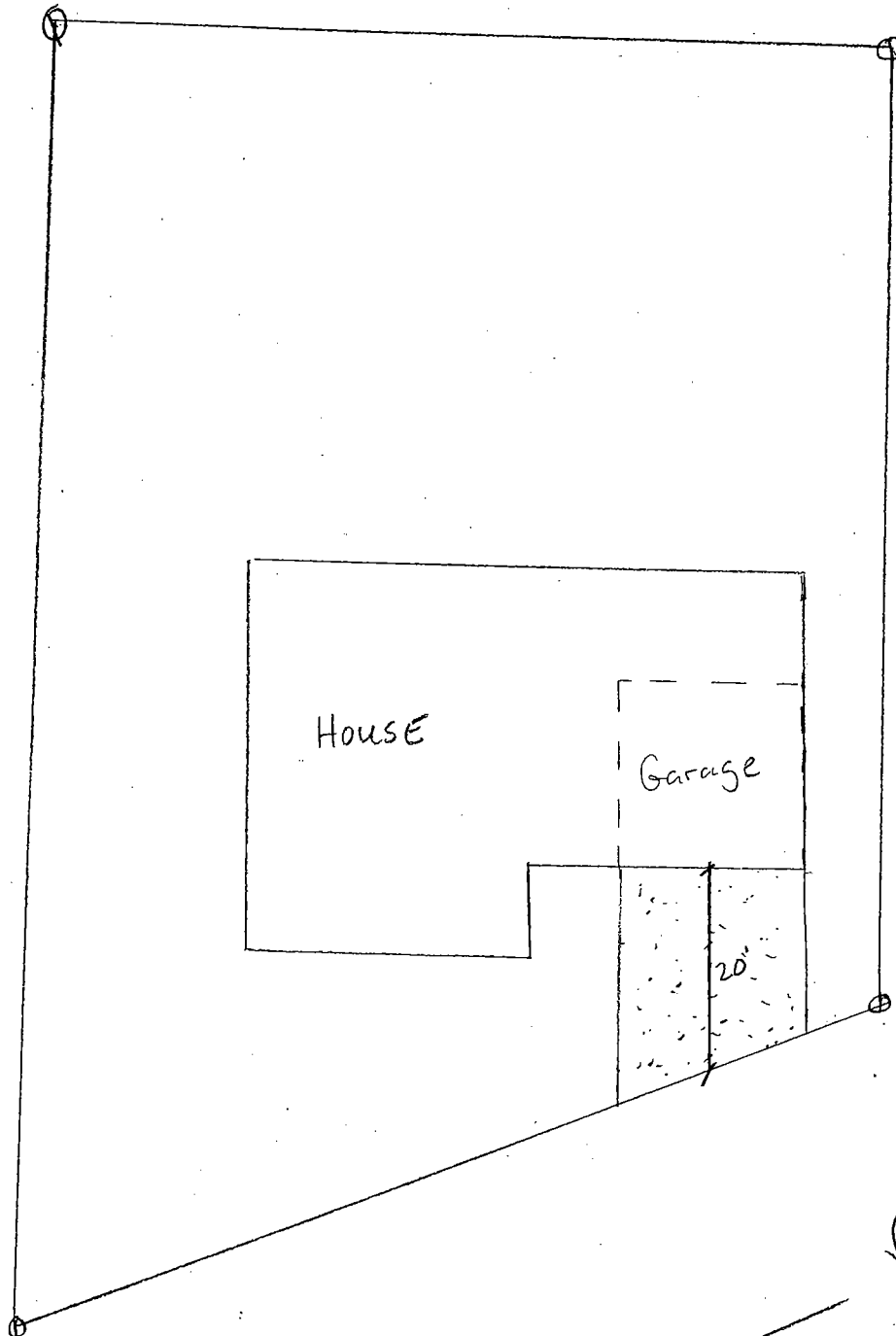
For individual garage or carport units, at least 20 linear feet of driveway shall be provided between any garage, carport entrance and the property line abutting the street, measured along the centerline of the driveway.

---

\* For illustration.



\* For illustration.





# Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.50 Section 080 Page 139

## Amendment Proposed:

Please describe your amendment proposal.

Error in drawing (B). See attached

Please describe the reason for your amendment proposal:

Legislative Language:

20.50.080

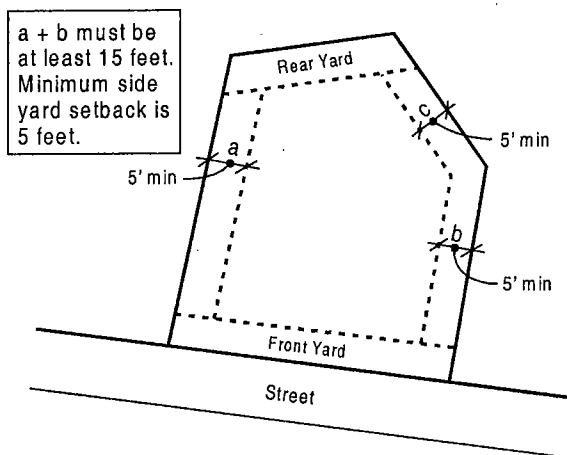


Figure 20.50.080(B): Side yard requirements for irregular lots.

## HOT TOPIC/DISCUSSION ITEM

Tab 23: Increase the maximum allowable height of fences located in the front yard from 3 ½ feet to 6 feet subject to site distance clearance.

The current limit of 3 ½ feet for fences in the front yard was adopted with the intention of creating pedestrian oriented neighborhoods by prohibiting the creation of long walls of fencing adjacent to the sidewalk. This amendment increases the maximum height of fences allowed in the front yard setback of single-family detached structures from three and one half (3 ½) feet to six (6) feet subject to standard site distance clearance regulations. The City does not currently require a permit to construct a fence that is six (6) feet high or less. The enforcement of a fence height standard that is not subject to a permit or inspection has proved difficult and has often led to poor customer service.

The standard example of this enforcement situation begins with a code complaint against a resident that has constructed a six (6) foot high fence along the front yard property line. A CRT representative would verify that there is or is not a violation, inform the property owner if there is a violation, and would then seek voluntary compliance from the customer to modify the already constructed six (6) foot high fence to meet the maximum height allowed. The customer may have spent a considerable sum of money to construct the fence and will incur additional cost and time to have the fence modified to meet standards. The customer may have heard that fences do not require permits, which is correct. In the absence of a permit a customer may not inquire about additional standards or exceptions.

The only time staff has the opportunity to review fence heights is on a new construction or remodel site plan for a building permit where it is possible to specify the maximum height in the front yard setback. Building permit conditions are enforced through a building permit inspection. With the lack of a permit and adequate resources to enforce the three and a half (3 ½) feet maximum height of a fence in the front yard setback, the Planning Commission and staff recommend an increase in the height limit of a fence in the front yard setback to six (6) feet subject to the standard site distance clearance provisions.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.50 Section 110 Page 142, 143

### Amendment Proposed:

Please describe your amendment proposal:

Allow for 6 feet fences in front yards by eliminating "A." Amending "C" as follows: The maximum height of fences located along a side and/or rear yard property line shall be six feet, subject to the site clearance provisions of Sections 20.70.170, 20.70.180, and 20.70.190C. (Re-letter the remaining sections)

### Please describe the reason for your amendment proposal:

Limiting fences to 3.5 feet in front yards is overly restrictive and very difficult to enforce.

### Legislative Language:

#### 20.50.110

~~A. Fences and walls shall be a maximum three (3) feet, six (6) inches high between the front yard building setback line and the front property line.~~

~~Exception to 20.50.110(A)(1): For corner lots or any lots which have more than one (1) front yard, the fence height of three (3) feet, six (6) inches applies to one front yard only.~~

C. The maximum height of fences located along a side and/or rear yard property line shall be six (6) feet, subject to the site clearance provisions of Sections 20.70.170, 20.70.180, and 20.70.190C.

## HOT TOPIC/DISCUSSION ITEM

### Tab 24: Proposed Good Neighbor Lighting Standards

This amendment was not a "hot topic" or widely debated. It is included in the report to update you on an issue that has previously been before the Council. The author of the amendment, Deb Moore-Marchant, has previously written and provided testimony to the Council regarding the need for regulations to reduce glare and light trespass caused by outdoor lighting. In response to Ms. Moore-Marchant's requests, staff directed her to submit a Development Code amendment application. Staff reviewed Ms. Moore-Marchant's application and drafted the amendment that is now shown in Tab 24. This amendment met with no opposition at the Planning Commission. Ms. Moore-Marchant has stated that it is a good first step in reducing the impacts, however suggests that more specific standards that regulate the types of shielded lighting and illumination levels allowed would more directly address the issue.

Staff supports the concept of requiring non-glare and shielded lighting, however staff has concerns about the City's ability to enforce such a regulation. These regulations would realistically have to apply to existing and new outdoor lighting because it would be very difficult over time to verify the date the light was installed. This regulation would be enforced on a complaint basis. We would be hopeful to gain voluntary compliance, but anticipate that a percentage of those persons asked to comply would refuse and necessitate further enforcement action. Therefore, Staff recommends amending the Planning Commission's recommendation by changing the "Any/all lighting shall be non-glare and shielded..." to "Any/all lighting should be non-glare and shielded..." This change would allow staff to encourage residents to install this type of lighting, but in turn would not create 1000's of Code violations. It is important to note, that the Development Code chapter on Mixed Use, Commercial and Other Nonresidential Development Design Standards already states that, "All lighting shall be designed to minimize glare on abutting properties and adjacent streets."



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Deb Merchant Moore

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

X Development Code: Chapter 20.50 Section 115 Page 143  
20.50 410 199

### Amendment Proposed:

Please describe your amendment proposal.

Outdoor Lighting proposal

In addition to the application (see attached), the applicant submitted a substantial

amount of supporting documentation for this Amendment. Staff reviewed this

documentation and drafted an amendment in response. The supporting documentation

is available for viewing at City Hall (17544 Midvale Avenue North – Planning and

Development Services Office).

### Please describe the reason for your amendment proposal:

Protect people and wildlife from light trespass.

### Legislative Language:

Version Recommended by the Planning Commission: (Staff does not recommend this version)

20.50.115 Lighting – Standards.

A. Any lighting shall be non-glare and shielded to minimize direct illumination of abutting properties and adjacent streets.

20.50.410

P. All parking lot lighting shall be non glare and shielded to minimize direct illumination of abutting properties and adjacent streets.

**Version Recommended by Staff:**

**20.50.115 Lighting – Standards**

B. Any lighting shall should be non-glare and shielded to minimize direct illumination of abutting properties and adjacent streets.

---

**20.50.410**

P. All parking lot lighting shall should be non glare and shielded to minimize direct illumination of abutting properties and adjacent streets.

Please complete the following:

Applicant for Amendment: Deborah 'Deb' Moore - Marchant  
Address: 16261 12th Avenue N.E. City: Shoreline State: WA  
Zip: 98155  
Phone - Day: 206--367-4145 Evening: 206--367-4145

Please specify:

Shoreline Development Code--Chapter 20, Section 50.

This amendment pertains not only to development but to the environment.

Amendment Proposed:

Please describe your amendment proposal.

It is anticipated that this amendment proposal be a compilation of already existing municipal codes & proposals for good lighting. This proposal includes several municipal codes & one other proposal, for review as examples for the creation of a customized code.  
Please see Arizona city codes; Ketchum, Idaho code; Seattle Code; Island County, Washington code; Bothell's code; and Redmond's proposal, located within the submitted notebook.

Reason for Amendment:

Please describe why the amendment is necessary.

- ① the proposed amendment clarifies the intent, policies & the implementation of the Comp. Plan.
- ② the proposed amendment identifies lighting design measures that help reduce light reflected or emanating directly into the dark sky (and eliminate)
- ③ the proposed amendment seeks to limit conflicts between commercial lighting & residential uses, & between residential & recreation lighting & residential areas, (& street lights.)
- ④ the proposed amendment offers standardized guidelines for review & approval of lighting plans. It is anticipated that such guidelines will improve consistency of lighting plan & site plan review, & as such, help improve the overall design of development within the city.

Planning and Development Services

Decision Criteria Explanation:

1. Please describe how the amendment is in accordance with the Comprehensive Plan.

This amendment is in accordance with the Comp. Plan. If adopted, this amendment will implement policies in the Comp. Plan, for example, Safeguarding the environment & ensuring the quality of life.

2. Please describe how the amendment will not adversely affect the public health, safety or general welfare.

The purpose of this amendment is to protect the public health, safety & general welfare. This amendment will reduce glare, overlighting, light trespass, energy waste & sky glow. The type of lighting this amendment refers to still provides better public health, safety & security.

3. Please describe how the amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

This amendment is not contrary to the best interest of the citizens & property owners of the City of Shoreline. This amendment will help improve the quality of life; save energy costs; protect the environment; improve neighbor relations; create an attractive city & neighborhoods.

Please attach additional sheets if necessary

Please submit your request to the City of Shoreline, Planning and Development Services Department.

10/00

**Summary of Public Hearing Testimony to Date**

**Note: See Planning Commission Minutes from October 18, 2001 Meeting for more detail.**

<b>TAB #</b>	<b>Name of Person Commenting</b>	<b>Comment Summary</b>
<b>24</b>	Bruce Weertman 6749 18 <sup>th</sup> Avenue NW	He represents the International Dark Sky Association and supports amendments to reduce the impacts of glare from outdoor lighting on neighbors and the night sky.
<b>24</b>	Deb Moore- Marchant 16261 12 <sup>th</sup> Avenue NE	(Submitted the original amendment) She supports the amendment to reduce the impacts of glare from outdoor lighting on neighbors and the night sky. She presented a slide show to demonstrate her point.
<b>24</b>	Marty Johnston 111 NE 174 <sup>th</sup> Street	Supports the amendment to reduce the impacts of glare from outdoor lighting on neighbors and the night sky. He spoke extensively about energy conservation and indoor lighting.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.50 Sections 120, 220, 380, 450 & 530\*  
Pages 145, 159, 189, 203 & 209

### Amendment Proposed:

Please describe your amendment proposal.

Add new section between "Purpose" and "Standards" called "Thresholds" to clearly indicate how and when the provisions for site improvements apply to development proposals

**Please describe the reason for your amendment proposal:**

Currently the thresholds are found only in the Engineering section.

### Legislative Language:

20.50.125 Thresholds  
20.50.225 Thresholds  
20.50.385 Thresholds  
20.50.455 Thresholds  
20.50.535 Thresholds  
Required Site Improvements

The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multi-family, non-residential, and mixed-use construction and uses.

Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and free standing signs if a development proposal is:

- Completely new development;
- Expanding the square footage of an existing structure by 20%: or
- The construction valuation is 50% of the existing site and building valuation.

Note: For thresholds related to off-site improvements, see Section 20.70.030.

## HOT TOPIC/DISCUSSION ITEM

Tab 26: Add garages covered carports either detached from or attached to the main structure shall not protrude beyond the front facade.

This amendment to the Parking and Access standards for single family attached and multifamily design standards clarifies an existing standard 20.50.140(F) in the Development Code that states, "Minimize the impact of individual garage entrances where they face the street by limiting the curb cut width and visually separating the garage entrance from the street with landscaped areas. Emphasize pedestrian entrances in order to minimize the garage entrances." The amendment language proposed adds specificity and states that garages or covered carports attached or detached shall not protrude beyond the front building facade. The proposal amends figure 20.50.140(F) to demonstrate the standard. This amendment is consistent with and implements Comprehensive Plan policy LU 32, which states that multifamily residential development should provide for an attractive street frontage.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.50 Section 140 Page 149

### Amendment Proposed:

Please describe your amendment proposal.

Clarify that garages/carports for multi family and single family attached developments

cannot protrude beyond the front façade.

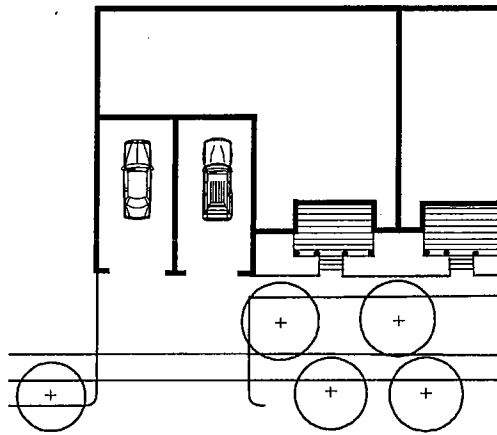
### Please describe the reason for your amendment proposal:

In meetings with developers we have stated that the garage cannot be forward of the entrance and using the pictures on page 149 as the evidence of this requirement. It is a very "hard sell" so maybe if this is indeed the intent that it needs to be stated as such in the text format.

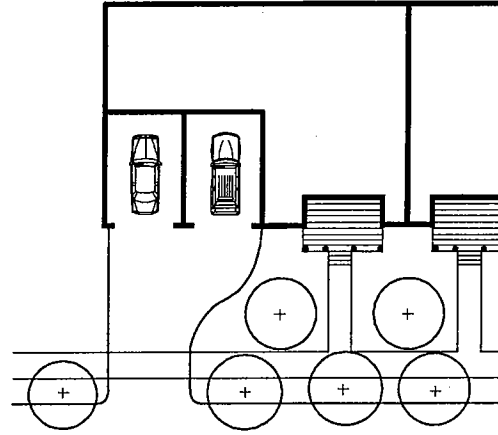
### Legislative Language:

20.50.140

G. Garages or carports either detached from or attached to the main structure shall not protrude beyond the front building façade.



DON'T DO THIS



DO THIS

*Figure 20.50.140(F)(G): Example of limiting the impact of garage entrances by building them flush with the façade, reducing their width, providing landscaping, and pedestrian access.*

---

Please use additional sheets if necessary.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

Development Code: Chapter 20.50 Section 240 Page 162

### Amendment Proposed:

Please describe your amendment proposal.

New Exception 20.50.240(A)(3): Properties that have less than 80 feet of frontage and  
no other access point other than through the frontage are exempt from the requirement for  
50% building frontage.

### Please describe the reason for your amendment proposal:

There are many properties that are small and cannot meet the dimensional and especially  
the design standards for multi family and commercial development. For ex. A 65'  
wide lot can only get its parking in before the frontage is used/designated. A lot of 80'  
in width, could put in an entry and one side of parking – leaving 40' of frontage for a  
building.

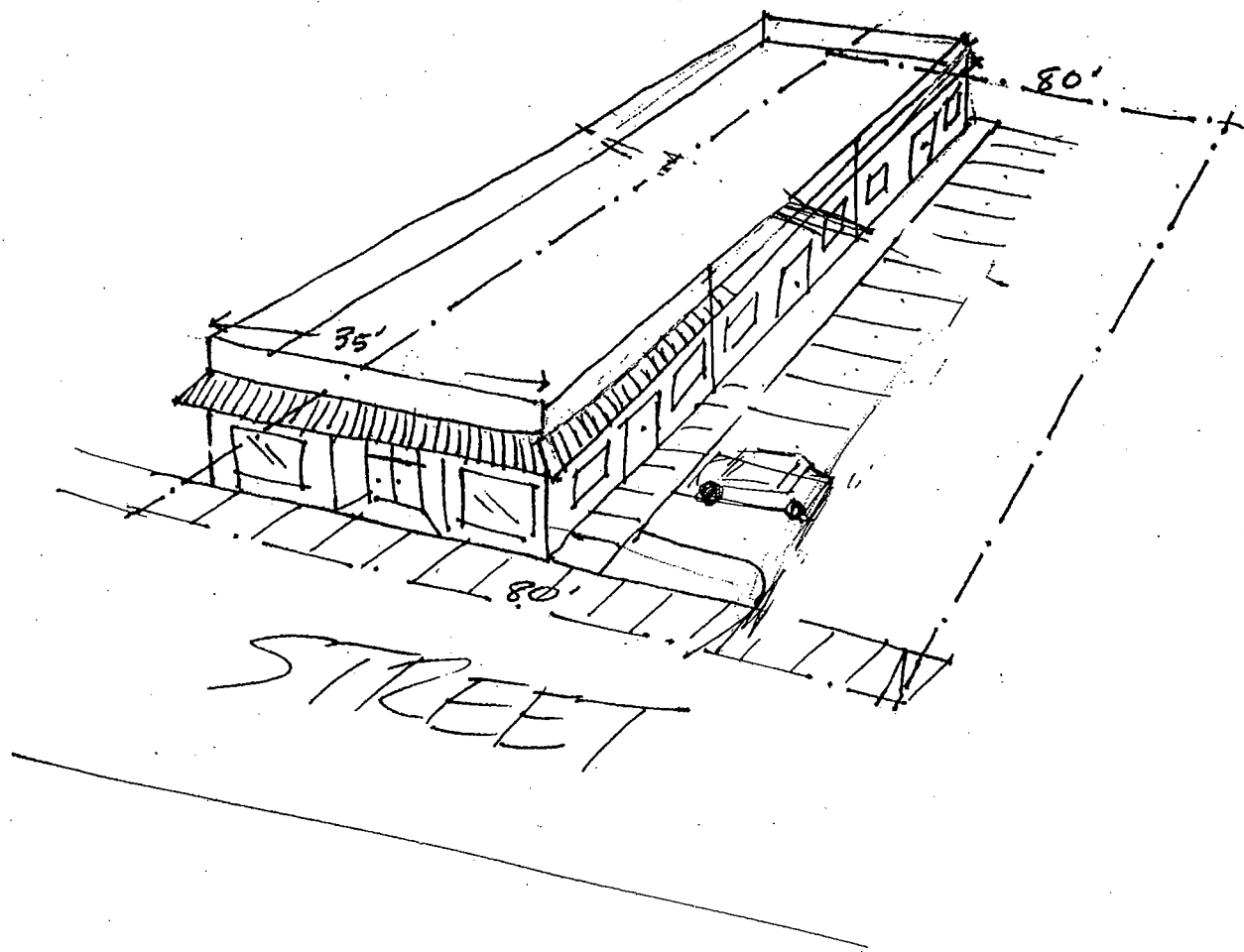
### Legislative Language:

#### 20.50.240

Exception 20.50.240(A)(3): Properties that have less than 80 feet of street frontage and  
no other access other than through the street frontage are exempt from the requirement  
for 50% building frontage however, the building façade shall front on the street.

Please use additional sheets if necessary.

\* For illustration.





## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.50 Section 280 Page 169

### Amendment Proposed:

Please describe your amendment proposal.

Building Design – Feature and Standards B. “All new buildings...of the first floor facing  
the street treated with transparent windows and doors.”

Please describe the reason for your amendment proposal:

The example/figure and the use of “street façade” make the requirement apply to

Buildings that are to the back of sidewalks only. “Facing the street” will apply to all

Buildings facing streets no matter how far they are from the street.

### Legislative Language:

#### 20.50.280 Building design – Features – Standards

- A. Building design shall reinforce the building’s location adjacent to street edge and public space.
- B. All new buildings and additions increasing the square footage by 50 percent, except residential structures, must have a minimum of 50 percent of the first floor facing the street ~~façade~~ treated with transparent windows or doors.

Please use additional sheets if necessary.

## HOT TOPIC/DISCUSSION ITEM

Tab 29: Change clearing and grading from a Type B to a Type A process; and increase the SEPA threshold from "100" cubic yards and replace with "500" cubic yards.

This amendment was not a hot issue. Staff is highlighting the amendment because it represents a change in process. Currently, clearing and grading permits are processed as "Type B" applications. "Type B" applications require a neighborhood meeting, public notice, and may be appealed to the Hearing Examiner. Some applicants of small-scale clearing and grading projects, such as landscaping projects, have expressed to staff that the requirements for a neighborhood meeting and noticing are not necessary. The Planning Commission agreed with staff that the intent of making the Clearing and Grading permit a "Type B" process was not to increase the regulatory requirements for small-scale projects. The intent was to notice the public and provide for appeal of large-scale projects and those located in a critical area. The recommended amendment would change the process used to review clearing and grading permits from a "Type B" to a "Type A". "Type A" permits are approved or denied by the Director based on compliance with specific, non-discretionary and/or technical standards and do not require public notice.

Along the same line of reason, the current threshold for clearing and grading activities for SEPA review is 100 cubic yards. This is a low threshold for clearing and grading. The Planning Commission recommends that the threshold be increased to 500 cubic yards. This would mean that clearing and grading projects that propose to move less than 500 cubic yards of earth and are not located in a critical area would be processed as a "Type A" application. Any clearing and grading that occurs in a critical area and/or proposes to move more than 500 cubic yards of earth will be processed as a "Type B" application and include SEPA review.

080

**Legislative Language:**

**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. Home Occupation, Bed & 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	20.70.240-20.70.330
8. Shoreline Exemption Permit	15 days	Shoreline Master Program
9. Sign Permit	30 days	20.50.530-20.50.610
10. Site Development Permit	30 days	20.30.430
11. Variances 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

**Table 20.30.050 - Summary of Type B Actions, Notice Requirements, Target Time Limits for Decision, and Appeal Authority**

Action	Notice Requirements: Application and Decision *	Target Time Limits for Decision	Appeal Authority	Section
<b>Type B:</b>				
1. Binding Site Plan	Mail	90 days	HE	20.30.480
2. Conditional Use Permit (CUP)	Mail, Post Site, Newspaper	90 days	HE	20.30.300
3. <del>Clearing and Grading Permit</del>	Mail	<del>60 days</del>	HE	<del>20.50.290-20.50.370</del>
4. <del>3.</del> Preliminary Short Subdivision	Mail, Post Site, Newspaper	90 days	HE	20.30.410
5. <del>4.</del> SEPA Threshold Determination	Mail, Post Site, Newspaper	60 days	HE	20.30.490-20.30.710
6. <del>5.</del> Shoreline Substantial Development Permit , Shoreline Variance and Shoreline CUP	Mail, Post Site, Newspaper	120 days	State Shoreline Hearing Board	Shoreline Master Program
7. <del>6.</del> Zoning Variances	Mail, Post Site, Newspaper	90 days	HE	20.30.310

Key: HE = Hearing Examiner

\* Public hearing notification requirements are specified in Section 4.e).

#### 20.30.550

197-11-800 Categorical exemptions (flexible thresholds).

*Note: the lowest exempt level applies unless otherwise indicated.*

#### 20.30.560

D. Any landfill or excavation of ~~100~~500 cubic yards throughout the total lifetime of the fill or excavation; any fill or excavation classified as Class I, II, or II forest practice under RCW 76.09.050 or regulations thereunder.

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Please use additional sheets if necessary.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.50 Section 360.C.1 & C.2 Page 184

### Amendment Proposed:

Please describe your amendment proposal.

Reduce the number of replacement trees required.

---

### Please describe the reason for your amendment proposal:

In administering this section of the code, it has become apparent that applicants are having a difficult time in fitting the required replacement trees on the lot after building is completed. We have had several arborists also mention the difficulty of putting this many trees on a built lot and expecting them to survive. This small change makes the code more reasonable while still meeting the intent.

---

### Legislative Language:

1. One existing significant tree of eight inches in diameter at breast height for conifers or 12 inches in diameter at breast height for all others equals one ~~two~~ new trees.
  2. Each additional three inches in diameter at breast height equals one additional new tree, up to three ~~four~~ trees per significant tree removed.
- 

Please use additional sheets if necessary.



# Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.50    Section 410    Page 196 and 197

**Amendment Proposed:**

Please describe your amendment proposal.

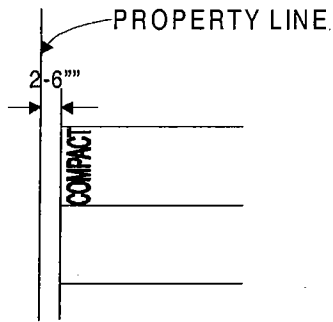
Change the dimension on the illustration for accessible space from 4'-5" to 3'-5" and

WAC citations to reflect State regulations.

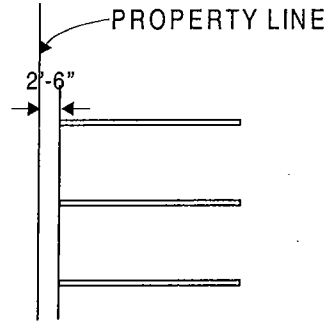
Please describe the reason for your amendment proposal:

Legislative Language:

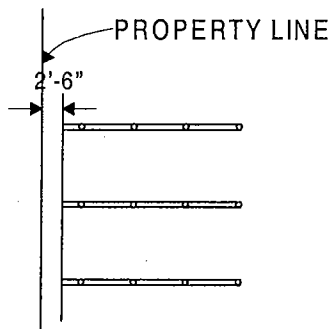
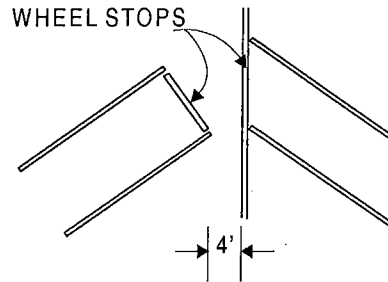
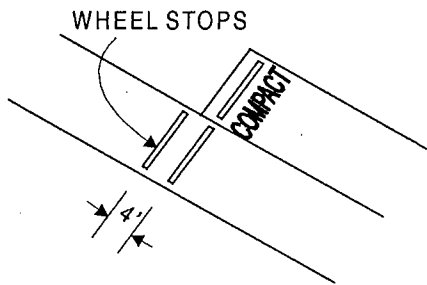
**20.50.410**



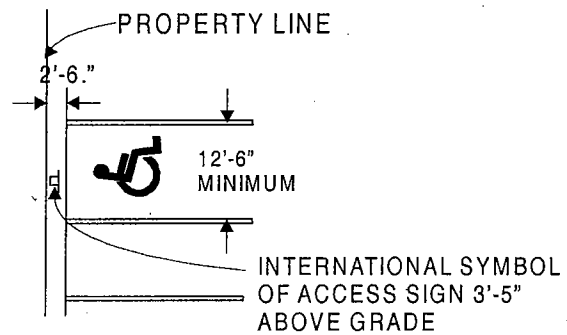
**COMPACT MARKING**



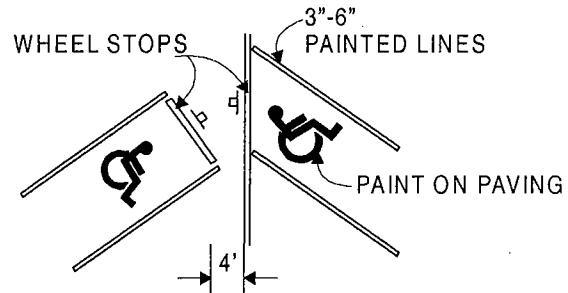
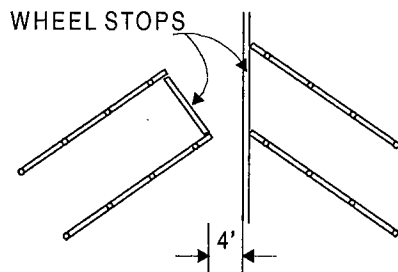
**PAINTED HORSESHOE MARKING**



**METAL OR PLASTIC  
TRAFFIC MARKING**



**HANDICAP MARKING**



Please use additional sheets if necessary.

**17544 Midvale Avenue North, Shoreline, Washington 98133-4921**

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**20.50.410 Parking design standards.**

- I. Off street parking and access for physically handicapped persons shall be provided in accordance with ~~Section 7503 of the regulations adopted pursuant to Chapter 19.27 RCW, WAC 51-40-1100 Chapter 11 – Accessibility and subsequent addendum, State Building Code, and Chapter 70.92 RCW, Public Buildings—Provisions for Aged and Handicapped.~~

## HOT TOPIC/DISCUSSION ITEM

### Tab 32: Rewrite "Signs" sub-chapter

Staff proposed many amendments to the sub chapter on signs. Through the implementation of these regulations over the past year, staff noted the need to simplify or clarify several terms and add regulations for types of signage and scenarios that are not currently addressed. The Planning Commission received several comments on the original staff proposal that included adding banners and inflatable signs to the list of prohibited signs. Currently the Code regulates banners and inflatable signs as either freestanding or building mounted signs. By regulating banners and inflatable signs under these provisions, they are in effect prohibited in most cases.

The Planning Commission considered the public's comments regarding the proposed amendments to the Signs Subchapter and in response amended the proposed amendment by removing banners and inflatable signs from the list of prohibited signs and recommend adopting the amended proposal.

The current Code and the proposal as amended by the Planning Commission would regulate banners and inflatable signs on the basis of whether or not the sign could meet the Development Code's standards for signs found in Table 20.50.540 (B) and 20.50.540(C). Table 20.50.540 (B) specifies the maximum area per sign face, maximum height, maximum number permitted, and illumination of signs, and 20.50.540 (C) states that all signs must be constructed of durable and maintainable materials. Signs that are made of materials that deteriorate quickly or that feature impermanent construction are not permitted. The debate at the Planning Commission ended with a recommendation to adopt the less controversial changes to this section of the Code at this time and work on refining some sections of the regulations for signs, including inflatable signs and banners, in 2002.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.50 Section 530-610 Page 209-214

### Amendment Proposed:

Please describe your amendment proposal.

Rewrite "Signs" sub-chapter. Note: The original proposal by staff has been amended by the Planning Commission in response to public testimony regarding the proposed prohibition on banners and inflatable signs. In the legislative version attached, you will find that banners and inflatable signs are **not** prohibited. Banners and inflatable signs would continue to be regulated using the maximum number, height and area per sign and other applicable standards as described in Subchapter 8 – Signs.

### Please describe the reason for your amendment proposal:

The existing regulations are confusing and have been difficult to consistently administer.

Please see attached Legislative Language.

Please use additional sheets if necessary.

## **Subchapter 8.Signs**

### **20.50.530 Purpose.**

The purposes of this subchapter are:

- A. To provide standards for the effective use of signs as a means of identification that enhances the aesthetics of business properties, economic viability, and safety of the commercial districts.
- B. To protect the public interest and safety by minimizing the possible adverse effects of signs on nearby properties, traffic safety, and aesthetic welfare of the City.
- C. To establish regulations for the type, number, location, size, and lighting of signs that are complementary with the building use and harmonious with their surroundings. (Ord. 238 Ch. V § 8(A), 2000).

### **20.50.540 Sign standards.**

- A. No sign shall be located or designed to interfere with visibility required by the City of Shoreline for the safe movement of pedestrians, bicycles, and vehicles.

B.Table.

Table 20.50.540B – Standards for Signs.

	All Residential (R) Zones	NB and O	CB, RB, and I
<b>Free Standing Signs:</b>			
Maximum Area Per Sign Face	4 sq. ft. (home occupation) Monument 10 sq. ft. (child care) 25 sq. ft. (non residential use, residential subdivision or multifamily development) 32 sq. ft. (schools)	Only Monument Signs are Permitted: 25 sq. ft. (single tenant) 10 sq. ft. for each tenant to max 50 sq. ft. (multi-tenant)	Monument Signs: 50 sq. ft. 25 (single tenant) 10 sq. ft. for each tenant to max. 50 sq. ft. (multi-tenant) Shopping Center/Mall Signs: 40 sq. ft. (single tenant) Malls must have more than 1 business 10 sq. ft. for each tenant to Max 100 sq. ft. (multi-tenant)
Maximum Height	42 inches	6 feet	20 feet Shopping Center/Mall: 20 feet monument: 8 feet
Maximum Number Permitted	1 per street frontage	1 per street frontage and 150 ft. apart. Two per street frontage if the frontage is greater than 250 ft. and each sign is minimally 150 ft. apart from other signs.	1 per street frontage per property and 150 ft. apart. Two per street frontage if the frontage is greater than 250 ft. and each sign is minimally 150 ft. apart from other signs.
Illumination	External Only: Maximum 6 ft. from the sign display	Permitted	Permitted
<b>Building-Mounted Signs:</b>			
Maximum Sign Area	Same as for Freestanding Signs	25 sq. ft. (single tenant) each tenant Building Directory 10 sq. ft. for each tenant and maximum 50 sq. ft. (multi-tenant); 25 sq. ft. for Building name sign. See Figure 20.50.580.	
Canopy or Awning	Sign shall be maximum 25% of the canopy vertical surface Note: Counts toward total allowable signage		
Maximum Height (ft.)	Not to extend above the building parapet, eave line of the roof, or the windowsill of the second floor, which ever is less.		
Number Permitted	1 per street frontage	1 per business located on street frontage Note: One building mounted sign per façade facing street frontage or parking lot	1 per business located on street frontage Note: One building mounted sign per façade facing street frontage or parking lot
Illumination	External illumination only	Permitted	Permitted
<b>Projecting Signs From A Building:</b>			
Maximum Sign Area	6 sq. ft. Non-Residential uses, schools, residential subdivision or multifamily development	12 sq. ft.	12 sq. ft.
Minimum Clearance from	9 feet	9 feet	9 feet

Minimum Clearance from Grade	9 feet	9 feet	9 feet
Maximum Height (ft.)	Not to extend above the building parapet, eave line of the roof, or the windowsill of the second floor, which ever is less.		
Number Permitted	1 per street frontage	1 per street frontage	1 per business located on street frontage
<b>Driveway Entrance/Exit:</b>			
Maximum Sign Area	4 sq. ft. <u>Non-Residential uses, schools, residential subdivision or multifamily development</u>	4 sq. ft.	4 sq. ft.
Maximum Height	42 inches	42 inches	42 inches
Number Permitted	<u>1 per driveway</u>	<u>1 per driveway</u>	<u>1 per driveway</u>

Exception 20.50.540(B)(1): If the applicant demonstrates that signs are an integral part of the architecture and site design, the Director may waive the above restrictions.

- C. All signs, except temporary signs, must be constructed of durable, maintainable materials. Signs that are made of materials that deteriorate quickly or that feature impermanent construction are not permitted. For example, plywood or plastic sheets without a sign face overlay or without a frame to protect exposed edges are not permitted.
- D. Window signs are permitted to occupy maximum 25 percent of the total window area.
- E. Street numbers should be installed on all buildings and will not be counted towards the permitted sign area. (Ord. 238 Ch. V § 8(B), 2000).
- F. Freestanding signs under 6' height can be at the property line without overhanging sidewalks or blocking sight distance requirements. All other signs must meet building setback requirements.*
- G. All externally illuminated signs shall shield adjacent properties from direct lighting.

#### **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, RB and I zones.*

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B. Portable signs, ~~banners and inflated signs or figures.~~

Exception 20.50.550(B)(1): One (1) Sidewalk sandwich board sign per business allowed only in NB, O, CB, RB, and I zones and must be Sidewalk sandwich board signs located next to the curb edge of a sidewalk in such manner so 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.

D. Outdoor advertising signs (billboards).

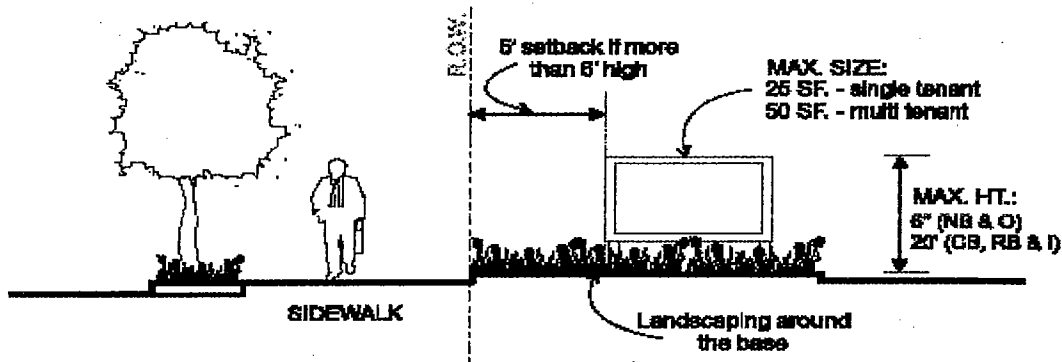
E. Signs mounted on the roof. (Ord. 238 Ch. V § 8(C), 2000).

**20.50.560 Site-specific sign standards – Monument signs.**

~~A. Number Per Site/Minimum Spacing. One per site, or 150-foot minimum spacing for sites with more than 250 linear feet of street frontage, more than six businesses, and with businesses without signs visible from the street. The sign should be near the principal entrance. Sites fronting on two streets may have one sign per street, provided the signs are at least 150 feet apart.  
2 per street frontage if the frontage is greater than 250 ft. and each sign is minimally 150 ft. apart from other signs.~~

**A. B. Location.**

- Minimum Distance From Public Sidewalk: Zero feet if under 6 ft. in height.
  - Minimum Distance From Public Right-of-Way: five feet
  - Distance from side Property Line: 20 ft. If this setback not feasible, the Director may modify the requirement, subject to the approval of a signage plan.
- B. Mounting.** Solid base under at least 75 percent of sign width. Must be double sided if the back is visible from the street.
- C. Landscaping.** Low shrubs or floral displays. Provide a perimeter strip at least two feet wide around the base of the sign or a four-foot-wide strip of lawn or an alternate landscaping scheme as approved.



Change maximum sign size for single tenant to 50 sq. ft.  
Redraw to show 0 ft setback if sign is 6 ft or under in height

**Figure 20.60.560: Monument Sign.**

(Ord. 238 Ch. V § 8(D-1), 2000).

**20.50.570 Site-specific sign standards – Shopping center/mall type signs in CB, RB, and I Zones.**

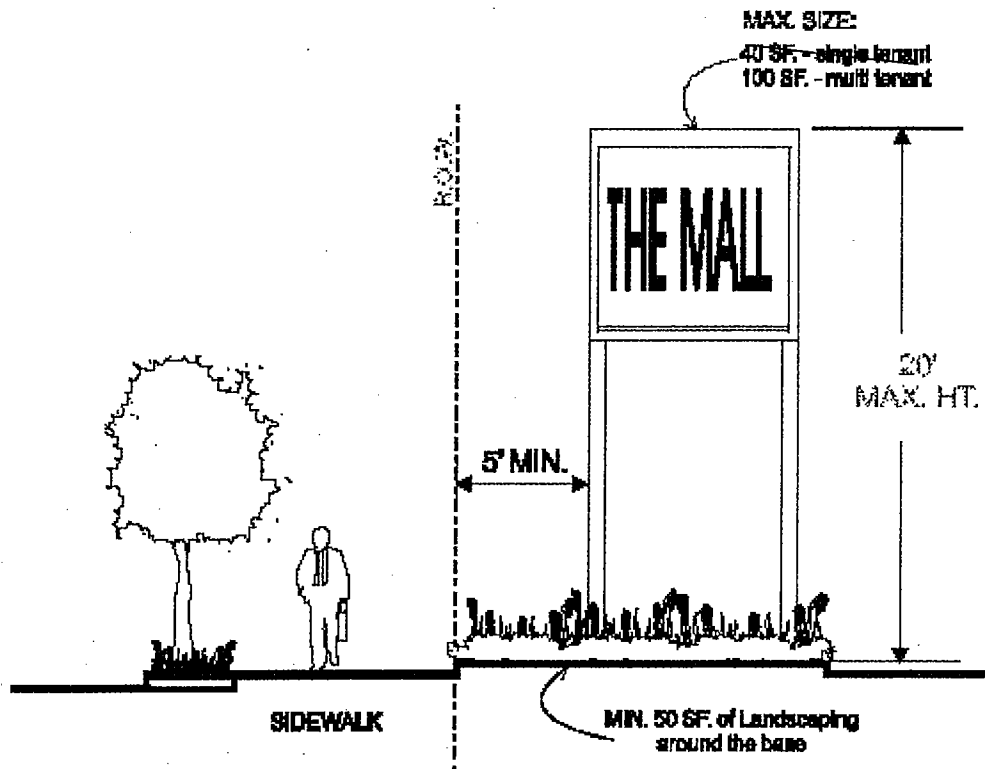
Site must be occupied by more than one business and have at least ~~200~~ 250 linear feet of frontage. Sites occupied by only one business may have a mall type sign *when a monument sign would interfere with safe visibility as designated in SMC*  
 20.50.540. *A specific shopping center/mall signage plan is mandatory. The submittal requirements are available from the department.*

**A. Location.**

- Minimum Distance From Public Right-of-Way: five feet.
- Distance from Property Line: 20 feet. Minimum distance from interior property line: 20 feet. If this setback not feasible, the Director may modify the requirement, subject to the approval of a signage plan.

**~~B. Number Per Site/Minimum Spacing.~~** ~~One per site, or 150-foot minimum spacing for sites with more than 250 linear feet of street frontage, more than six businesses, and with business without signs visible from the street. The sign should be near the principal entrance. Sites fronting on two streets may have one sign per street, provided the signs are at least 150 feet apart.~~  
~~2 or more per street frontage if the frontage is greater than 250 feet and each sign is minimally 150 feet apart from the other freestanding signs.~~

- B. **Mounting.** Single-post mounting is discouraged unless the post is an architectural feature reflecting the architecture of building(s) or other site elements.
- C. **Landscaping.** Planting bed with small trees, shrubs, and/or floral displays, provided there is at least 50 square feet of landscaped area with trees, bushes, flowers, shrubs, or 100 square feet of lawn.



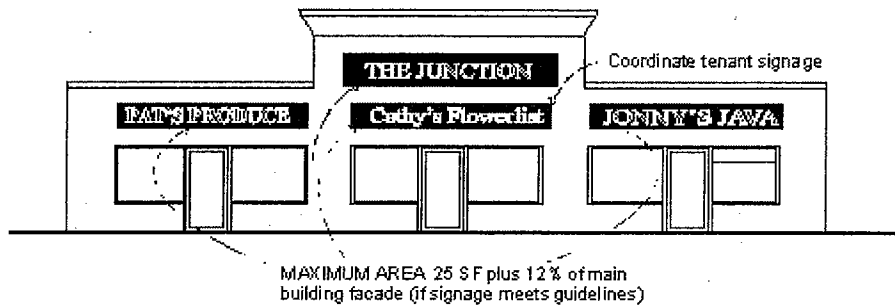
Redraw figure to include multi-tenant signage to add up to 100 sq. ft. and draw the figure to have dimensions matching the square footage.

Figure 20.50.570: Mall Sign.

(Ord. 238 Ch. V § 8(D-2), 2000).

**20.50.580 Site-specific sign standards—Building-mounted signs—Individual letters (and symbols) or “boxed” display signs. Multi – Tenant Sign Bonus and Guidelines.**

Tenant signs in multiple tenant buildings must be similar in mounting location, configuration, materials, and construction.



Amend above to read: Maximum Area 25 SF each sign plus 12% of main building façade (if signage meets guidelines)

**Figure 20.50.580: Building-Mounted Sign.**

(Ord. 238 Ch. V § 8(D-3), 2000).

#### **20.50.590 Nonconforming signs.**

- A. Nonconforming signs shall not be structurally altered without being brought to compliance with the requirements of this Code.
- B. Outdoor advertising signs (billboards) now in existence are declared nonconforming and may remain subject to the following restrictions:
  - 1. Shall not be increased in size or elevation, nor shall be relocated to another location.
  - 2. Shall be kept in good repair and maintained in a neat, clean, attractive, and safe condition. Grounds surrounding a billboard shall be kept free of debris, litter, and unsightly vegetation.
  - 3. **Removal.** Any outdoor advertising sign not meeting this Code shall be removed within 30 days of the date when an order by the City to remove such sign is given. (Ord. 238 Ch. V § 8(E), 2000).

#### **20.50.600 Temporary signs.**

Temporary signs are allowed subject to a temporary use permit; and provided, that no more than one such permit shall be issued at any time per business occupancy, nor shall more than four such permits be issued to any one business during any 12-month period. (Ord. 238 Ch. V § 8(F), 2000).

## **20.50.610 Exempt signs.**

- A. Historic site markers or plaques, gravestones, and address numbers.
- B. Signs required by law, including but not limited to:
  - 1. Official or legal notices issued and posted by any public agency or court; or
  - 2. Traffic directional or warning signs.
- C. Plaques, tablets or inscriptions indicating the name of a building, date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, which are nonilluminated, and which do not exceed four square feet in surface area.
- D. Incidental signs, which shall not exceed two square feet in surface area; provided, that said size limitation shall not apply to signs providing directions, warnings or information when established and maintained by a public agency.
- E. State or Federal flags.
- F. Religious symbols.
- G. The flag of a commercial institution, provided no more than one flag is permitted per business premises; and further provided, the flag does not exceed 20 square feet in surface area.
- H. Neighborhood identification signs with approved placement and design by the City.
- I. Neighborhood and business blockwatch signs with approved placement of standardized signs acquired through the City of Shoreline Police Department.
- J. Plaques, signs or markers for landmark tree designation with approved placement and design by the City. (Ord. 238 Ch. V § 8(G), 2000).
- K. Existing signs that only replace the copy face and do not alter the size or structure of the existing sign.
- L. Real estate signs for single family residences.
- M. City sponsored event signs up for no more than 2 weeks.

**Summary of Written Comments Received to date for Tab 32:**

<b>TAB #</b>	<b>Name of Person Commenting</b>	<b>Comment Summary</b>	<b>Notes</b>
32	Jeanne Monger	Exempt signs that are part of the architecture from the total sign area calculations.	
32	Jeanne Monger	Do not prohibit banners for special community events.	The Planning Commission amended the proposed amendment by removing banners from the list of prohibited signs.
32	Robert Ransom	Amend Section 20.50.550 (E) to allow signs mounted on the roof.	
32	Cindy Ryu	20.50.550 – Ensure that provisions remain in the Code to allow businesses to use sandwich board signs.  Asks questions about open house signs on private property and how to prove nonconforming signs existed prior to adoption of the Code.	The proposed amendment to the Sign Subchapter leaves the exception for one sidewalk sandwich board sign per business in the NB, O, CB, RB and I zones.
32	Rick Stevens	Disagrees with the prohibition of banners and inflated signs or figures.	The Planning Commission amended the proposed amendment by removing banners and inflatable signs from the list of prohibited signs.
32	Rick Stevens	Disagrees with clarifying that the exceptions provided for prohibited signs should only be allowed in commercial zones.	
32	Jerilee Noffsinger	Requests that banners and moveable signs be allowed in commercial zones.	The Planning Commission amended the proposed amendment by removing banners and inflatable signs from the list of prohibited signs.



## Development Code Amendment Comment Form

*Submit only one request per form. (You may submit as many forms as needed)*

**PLEASE SPECIFY:**

Amendment Log Number ?

**Comments:**

*Modify sign ordinance to allow  
a ~~bar~~ sign attached to building as part  
of the "architecture" shall not count  
as sign area - need design  
parameters & standards*

**PLEASE PRINT:**

Name: Jeanne Monger

Address.: 1832 N 190<sup>th</sup> 98133

**PLEASE RETURN COMMENTS TO RACHAEL MARKLE AT THE ADDRESS  
BELOW ON OR BEFORE 5:00 P.M. ON OCTOBER 11, 2001.**

To: Planning and Development Services  
17544 Midvale Avenue North, Shoreline, Washington 98133-4921



## Development Code Amendment Comment Form

*Submit only one request per form. (You may submit as many forms as needed)*

**PLEASE SPECIFY:**

Amendment Log Number 160

**Comments:**

*Event signage - ie 'Shoreline  
Ants festival banners etc?  
prohibit? against if true.  
these advertise major community events.*

**PLEASE PRINT:**

Name: Jeannie Monger

Address: 1832 N. 190th 98133

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BELOW ON OR BEFORE 5:00 P.M. ON OCTOBER 11, 2001.**

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## Development Code Amendment Comment Form

Submit only one request per form. (You may submit as many forms as needed)

**PLEASE SPECIFY:**

Amendment Log Number \_\_\_\_\_

**Comments:**

There is A INCONSISTENCY between  
20.50.550 (E) SIGNS mounted on the  
Roof. The Council After much  
debate specifically Allowed the sign  
on "AURORA RENTS" ~~AND~~ AS AN Allowable  
sign. Since this section says Prohibited.  
This is INCONSISTENT with the Comprehensive  
PLAN.

**PLEASE PRINT:**

Name: \_\_\_\_\_

Address.: \_\_\_\_\_

Robert L. Ransom

16745 BURKE NORTH, 98133

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## Development Code Amendment Comment Form

*Submit only one request per form. (You may submit as many forms as needed)*

**PLEASE SPECIFY:**

**Amendment Log Number** 157 & 162

**Comments:**

B - PORTABLE SIGNS

20.50.550 - PLS. MAKE SURE BUSINESSES CAN  
DISPLAY <sup>SIDEWALK</sup> SANDWICH SIGNS.

- HOW ARE "OPEN HOUSE" SIGNS @  
PRIVATE DWELLINGS AFFECTED?

ARE THERE TIME LIMITS ON  
HOW LONG THESE CAN STAY OUT?

20.50.550 - E SIGNS ON ROOFS - EXISTING ONES  
HOW DO WE PROVE IT WAS ALREADY THERE

**PLEASE PRINT:**

**Name:** CINDY RYN

**Address.:** 15215 Aurora Ave N Shoreline, WA 98133

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## Development Code Amendment Comment Form

*Submit only one request per form. (You may submit as many forms as needed)*

**PLEASE SPECIFY:**

Amendment Log Number 162

**Comments:**

DISAGREE. BAD FOR BUSINESS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLEASE PRINT:**

Name: Rick STEPHENS

Address.: 18005 BUNOAT AVE N

**PLEASE RETURN COMMENTS TO RACHAEL MARKLE AT THE ADDRESS  
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17544 Midvale Avenue North, Shoreline, Washington 98133-4921



## Development Code Amendment Comment Form

*Submit only one request per form. (You may submit as many forms as needed)*

**PLEASE SPECIFY:**

Amendment Log Number 157

**Comments:**

DISAGREE LBNB AS IS

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

**PLEASE PRINT:**

Name: Rick Stephens

Address.: 18005 Aurora Ave N

**PLEASE RETURN COMMENTS TO RACHAEL MARKLE AT THE ADDRESS  
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To: Planning and Development Services  
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## Development Code Amendment Comment Form

Submit only one request per form. (You may submit as many forms as needed)

**PLEASE SPECIFY:**

Amendment Log Number \_\_\_\_\_

**Comments:**

Please do not take away  
the banners and movable signs  
business use, as a means of  
keeping advertising affordable.  
Businesses need affordable adver-  
tising in addition to newspaper ads, etc.

**PLEASE PRINT:**

Name: Jerilee Noffsinger

Address: 14731 Aurora Ave N.

PLEASE RETURN COMMENTS TO RACHAEL MARKLE AT THE ADDRESS  
BELOW ON OR BEFORE 5:00 P.M. ON OCTOBER 11, 2001.

To: Planning and Development Services  
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Additional Public Comment Received After the Public Hearing		
TAB #	Name of Person Commenting	Comment Summary
32	Dan Mann 17920 Stone Avenue N	Thanked the Commission for listening to the merchants regarding the proposed changes to the sign ordinance. Urged the Commission to enlist the Chamber of Commerce if further review of the sign subchapter is planned. <i>(For more information see the 11/1/01, 11/16/01, and 12/6/01 Planning Commission Minutes)</i>



# Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.50 Section 490 Page 205

## Amendment Proposed:

Please describe your amendment proposal.

Add after first sentence: "Multi-family development more than 4 units shall use Type I landscaping when adjacent to single family zoning and Type II landscape when adjacent to multi-family and commercial zoning with the required setbacks."

---

## Please describe the reason for your amendment proposal:

This is a development category not addressed under the current development code.

---

## Legislative Language: 20.50.490

B. Multifamily development of more than four (4) units shall use Type I landscaping when adjacent to single family residential zones and Type II landscaping when adjacent to multifamily residential and commercial zoning within the required yard setback.

---

Please use additional sheets if necessary.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.60 Section 30 Page 221

### Amendment Proposed:

Please describe your amendment proposal.

All development proposals shall be served by ~~an adequate~~ a public wastewater disposal system, including both collection and treatment facilities. Prohibit septic tanks. Require connection to public wastewater system as a permitting requirement for building permits, certification of occupancy, preliminary plats, other land use approvals, change of use, final plat, building site plan and rezone.

---

Please describe the reason for your amendment proposal:

Septic tanks that fail are a health hazard that becomes a problem for the City.

---

### Legislative Language:

**20.60.030 Adequate wastewater (sewer) disposal**

All development proposals shall be served by ~~an adequate~~ a public wastewater disposal system, including both collection and treatment facilities as follows:

---

Please use additional sheets if necessary.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.70 Section 050 Page 237

### Amendment Proposed:

Please describe your amendment proposal.

Adding regulations that describe under what circumstances the City will assume maintenance responsibilities for a privately maintained street.

### Please describe the reason for your amendment proposal:

Clarification that the City does not maintain all public right-of-ways as streets, and that some right-of-ways have been improved for private use, and are privately maintained.

### Legislative Language:

#### **20.70.50 Dedication of right of way**

C. The Public Works Department shall maintain a list of public streets maintained by the City. The City may assume maintenance responsibility of a privately maintained street only if the following conditions are met:

1. All necessary upgrades to the street to meet City standards have been completed;
2. All necessary easements and dedications entitling the City to properly maintain the street have been conveyed to the City;
3. The Director has determined that the facility is in the dedicated public right of way or that maintenance of the facility will contribute to protecting or improving the health, safety, and welfare of the community; and
4. The City has accepted maintenance responsibility in writing.

Please use additional sheets if necessary.



# Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

**X** Development Code: Chapter 20.70 Section 190 Page 245-246

## Amendment Proposed:

Please describe your amendment proposal.

Replace information under subsection C. as follows

A. For the intersection of a residential driveway with a public street, a sight distance triangle for a site access point shall be determined by measuring 15 feet along the street lines and 15 feet along the edges of the driveway beginning at the respective points of intersection. The third side of each triangle shall be a line connecting the end points of the first two sides of each triangle.

Please describe the reason for your amendment proposal:

This is a much simpler way explaining this requirement

## Legislative Language:

### 20.70.190

C. For the intersection of a residential driveway with a public street, a sight distance triangle for a site access point shall be determined by measuring 15 feet along the street lines and 15 feet along the edges of the driveway beginning at the respective points of intersection. The third side of each triangle shall be a line connecting the end points of the first two sides of each triangle.

### ~~C. Residential Driveway Intersection~~

~~For the intersection of a residential driveway with a public street, the setback line joins a point in the center of the driveway (Point A) with a point in the center of the through-street approach lane (Point B). The setback distance of Point A from the edge of the traveled lane is 10 feet. The location of Point B is specified in the following table:~~

Posted Speed Limit For Major Street	Distance from Center of Intersection to Point B
40 MPH	325 Feet
35 MPH	250 Feet
30 MPH	200 Feet
25 MPH	150 Feet

When the residential driveway is located on a residential street with a sharp curve adjacent to the driveway, the distance to Point B may be reduced from 150 feet to 100 feet. For residential driveways with major obstacles or special view problems, as determined by the Director, the setback distance on the driveway (Point A) may be reduced from 10 feet to eight feet.

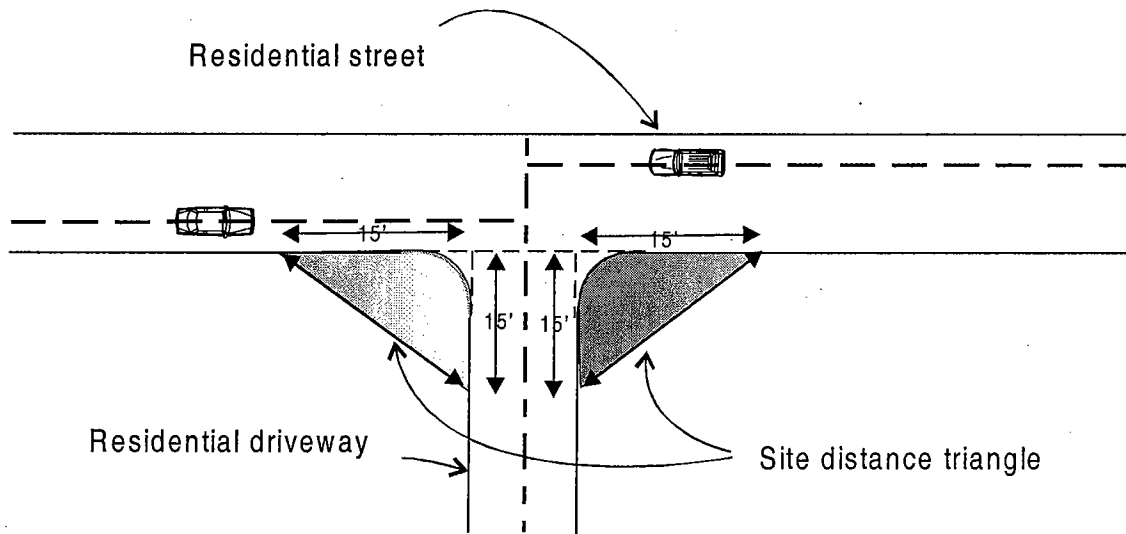


Figure 20.70.190(C) Site distance triangle for residential driveway intersections.



# Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 20.80 Section 240 Page 276

## Amendment Proposed:

Please describe your amendment proposal.

Develop regulations for Erosion Hazard Areas- Development Standards and Permitted Alterations.

---



---

## Please describe the reason for your amendment proposal:

Provide more direction for modification of these areas.

---



---

## Legislative Language:

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### Tab 43: Log #078 (Revised)

Note: change existing 20.80.240(E) to (F) and insert new (E)

(E) Erosion Hazard Areas .

1. Up to 1,500 square feet may be cleared on any lot in an erosion hazard area without a permit, unless the site also contains another type of critical area or any other threshold contained in SMC 20.50.320 would be exceeded.
2. All development proposals on sites containing erosion hazard areas shall include a temporary erosion and sediment control plan consistent with the requirements of the adopted surface water design manual and a revegetation plan to ensure permanent stabilization of the site. Specific requirements for revegetation plans shall be determined on a case by case basis during permit review and administrative guidelines shall be developed by the Department. Critical area

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- revegetation plans may be combined with required landscape, tree retention, and/or other critical area mitigation plans as appropriate.
3. All subdivisions, short subdivisions or binding site plans on sites with erosion hazard areas shall comply with the following additional requirements:
    - a. Except as provided in this section, existing vegetation shall be retained on all lots until building permits are approved for development on individual lots;
    - b. If any vegetation on the lots is damaged or removed during construction of the subdivision infrastructure, the applicant shall be required to implement the revegetation plan in those areas that have been impacted prior to final inspection of the site development permit or the issuance of any building permit for the subject property;
    - c. Clearing of vegetation on individual lots may be allowed prior to building permit approval if the City of Shoreline determines that:
      - i. Such clearing is a necessary part of a large scale grading plan,
      - ii. It is not feasible to perform such grading on an individual lot basis,  
and
      - iii. Drainage from the graded area will meet water quality standards to be established by administrative rules.
  4. Where the City of Shoreline determines that erosion from a development site poses a significant risk of damage to downstream receiving water, the applicant shall be required to provide regular monitoring of surface water discharge from the site. If the project does not meet water quality standards established by law or administrative rules, the City may suspend further development work on the site until such standards are met.
  5. The City may require additional mitigation measures in Erosion Hazard Areas, including, but not limited to, the restriction of major soil disturbing activities associated with site development between October 15 and April 15 to meet the stated purpose contained in SMC 20.80.010 and SMC 20.80.210.
  6. The use of hazardous substances, pesticides and fertilizers in erosion hazard areas may be prohibited by the City of Shoreline.
- 
- 

Please use additional sheets if necessary.



## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

**X** Development Code: Chapter 20.50 Section 040 G1 Page 132

### Amendment Proposed:

Please describe your amendment proposal.

1. Eliminate the word "side"

---



---

### Please describe the reason for your amendment proposal:

As is written, allows projections into the 5 foot rear yard setback in medium and high density zones (or as allowed by aggregate setbacks). Intent was not to have any projections into the minimum 5 foot setback (I think).

---



---

### Legislative Language:

---

#### 20.50.40 Setbacks – Designation and measurement.

##### G. Projections into Setback.

1. Projections may extend into required yard setbacks as follows, except that no projections shall be allowed into any five foot ~~side~~-yard setback except:
    - a. Gutters;
    - b. Fixtures not exceeding three square feet in area (e.g., overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems, and air duct termination; i.e., dryer bathroom, and kitchens); or
    - c. On-site drainage systems.
- 

Please use additional sheets if necessary.

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## Comprehensive Plan/Development Code Amendment Proposal Form – Staff Initiated

Planning and Development Services

Name: Staff

☐ Comprehensive Plan: Element \_\_\_\_\_ Policy \_\_\_\_\_ Page \_\_\_\_\_

☒ Development Code: Chapter 50 Section 480.D.5 Page 299

### Amendment Proposed:

Please describe your amendment proposal.

Redefine the phrase “educational facilities”. Currently the Code allows for educational facilities to be constructed in stream buffers, but does not define what an educational facility may encompass.

### Please describe the reason for your amendment proposal:

It's too broad of a category to allow in a stream setback; could be interpreted to mean a school

### Legislative Language:

#### 20.80.480 Required buffer areas.

D. 5. the construction and placement of informational signs or educational demonstration facilities limited to no more than one square yard surface area and four feet high, provided there is no permanent infringement on stream flow.

Please use additional sheets if necessary.