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**Commission Meeting Date: February 1, 2007**

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

<p><b>AGENDA TITLE:</b> Proposed Amendments to the Development Code <b>DEPARTMENT:</b> Planning and Development Services <b>PREPARED BY:</b> Steven Szafran, Planner II <b>PRESENTED BY:</b> Joe Tovar, Director, Planning and Development Services</p>
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**SUMMARY**

Amendments to the Development Code are processed as legislative decisions. Legislative decisions are non-project decisions made by the City Council under its authority to establish policies and regulations. The Planning Commission is the review authority for legislative decisions and is responsible for holding an open record Public Hearing on the official docket of proposed Development Code amendments and making a recommendation to the City Council on each amendment.

A summary of proposed amendments can be found in **Attachment 1**.

The purpose of this public hearing is to:

- Briefly review the proposed First Batch Development Code Amendments of 2007
- Respond to questions regarding the proposed amendments
- Identify any additional information that may be necessary
- Forward a recommendation to the City Council

**BACKGROUND / ANALYSIS**

An amendment to the Development Code may be used to bring the City's land use and development regulations into conformity with the Comprehensive Plan, or to respond to changing conditions or needs of the City. The Development Code Section 20.30.100 states that "Any person may request that the City Council, Planning Commission, or Director initiate amendments to the Development Code." Development Code amendments are accepted from the public at any time and there is no charge for their submittal.

The first batch of development code amendments of 2007 pertain to language regarding cottage housing. The City Council approved Ordinance 408 on February 13, 2006 which repealed cottage housing from the Shoreline Development Code. This batch of code amendments deletes all references to cottage housing that were missed from the original ordinance. A companion Comprehensive Plan Amendment to delete the cottage housing references in the Comprehensive Plan will be sent to the Planning Commission later this year.

All the proposed amendments for the first batching schedule are included in **Attachment 1**, and were considered for this Planning Commission public hearing. The Director has reviewed staff recommendations and has included these amendments in the first batching schedule.

**TIMING & SCHEDULE**

The following table is a chronology of the proposed Development Code amendment process for the current amendments.

DATE	DESCRIPTION
November-December, 2006	<ul style="list-style-type: none"> <li>• SEPA Determination to be issued/advertised. Notify CTED of proposed changes and City Council Public Hearing NO LESS than 60 days prior to City Council Public Hearing.</li> </ul>
December, 2006	<ul style="list-style-type: none"> <li>• Proposed Amendments advertised in <u>Seattle Times</u> and <u>Shoreline Enterprise</u>.</li> <li>• Written comment deadline minimum 14 day period advertised with notice. (Comment deadline must leave lead time to incorporate written comment into Planning Commission Public Hearing packet that is distributed no less than 7 days prior).</li> </ul>
December, 2006	<ul style="list-style-type: none"> <li>• Issue notice of public hearing 14 days prior to Planning Commission Public Hearing.</li> </ul>
February 1, 2007	<ul style="list-style-type: none"> <li>• Planning Commission Public Hearing on proposed amendments.</li> <li>• Planning Commission deliberation and record recommendation to City Council on approval or denial of proposed amendments (unless further meetings are required).</li> </ul>
March, 2007	<ul style="list-style-type: none"> <li>• City Council consideration and decision on proposed amendments.</li> </ul>

**AMENDMENTS AND ISSUES**

Attachment 1 includes a copy of the original and proposed amending language shown in legislative format. Legislative format uses ~~strike-throughs~~ for proposed text deletions and underlines for proposed text additions. There are only deletions in this batch of code amendments. The following is a summary of the proposed first batch code amendments.

**Docketed Amendments:**

These proposed amendments were reviewed and supported by a staff panel and are being supported and forwarded by the Director:

**Amendment #1:** 20.20.014 (C Definitions). Delete the definition of “Cottage Housing”.

**Amendment #2:** 20.40.030(A) (Residential Zones). Delete the words “Cottage Housing”.

**Amendment #3:** 20.40.030(B) (Residential Zones). Delete the words “Cottage Housing”.

**Amendment #4:** 20.40.230(A) (Affordable Housing). Delete the words “provisions for cottage housing”.

**Amendment #5:** 20.50.020(1)(6) (Densities and Dimensions in Residential Zones). Delete exception #1 from Table #1.

## **OPTIONS**

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1. Recommended approval of Proposed Development Code Amendments First Batch of 2007;  
or
2. Add or delete selected Proposed Development Code Amendments First Batch.

## **ATTACHMENTS**

**Attachment 1:** List of proposed amendments.

**20.20.014. C definitions**

**Cottage**

~~A small, detached dwelling unit.~~

**20.40.030 Residential zones.**

A. The purpose of low density residential, R-4 and R-6 zones, is to provide for a mix of predominantly single detached dwelling units and other development types, such as accessory dwelling units, ~~cottage housing~~ and community facilities that are compatible with existing development and neighborhood character.

**20.40.030 Residential zones.**

B. The purpose of medium density residential R-8 and R-12 zones, is to provide for a mix of single-family homes, duplexes, triplexes, townhouses, ~~cottage housing~~ and community facilities, in a manner that provides for additional density at a modest scale.

**20.40.230 Affordable housing.**

A. Provisions for density bonuses for the provision of affordable housing apply to all land use applications, except the following which are not eligible for density bonuses: (a) the construction of one single-family dwelling on one lot that can accommodate only one dwelling based upon the underlying zoning designation, (b) provisions for accessory dwelling units, (c) ~~provisions for cottage housing~~, and (d) projects which are limited by the critical areas requirements.

**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.*

Residential Zones							
STANDARDS	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 ( <del>4</del> )(7)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Min. Density	4 du/ac	4 du/ac	4	6	8 du/ac	10 du/ac	12 du/ac

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			du/ac	du/ac			
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft
Min. Lot Area (2)	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	2,500 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 (40 ft with pitched roof)	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof) (8) (9)
Max. Building Coverage (6)	35%	35%	45%	55%	60%	70%	70%
Max. Impervious Surface (6)	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.~~