



ADMINISTRATIVE ORDER #000089 090106

INTERPRETATION OF DEVELOPMENT CODE

CODE SECTION: 20.20.016 Definitions; 20.50.120-.210 Multifamily Design Standards

Interpretation of “Dwelling, Multifamily” definition as it refers to duplexes. Do duplex projects of two or more structures where the dwelling units are on individual lots meet the definition of “Dwelling, Multifamily” and would the project be subject to the multifamily development standards?

FINDINGS:

- An application for a Preliminary Short Plat has been submitted to divide a 7,200 Sq. Ft. parcel zoned R-24 into four (4) zero-lot-line lots.
- The proposal involves construction of two (2) duplexes – with each dwelling unit situated on individual lots.
- The definition of “Dwelling, Multifamily” includes “two or more duplexes.” No reference is made to number of parcels or how many dwelling units are on a lot.
- “Multifamily” development standards starting at SMC 20.50.120 require common recreational open space and a tot/children play area.

DECISION:

Multifamily design standards do not apply to projects of two or more duplexes unless a single parcel ends up having four or more dwelling units on it. In the above case, the applicant could have avoided multifamily design standards by applying for a 2-lot short plat, building a duplex on each lot, then applying again for two more short plats to divide those two lots resulting in each dwelling unit on its own lot. It appears the intent of the multifamily design standards, especially those regarding common recreational areas and tot play areas was meant for multiple dwelling units on a single parcel. Further, requiring common/play areas on small projects of this scale would limit the full development potential and contradict the high density designation of the property as identified in the City of Shoreline’s Comprehensive Plan.

original signed by Joe Tovar 9/6/06

Director’s Signature

Date