



City of Shoreline
Planning & Development Services Dept.

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ADMINISTRATIVE ORDER #301485
INTERPRETATION OF DEVELOPMENT CODE

CODE SECTION: 20.50.020(D)(1)

The applicant requests an interpretation of the Development Code concerning when a lot contains both residential and nonresidential zoning. The applicant plans on constructing a mixed use building on a lot and states the regulation in the Shoreline Development Code will produce an inferior development project because it requires setbacks from the interior property line resulting in two buildings.

FINDINGS:

Shoreline Municipal Code (SMC) Section 20.50.020(D)(1)

"When a lot contains both residential and nonresidential zoning, the zone boundary between the zones shall be considered a lot line for determining permitted building height and required setbacks on the site".

- The applicant owns a single parcel that contains Community Business (CB) and R-12 zoning.
- One building will be built on-site.
- Building heights will comply with each zone and setbacks/landscape buffers will be maintained around the perimeter of the site.

CONCLUSIONS

The intent of SCC 20.50.020(D)(1) is to protect less intense land uses from more intense land uses by determining and requiring a setback from the common lot line of unlike uses. However, there is no need to protect adjacent unlike uses from one another when they are in common ownership and are part of a common and coordinated site development plan. Therefore, SCC 20.50.020(D)(1) does not apply when for example residential and commercial uses occupy the same site plan even though they may be separated by a zone boundary line.

DECISION:

Director's Signature

11/7/07

Date