



City of Shoreline
Planning & Development Services Dept.

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ADMINISTRATIVE ORDER #301486

INTERPRETATION OF DEVELOPMENT CODE

CODE SECTION: 20.40.100

The Shoreline Development Code does not expressly address on-site parking requirements for a mixed use building on a site has multiple zoning districts. A previous interpretation has been issued that applies to parking for commercial uses on low-density single-family zoned property. In that instance, the decision was that "Required parking for a use not permitted in a zone is also not allowed in that zone" (Reference# 000018121300, 12/13/2000).

FINDINGS:

Shoreline Municipal Code (SMC) Section 20.40.100

"The purpose of this subchapter is to establish the uses generally permitted in each zone which are compatible with the purpose of the zone and other uses allowed within the zone".

- The applicant owns one parcel that contains Community Business (CB) and R-12 zoning.
- Adjacent zoning is R-12 and R-18 and not low-density single-family residential
- One building will be built on-site. The building consists of retail and condos/apartments.
- Parking areas will be serve residents, businesses and visitors.

CLARIFICATION OF CODE INTREPRETATION #000018121300

Since 20.40.100 does not specify where the parking should be located, it is the City's opinion that the Intent of SCC 20.40.100 is to prohibit required parking for a commercial use on a separate piece of property that is less intense in order to limit impacts to low-density single-family properties. Because the parcel in question is under common ownership, has multiple zoning districts, and is adjacent to multi family uses, the required parking for all of the uses on the parcel may be located in a common parking area.

DECISION:

Director's Signature

Date

11/7/07