



Planning & Community Development.

17500 Midvale Avenue North
Shoreline, WA 98133-4905
(206) 801-2500 ♦ Fax (206) 801-2788

ADMINISTRATIVE ORDER#302157-080416

SITE – SPECIFIC DETERMINATION

**14553, 14555, 14561, 14707 Bothell Way NE and
14704 32nd Avenue NE**

CODE SECTIONS: 20.40.040, 20.20.046, 20.40.110, 20.40.130, 20.40.570

I. ISSUE

A Self-Service Storage Facility is not a listed use in SMC 20.40.130, the Nonresidential Use Table. Is a self-service storage facility a permitted use in the Community Business (CB) zone at 14553, 14555, 14561, 14707 Bothell Way NE and 14704 32nd Avenue NE?

II. FINDINGS:

A. Shoreline Municipal Code (SMC)

20.40.040 Nonresidential zones:

B. The purpose of the community business zone (CB) is to provide location for a wide variety of business activities, such as convenience stores, retail, personal services for the local community, and to allow for apartments and higher intensity mixed-use developments.

SMC 20.20.046

Self-Service Storage Facility An establishment containing separate storage spaces that are leased or rented as individual units.

SMC 20.40.110 Use Tables

G. For the purposes of this Code, in most instances only broad use classifications that share similar characteristics are listed in the use tables. Where separate regulations or permit processes are necessary, uses are classified further. Some uses are identified with a detailed description provided in a referenced North American Industrial Classification System (NAICS) number. (This system classifies land uses by categories and provides subclassification for more detailed associated uses.) In case of a question as to the inclusion or exclusion of a particular proposed use, which is not identified in these tables, the use shall not be permitted unless allowed through a Code interpretation

applying the criteria for Unlisted Use found in the Index of Supplemental Use Criteria (SMC 20.40.200 through 20.40.610). Temporary uses are allowed under criteria listed in SMC 20.30.295.

SMC 20.40.130 Nonresidential uses.

Table 20.40.130 Nonresidential Uses. This table lists permitted uses. Self-service storage facility is not listed.

SMC 20.40.570 Unlisted use.

A. Recognizing that there may be uses not specifically listed in this title, either because of advancing technology or any other reason, the Director may permit or condition such use upon review of an application for Code interpretation for an unlisted use (SMC 20.30.040, Type A action) and by considering the following factors:

- 1. The physical characteristics of the unlisted use and its supporting structures, including but not limited to scale, traffic, hours of operation, and other impacts; and*
- 2. Whether the unlisted use complements or is compatible in intensity and appearance with the other uses permitted in the zone in which it is to be located.*

B. A record shall be kept of all unlisted use interpretations made by the Director; such decisions shall be used for future administration purposes. (Ord. 706 § 1 (Exh. A), 2015; Ord. 238 Ch. IV § 3(B), 2000).

- The proposed site for a self-service storage facility is located at 14553 Bothell Way NE, 14555 Bothell Way NE, 14561 Bothell Way NE, 14707 Bothell Way NE and 14704 32nd Avenue NE and is zoned Community Business (CB).
- A self-service storage facility was permitted on the parcel just south of the subject site at 14535 Bothell Way NE on July 12, 2016.
- CB zoning is located to the North, South, and East of the site. Residential 48 dwelling units per acre (R-48) is located to the West.
- The surrounding uses include: self-service storage facility (South); small diner, automotive store and carpet storage/retail (North/East) and single family homes with multi-family zoning (West).
- The proposed project will have 29 parking spaces and two (2) loading spaces.
- A self-service storage facility is not permitted at 14553 Bothell Way NE, 14555 Bothell Way NE, 14561 Bothell Way NE, 14707 Bothell Way NE and 14704 32nd Avenue NE in the CB zone unless allowed through a Code Interpretation for the unlisted use.
- The proposed self-service storage facility will be required to meet the City's design standards for the CB zone. The facility is proposed to consist of four (4) stories and an accessory office.
- The proposed self-storage facility's hours of operation are anticipated to be similar to nearby commercial establishments.

III. CONCLUSIONS

A self-service storage facility is not permitted at 14553 Bothell Way NE, 14555 Bothell Way NE, 14561 Bothell Way NE, 14707 Bothell Way NE and 14704 32nd Avenue NE in the CB zone unless allowed through a Code Interpretation for the unlisted use.

The purpose of the community business zone (CB) is to provide location for a wide variety of business activities, such as convenience stores, retail, personal services for the local community, and to allow for apartments and higher intensity mixed-use developments.

14553 Bothell Way NE, 14555 Bothell Way NE, 14561 Bothell Way NE, 14707 Bothell Way NE and 14704 32nd Avenue NE are located in the CB zone. A self-service storage facility will provide the local community, both residential and commercial neighbors with a secure offsite option for storage of possessions, inventory, tools, etc. Also, as apartments become smaller, the need for off-site storage presumably increases.

In accordance with the factors/criteria required for consideration in determining if an unlisted use is permitted at a particular location:

- A. The physical characteristics of the unlisted use and its supporting structures, including but not limited to scale, traffic, hours of operation, and other impacts, the City finds the following:

A self-service storage facility is expected to generate less impacts such as noise, traffic, parking needs and odors than many of the uses listed and permitted in the Nonresidential Use Table SMC 20.40.130.

1. The proposed self-service storage facility will be four (4) stories with an accessory office. The maximum allowable height in the CB zone is 60 feet, which will accommodate the proposed structure.
 2. The proposed self-service storage facility will have hours that are similar to adjacent uses. It is also anticipated that the self-service storage facility will generate much fewer per day and hour trips than other uses allowed in the Community Business zone whereby limiting disturbance to neighboring properties.
- B. Whether the unlisted use complements or is compatible in intensity and appearance with the other uses permitted in the zone in which it is to be located:
1. The proposed self-service storage facility project must be designed in compliance with the Commercial design requirements in SMC 20.50 Subchapter 4, SMC 20.50 Subchapter 6 Parking, Access and Circulation, and Landscaping Subchapter 7, which will ensure the proposed self-service storage facility use will be compatible in intensity and appearance with other uses in the zone.

- IV. **DECISION:** Based on the information submitted as part of the Code Interpretation application 302157 for a self-service storage facility and a review of the purpose of the Community Business zone, a self-service storage facility is a permitted use at

14553 Bothell Way NE, 14555 Bothell Way NE, 14561 Bothell Way NE, 14707
Bothell Way NE and 14704 32nd Avenue NE.

Director's Signature

8-5-16

Date

302157