



Planning & Community Development.

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ADMINISTRATIVE ORDER#302166 080816

SITE – SPECIFIC DETERMINATION

17703 15th Ave NE (includes parcels 6163900741 and 6163900761)

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 mini storage/self-storage a permitted use in the CB, Community Business zone at 17703 15th Ave 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-Storage or Mini-Storage 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).

B. Site & Proposal Characteristics

- The proposed site for a self-service storage facility is located at 17703 15th Ave NE and is zoned CB, Community Business.
- Surrounding Zoning and Land Use: CB zoning surrounds the site. There is a large apartment complex to the west; to the north, east and south is a mix of retail and services.
- The site has a narrow frontage on the main street (15th Ave NE). It is not particularly suited for large retail or service for this reason. The street frontage portion of the site is currently occupied with a mini-espresso stand. The back of the site contains a coffee roasting business, and the larger portion of the L-shaped site slopes downward and is located behind a gas station that fronts on 15th Ave NE. It is vacant but paved.
- The proposed self-service storage facility is an approximately 130,000 square foot, multi-story building and will include a detached office and retail component of approximately 1,000 square feet. The office will front on 15th Ave NE, with the bulk of the main 65-foot building located on the larger portion of the lot that is approximately 20 feet lower than 15th Ave NE, and will be partially screened from the public right-of-way by neighboring businesses.
- The proposed self-service storage facility will be required to meet the City's design standards for the CB zone. These standards include requirements for building façade elements, materials and landscaping.

- The proposed self-storage facility's hours of operation will likely be 9:00 a.m. to 6:00 p.m. daily.

III. CONCLUSIONS

A self-service storage facility is not permitted in the Community Business 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.

The proposed facility will provide a service, especially for the apartment residents nearby. It will provide both residential and commercial neighbors with a secure local 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:
 1. A self-service storage facility is expected to generate fewer 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.
 2. The proposed self-service storage facility project intends to be open between 9:00 a.m. and 6:00 p.m. daily, 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, 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.
 2. The proposed self-service storage facility will be multi-story, but its bulk and scale will be mitigated by meeting the design standards of the zone, and by the location of the site on a portion of the property that is further below grade than neighboring properties and is screen from the public right-of-way.

IV. DECISION: Based on the information submitted as part of the Code Interpretation 302166 application for self-service storage facility at, and a review of the purpose of

the Community Business zone, a self-service storage facility may be permitted at 17703 15th Ave NE (parcels 6163900741 and 6163900761).



Director's Signature

8-5-16

Date