

2016 Development Code
Amendment Batch
Ordinance 767

City Council
February 13, 2017



2016 General Amendments

Ordinance 767 –

- 37 Proposed Development Code Amendments.



Background

The Commission reviewed the proposed Development Code Amendments on September 15 and November 17 and made a final recommendation on December 1, 2016.



Background

The Council reviewed the proposed amendments on January 9, 2017.

The Council expressed concern about three amendments.



Unit Lot Development

Amendment 13 – Council was concerned about a lack of language that addresses maintenance and appearance.

- Staff recommends that Council amend the Planning Commission Recommendation to replace SMC 20.30.410(D)(4) with the following language:



Unit Lot Development

4. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and/or the homeowners association shall be executed for use and maintenance of common garage, parking and vehicle access areas; on-site recreation; landscaping; underground utilities; common open space; exterior building facades and roofs of individual units; and other similar features, and shall be recorded with the King County Recorder's Office.

Side Yard Setbacks

Amendment 24 – Council was concerned about changing the required side yard setbacks from a 5-foot minimum/ 15-foot total setback to a 5-foot minimum setback on both sides.



Fences and Walls

Amendment 30 – Council was concerned about the impact of fences and walls in the front yard.



Recommendation

- Staff recommends adoption of Ordinance 767 with alternative language shown in Amendment #13.





Ord. 767 – 20.20 – Definitions

- Consolidating & clarifying definitions for dwelling types
- Updating definitions to comply with City's NPDES permit
- Add definition of “Unit Lot Development”

Ord. 767 – 20.30 – Procedures and Administration

Amendment 7 & 10 – Extend vesting expirations for Special Use Permits.

Amendment 8 – Change of use.

Amendment 11 – Add a new section for Planned Action Determinations.

Amendment 13 – Add Unit Lot Development requirements.



Ord. 767 – 20.40 – Uses

Amendment 15,18, 21 & 22– Combine dwelling types based on revised definition.

Amendment 16 – Remove “Fuel & Service Stations” use from the TC-1,2, & 3 zones.

Amendment 17 – Add “Light Manufacturing” in the Mixed-Business Zone.

Amendment 20 –Revise rules for “Beekeeping”.

Ord. 767 – 20.50 – General Development Standards

Amendment 24 – Reducing minimum side-yard setbacks from total of 15 ft. to 10 ft.

Amendment 27 – Clarifies setbacks for porches & decks.

Amendment 29 – Restricts additions for structures that are nonconforming.

Ord. 767 – 20.50 – General Development Standards Continued

Amendment 30 – Deletes 3.5-ft. fences in front yards.

Amendment 33 – Add required parking for Self-Storage Facilities.



Ord. 767 – 20.70 – Engineering & Utility Development Standards

Amendment 36

- Clarifying undergrounding on private property vs. public right of way; and
- Staff is now recommending deletion of “C” below:
- ~~C. B. Undergrounding of service connections and new electrical and telecommunication facilities in the public right-of-way shall be required as defined in SMC Chapter 13.20 SMC, shall be required with new development as follows:~~

Unit Lot Development

- *A ULD is a subdivision of ownership into fee simple units without condominium restrictions.*

Unit Lot Development

- Reduces unnecessary costs from building and fire code requirements.
- Creates a fee simple ownership option without condominium State requirements (No HOA).
- Meets all Development Code standards.

Unit Lot Development

1. The provisions of this subsection apply exclusively to Unit Lot Developments for single-family attached dwelling units or zero lot line developments in all zones in which these uses are permitted.

2. Unit Lot Developments may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested.

3. As a result of the subdivision, development on individual unit lots may modify standards in SMC 20.50.020 Exception 2.

4. Access easements and joint use and maintenance agreements shall be executed for use of a common garage or parking area, common open space, and other similar features, to be recorded with King County Records and

Unit Lot Development

5. Within the parent lot or overall site, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, to be recorded with King County Records and Licensing Services Division.

6. The unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot and shall be noted on the plat, to be recorded with King County Records and Licensing Services Division.

7. The applicant shall record a covenant on the plat that states, “These units will be considered individual units and part of one structure that cannot be segregated from one another. A unit lot development is defined as one building or one structure in the International Building Code and International Fire Code and National Electrical Code”.

SITE INFORMATION:

LOT DATA

PROJECT ADDRESS
1846 10TH AVE NE

PARCEL# 416790793

LEGAL DESCRIPTION

ZONE: MR-35

LOT SQ FT: 8,555 SQ FT. TOTAL

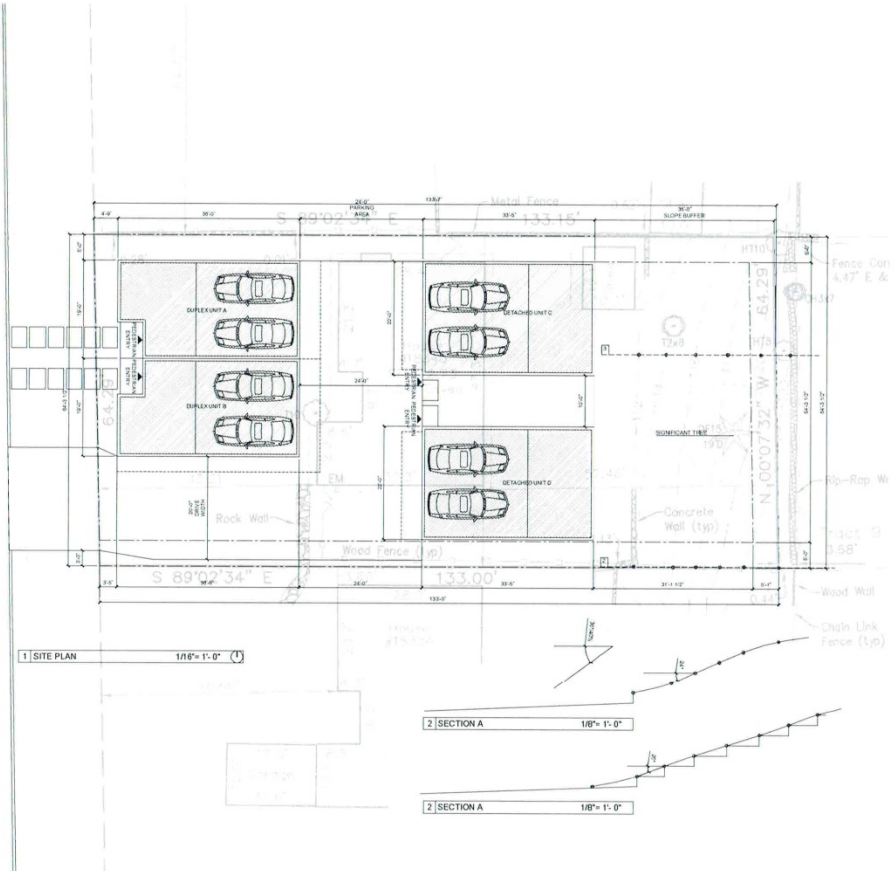
PROJECT DATA

PROJECT DESCRIPTION
DEMOLISH EXISTING RESIDENCE AND BUILD 1 DUPLEX AND 2 DETACHED RESIDENCES TOTALING 4 UNITS, (30 CAR GARAGES AND 1) 1/2 CAR GARAGE WILL BE ACCESSED FROM 10 AVE NE

BUILDING AREA: 8550 SF

TOTAL BUILDING FOOTPRINT: 2800 SF

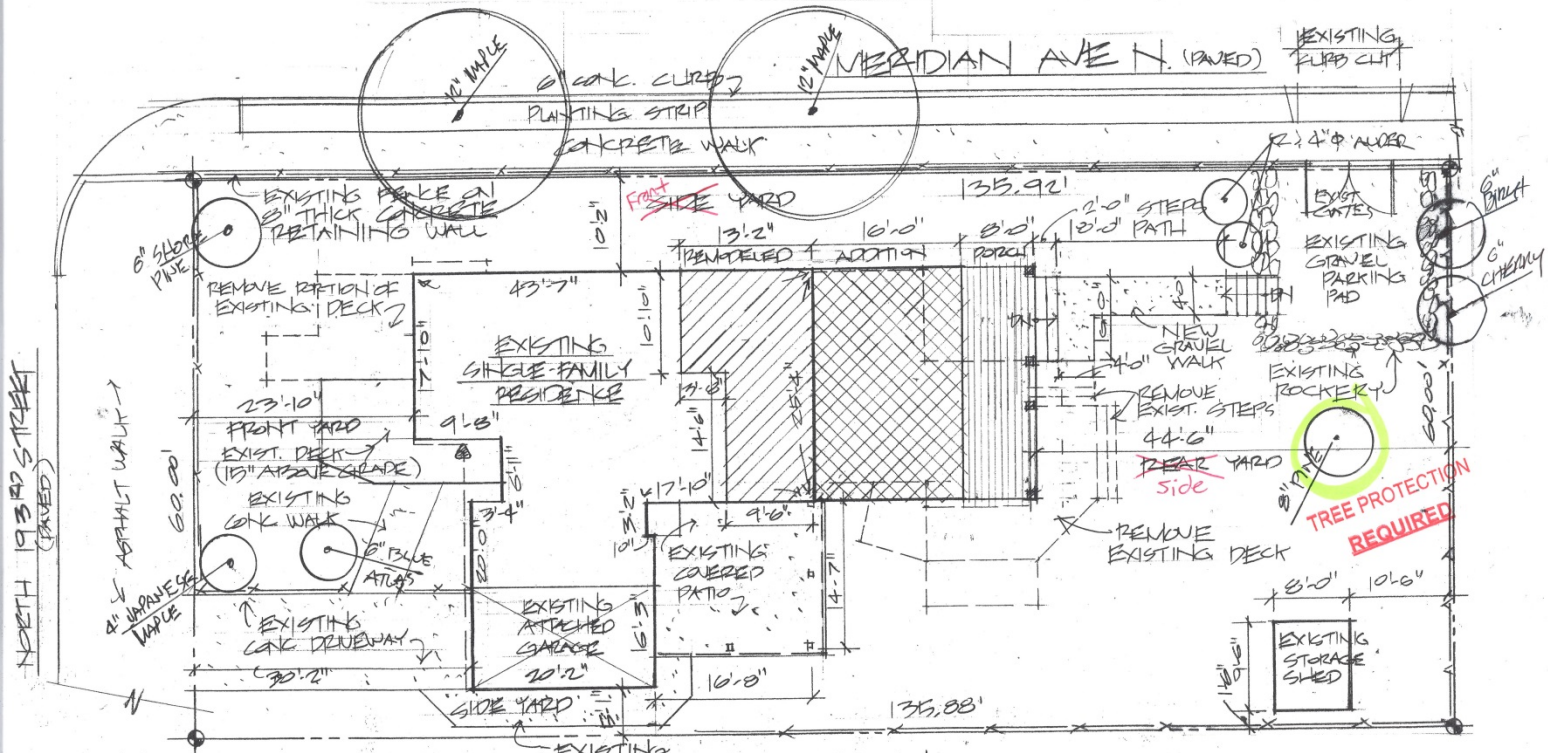
10th Avenue Northeast





Single-Family Setbacks

1. Allow a 5-foot setback on both sides
2. Delete the allowance for expansions of nonconforming setbacks
3. Makes the setbacks for porches and decks more clear



Existing house is nonconforming with regard to required front yard setback on west side. Existing facade line and roof elements may be continued but the addition consistent with SMC 20.50.090.

SITE PLAN
SCALE: 1" = 10'-0"



TREE PROTECTION REQUIRED

APPROVED





SITE REVIEW

MINIMUM SETBACKS:

FRONT 20

REAR 5/15

SIDE ENC

HEIGHT 2

PARKING 2

REGULATE SETBACKS YO

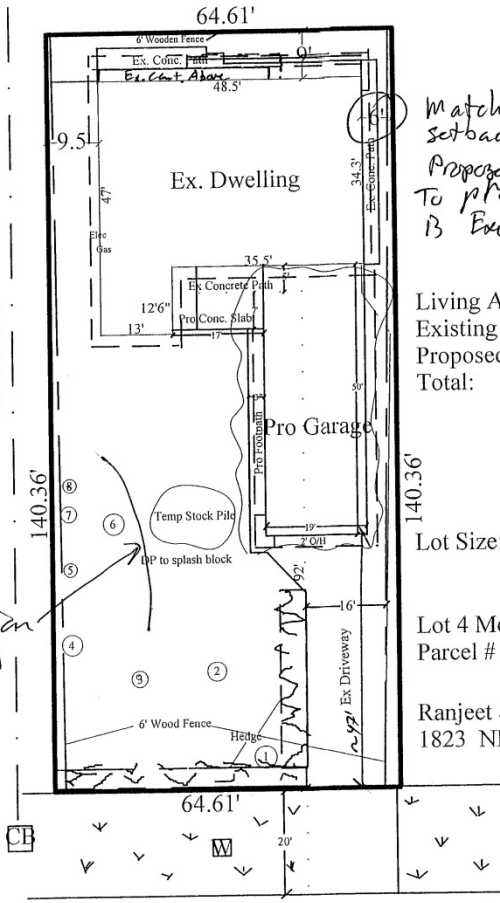
HEIGHT 35

NOTE: ALL SETBACKS ARE TO COMPLY WITH THE CITY OF SHORELINE DEVELOPMENT CODES

[Signature] DATE 2/11/12

Piped Stream w/ 10' Buffer
Ex. Culvert

Tree Protection Recommended



Match existing eave + setback per SMC 20.50.090
Proposed may not project closer to property line. Eave Projection B Existing, non-conforming.

Living Area:
Existing 2844 SF
Proposed 0 SF
Total: 2844 SF

Lot Size: 9,067 SF (.21 Acres)

Lot 4 Monte Vista Add
Parcel # 558930-0481

Ranjeet & Arun Singh
1823 NE 172nd St 98155

Municipal Code Amendments

Ord. 713 – SMC 16.10 – (Ordinance No. 713)
Shoreline Management Plan – Delete entire
section.

Ord. 714 – SMC 16.20 – (Ordinance No. 714) Fee
Schedule – Delete entire section.

