

ORDINANCE NO. 125

AN ORDINANCE OF THE CITY OF SHORELINE,
WASHINGTON ADOPTING A REVISED INTERIM ZONING
CODE, CHAPTER 18.05 OF THE SHORELINE MUNICIPAL
CODE, AND REPEALING ORDINANCE NO. 11, AN
ORDINANCE ADOPTING TITLE 21A OF THE KING COUNTY
CODE AS THE INTERIM ZONING CODE

WHEREAS, pursuant to Ordinance No. 11, the City Council adopted Title 21A of the King County Code as the interim zoning code of the City of Shoreline; and

WHEREAS, Ordinance No. 11 was codified as Chapter 18.05 of the Shoreline Municipal Code; and

WHEREAS subsequent to the adoption of the interim zoning code, there have been numerous amendments to the code to address the needs of the City; and

WHEREAS, administration of the interim zoning code would benefit from a consolidation and revision of the code;

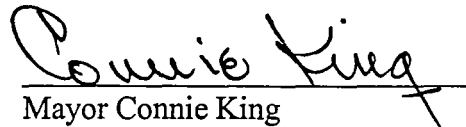
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE DO ORDAIN AS FOLLOWS:

Section 1. Adoption of Revised Code. Chapter 18.05 of the Shoreline Municipal Code is revised as set forth in Exhibit "A" which is attached hereto and incorporated herein.

Section 2. Repeal. Ordinance No. 11, as codified in Chapter 18.05, is repealed.

Section 3. Publication. This ordinance, or a summary thereof, shall be published in the official newspaper of the City and shall become effective five days after publication.

PASSED BY THE CITY COUNCIL ON APRIL 28, 1997.

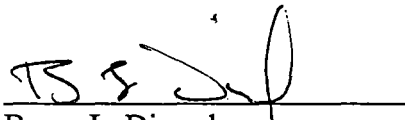

Mayor Connie King

ATTEST:

Sharon Mattioli

Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:



Bruce L. Disend
City Attorney

Date of Publication: May 2, 1997
Effective Date: May 7, 1997

Title 18

ZONING CODE

Chapters:

- 18.02 Authority, Purpose, and Interpretation**
- 18.04 Zones, Maps and Designations**
- 18.06 Technical Terms and Land Use Definitions**
- 18.08 Permitted Uses**
- 18.12 Development Standards – Density and Dimensions**
- 18.14 Development Standards – Design Requirements**
- 18.16 Development Standards – Landscaping and Water Use**
- 18.18 Development Standards – Parking and Circulation**
- 18.20 Development Standards – Signs**
- 18.24 Environmentally Sensitive Areas**
- 18.26 Development Standards – Wireless Telecommunication Facilities**
- 18.28 Development Standards – Adequacy of Public Facilities and Services**
- 18.30 Development Standards – Animals, Home Occupation, Home Industry**
- 18.32 General Provisions – Nonconformance, Temporary Uses, and Re-Use of Facilities**
- 18.38 General Provisions – Property – Specific Development Standards/Special District Overlays**
- 18.39 General Provisions – Urban Planned Developments**
- 18.40 Application Requirements/Notice Methods**
- 18.41 Commercial Site Development Permits**
- 18.44 Decision Criteria**
- 18.50 Enforcement**

1 inch = 0.25 MILES
0 0.125 0.25 0.375
MILES

Legend

- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- ▨ R-12; Residential, 12 units/acre
- ▨ R-18; Residential, 18 units/acre
- ▨ R-24; Residential, 24 units/acre
- ▨ R-48; Residential, 48 units/acre
- RB; Regional Business
- CB; Community Business
- NB; Neighborhood Business
- O; Office
- I; Industrial
- Waterbody
- ⚡ City & Potential Annexation Boundary

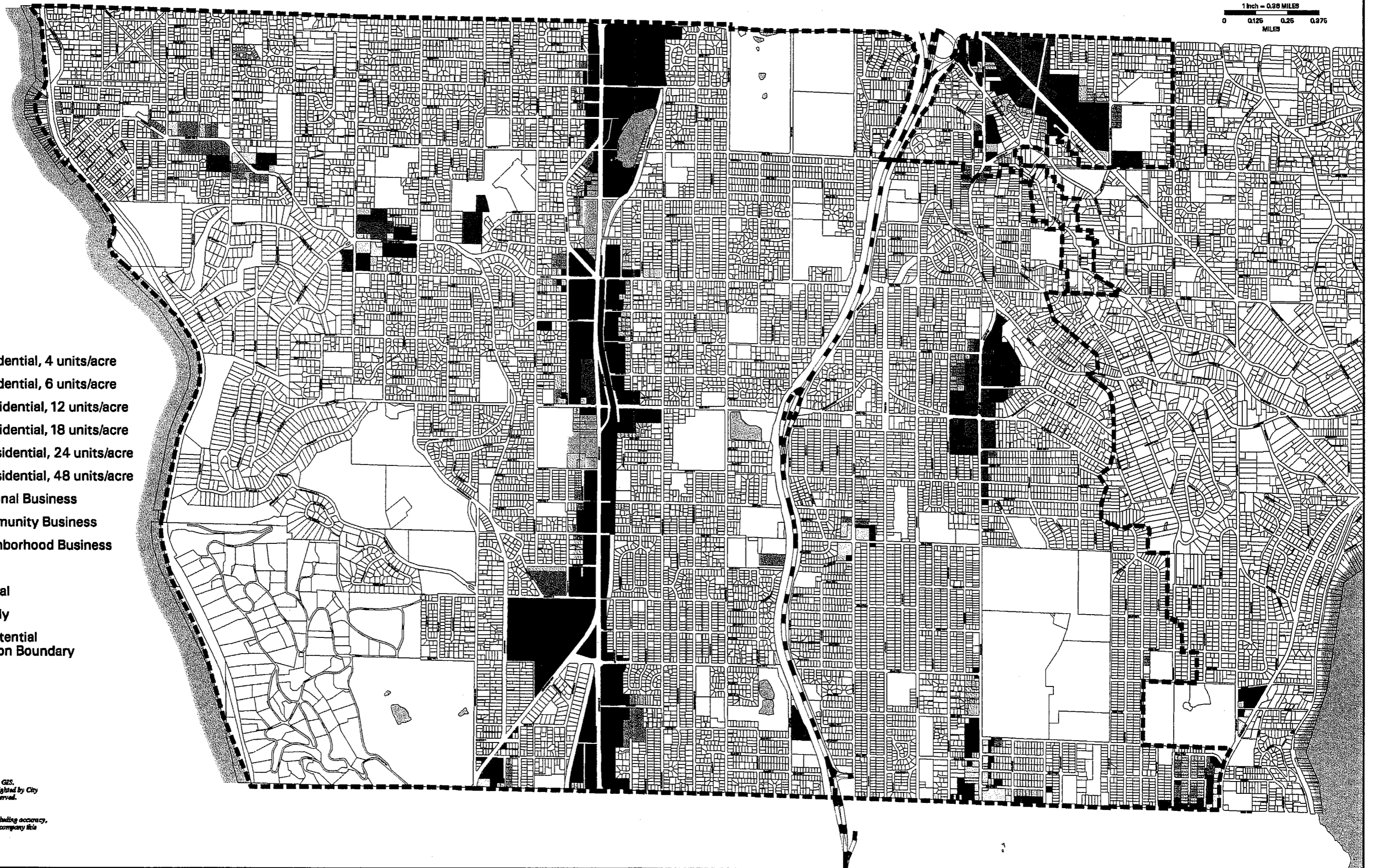
Prepared by City of Shoreline GIS.
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April 22, 1997

Base AML: \city\am\base\zoning.cml

Map Date: 11/13/1997



Chapter 18.02

AUTHORITY, PURPOSE, AND INTERPRETATION

Sections:

- 18.02.010 Title.
- 18.02.020 Authority to adopt code.
- 18.02.030 Purpose.
- 18.02.040 Conformity with this title required.
- 18.02.050 Minimum requirements.
- 18.02.060 Interpretation – General.
- 18.02.070 Interpretation – Standard industrial classification.
- 18.02.080 Interpretation – Zoning maps.
- 18.02.100 Severability.
- 18.02.110 Classification of right-of-way.

18.02.010 Title.

This title shall be known as the city of Shoreline zoning code, hereinafter referred to as “this title”. [Ord 125 § 1, 1997]

18.02.020 Authority to adopt code.

The city of Shoreline zoning code is adopted by city of Shoreline ordinance, pursuant to Chapter 35A.63 RCW. [Ord. 125 § 1, 1997]

18.02.030 Purpose.

The general purposes of this title are:

- A. To encourage land use decision making in accordance with the public interest and applicable laws of the state of Washington;
- B. To protect the general public health, safety, and welfare;
- C. To implement the city of Shoreline comprehensive plan’s policies and objectives through land use regulations;
- D. To provide for the economic, social, and aesthetic advantages of orderly development through harmonious groupings of compatible and complementary land uses and the application of appropriate development standards;
- E. To provide for adequate public facilities and services in conjunction with development; and
- F. To promote general public safety by regulating development of lands containing physical hazards and to minimize the adverse environmental impacts of development. [Ord. 125 § 1, 1997]

18.02.040 Conformity with this title required.

- A. No use or structure shall be established, substituted, expanded, constructed, altered, moved, maintained, or otherwise changed except in conformance with this title.
- B. Creation of or changes to lot lines shall conform with the use provisions, dimensional and other standards, and procedures of this title and SMC Title 17, Subdivisions.
- C. All land uses and development authorized by this title shall comply with all other regulations and or requirements of this title as well as any other applicable local, state or federal law. Where a difference exists between this title and other city regulations, the more restrictive requirements shall apply.
- D. Where more than one part of this title applies to the same aspect of a proposed use or development, the more restrictive requirement shall apply. [Ord. 125 § 1, 1997]

18.02.050 Minimum requirements.

In interpretation and application, the requirements set forth in this title shall be considered the minimum requirements necessary to accomplish the purposes of this title. [Ord. 125 § 1, 1997]

18.02.060 Interpretation – General.

A. In case of inconsistency or conflict, regulations, conditions or procedural requirements that are specific to an individual land use shall supersede regulations, conditions or procedural requirements of general application.

B. A land use includes the necessary structures to support the use unless specifically prohibited or the context clearly indicates otherwise.

C. In case of any ambiguity, difference of meaning, or implication between the text and any heading, caption, or illustration, the text and the permitted use tables in Chapter 18.08 SMC shall control. All applicable requirements shall govern a use whether or not they are cross-referenced in a text section or land use table.

D. Unless the context clearly indicates otherwise, words in the present tense shall include past and future tense, and words in the singular shall include the plural, or vice versa. Except for words and terms defined in this title, all words and terms used in this title shall have their customary meanings. [Ord. 125 § 1, 1997]

18.02.070 Interpretation – Standard industrial classification.

A. All references to the Standard Industrial Classification (SIC) are to the titles and descriptions found in the Standard Industrial Classification Manual, 1987 Edition, prepared by United States Office of Management and Budget which is hereby adopted by reference. The SIC is used, with modifications to suit the purposes of this title, to list and define land uses authorized to be located in the various zones.

B. The SIC categorizes each land use under a general two-digit major group number, or under a more specific three- or four-digit industry group or industry number. A use shown on a land use table with a two-digit number includes all uses listed in the SIC for that major group. A use shown with a three-digit or four-digit number includes only the uses listed in the SIC for that industry group or industry.

C. An asterisk (*) in the SIC number column of a land use table means that the SIC definition for the specific land use identified has been modified by this title. The definition may include one or more SIC subclassification numbers, or may define the use without reference to the SIC.

D. The city manager or his or her designee shall determine whether a proposed land use not specifically listed in a land use table or specifically included within a SIC classification is allowed in a zone. The city manager's or his or her designee's determination shall be based on whether or not permitting the proposed use in a particular zone is consistent with the purposes of this title and the zone's purpose as set forth in Chapter 18.0 SMC, by considering the following factors:

1. The physical characteristics of the use and its supporting structures, including but not limited to scale, traffic and other impacts, and hours of operation;
2. Whether or not the use complements or is compatible with other uses permitted in the zone; and
3. The SIC classification, if any, assigned to the business or other entity that will carry on the primary activities of the proposed use. [Ord. 125 § 1, 1997]

18.02.080 Interpretation – Zoning maps.

Where uncertainties exist as to the location of any zone boundaries, the following rules of interpretation, listed in priority order, shall apply:

A. Where boundaries are indicated as paralleling the approximate centerline of the street right-of-way, the zone shall extend to each adjacent boundary of the right-of-way. Non-road-related uses by adjacent property owners, if allowed in the right-of-way, shall meet the same zoning requirements regulating the property owners' lots;

B. Where boundaries are indicated as approximately following lot lines, the actual lot lines shall be considered the boundaries;

C. Where boundaries are indicated as following lines of ordinary high water, or government meander line, the lines shall be considered to be the actual boundaries. If these lines should change the boundaries shall be considered to move with them; and

D. If none of the rules of interpretation described in subsections (A) through (C) apply, then the zoning boundary shall be determined by map scaling. [Ord. 125 § 1, 1997]

18.02.100 Severability.

Should any chapter, section, subsection, paragraph, sentence, clause or phrase of this title be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portion of this title. [Ord. 125 § 1, 1997]

18.02.110 Classification of right-of-way.

A. Except when such areas are specifically designated on the zoning map as being classified in one of the zones provided in this title, land contained in rights-of-way for streets or alleys, or railroads, shall be considered unclassified.

B. Within street or alley rights-of-way, uses shall be limited to street purposes as defined by law.

C. Within railroad rights-of-way, allowed uses shall be limited to tracks, signals or other operating devices, movement of rolling stock, utility lines and equipment, and facilities accessory to and used directly for the delivery and distribution of services to abutting property.

D. Where such right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property with which it is first merged. [Ord. 125 § 1, 1997]

Chapter 18.04

ZONES, MAPS AND DESIGNATIONS

Sections:

- 18.04.010 Zones and map designations established.
- 18.04.020 Zones and map designation purpose.
- 18.04.080 Residential zone.
- 18.04.090 Neighborhood business zone.
- 18.04.100 Community business zone.
- 18.04.110 Regional business zone.
- 18.04.120 Office zone.
- 18.04.130 Industrial zone.
- 18.04.140 Map designation – Regional use designation.
- 18.04.150 Map designation – Property-specific development standards.
- 18.04.160 Map designation – Special district overlay.
- 18.04.170 Map designation – Potential zone.
- 18.04.180 Map designation – Interim zoning.
- 18.04.190 Zoning maps and boundaries.

18.04.010 Zones and map designations established.

In order to accomplish the purposes of this title the following zoning designations and zoning map symbols are established:

ZONING DESIGNATIONS**MAP SYMBOL**

Residential	R (base density in dwellings per acre)
Neighborhood Business	NB
Community Business	CB
Regional Business	RB
Office	O
Industrial	I
Regional Use	Case file number following zone's map symbol
Property-specific development standards	-P (suffix to zone's map symbol)
Special District Overlay	-SO (suffix to zone's map symbol)
Potential Zone	⌈ — ⌋ (dashed box surrounding zone's map symbol)
Interim Zone	* (asterisk adjacent to zone's map symbol)

[Ord. 125 § 1, 1997]

18.04.020 Zones and map designation purpose.

The purpose statements for each zone and map designation set forth in the following sections shall be used to guide the application of the zones and designations to all lands in the city of Shoreline. The purpose statements also shall guide interpretation and application of land use regulations within the zones and designations, and any changes to the range of permitted uses within each zone through amendments to this title. [Ord. 125 § 1, 1997]

18.04.080 Residential zone.

A. The purpose of the urban residential zone (R) is to implement comprehensive plan goals and policies for housing quality, diversity and affordability, and to efficiently use residential land, public services and energy. These purposes are accomplished by:

1. Providing, in the R-4 through R-8 zones, for a mix of predominantly single detached dwelling units and other development types, with a variety of densities and sizes in locations appropriate for urban densities;
2. Providing, in the R-12 through R-48 zones, for a mix of predominantly apartment and townhouse dwelling units and other development types, with a variety of densities and sizes in locations appropriate for urban densities;
3. Allowing only those accessory and complementary nonresidential uses that are compatible with residential communities; and
4. Establishing density designations to facilitate advanced area-wide planning for public facilities and services, and to protect environmentally sensitive sites from overdevelopment.

B. Use of this zone is appropriate in urban areas, activity centers, or rural activity centers designated by the comprehensive plan or community plans as follows:

1. The R-4 through R-8 zones on urban lands that are predominantly environmentally unconstrained and are served, at the time of development, by adequate public sewers, water supply, roads and other needed public facilities and services; and
2. The R-12 through R-48 zones in urban areas, urban or community activity centers, urban neighborhood centers, or rural activity centers, that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services. [Ord. 125 § 1, 1997]

18.04.090 Neighborhood business zone.

A. The purpose of the neighborhood business zone (NB) is to provide convenient daily retail and personal services for a limited service area and to minimize impacts of commercial activities on nearby properties. These purposes are accomplished by:

1. Limiting nonresidential uses to those retail or personal services which can serve the everyday needs of a surrounding urban or rural residential area;
2. Allowing for mixed use (housing and retail/service) developments; and
3. Excluding industrial and community/regional business-scaled uses.

B. Use of this zone is appropriate in urban neighborhood, rural activity, or rural neighborhood centers designated by community plans, on sites which are served at the time of development by adequate public sewers when located in urban areas or adequate on-site sewage disposal when located in rural areas, water supply, roads and other needed public facilities and services. [Ord. 125 § 1, 1997]

18.04.100 Community business zone.

A. The purpose of the community business zone (CB) is to provide convenience and comparison retail and personal services for local service areas which exceed the daily convenience needs of adjacent neighborhoods but which cannot be served conveniently by larger activity centers, and to provide retail and personal services in locations within activity centers that are not appropriate for extensive outdoor storage or auto related and industrial uses. These purposes are accomplished by:

1. Providing for limited small-scale offices as well as a wider range of the retail, professional, governmental and personal services than are found in neighborhood business areas;
2. Allowing for mixed use (housing and retail/service) developments; and
3. Excluding commercial uses with extensive outdoor storage or auto related and industrial uses.

B. Use of this zone is appropriate in urban and community centers or rural activity centers that are designated by the comprehensive plan and community plans and that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services. [Ord. 125 § 1, 1997]

18.04.110 Regional business zone.

A. The purpose of the regional business zone (RB) is to provide for the broadest mix of comparison retail, wholesale, service and recreation/cultural uses with compatible storage and fabrication uses, serving regional market areas and offering significant employment opportunities. These purposes are accomplished by:

18.04.120

1. Encouraging compact development that is supportive of transit and pedestrian travel, through higher nonresidential building heights and floor area ratios than those found in community centers;
2. Allowing for outdoor sales and storage, regional shopping areas and limited fabrication uses; and
3. Concentrating large scale commercial and office uses to facilitate the efficient provision of public facilities and services.

B. Use of this zone is appropriate in urban or rural activity centers that are designated by the comprehensive plan and community plans that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services. [Ord. 125 § 1, 1997]

18.04.120 Office zone.

A. The purpose of the office zone (O) is to provide for pedestrian and transit-oriented high density employment uses together with limited complementary retail and urban density residential development in locations within activity centers where the full range of commercial activities is not desirable. These purposes are accomplished by:

1. Allowing for uses that will take advantage of pedestrian-oriented site and street improvement standards;
2. Providing for higher building heights and floor area ratios than those found in community centers;
3. Reducing the ratio of required parking to building floor area;
4. Allowing for on-site convenient daily retail and personal services for employees and residences; and
5. Excluding auto-oriented, outdoor or other retail sales and services which do not provide for the daily convenience needs of on-site and nearby employees or residents.

B. Use of this zone is appropriate in activity centers designated by the comprehensive plan and community plans which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services. [Ord. 125 § 1, 1997]

18.04.130 Industrial zone.

A. The purpose of the industrial zone (I) is to provide for the location and grouping of industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and heavy trucking. It is also a purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities. These purposes are accomplished by:

1. Allowing for a wide range of industrial and manufacturing uses;
2. Establishing appropriate development standards and public review procedures for industrial activities with the greatest potential for adverse impacts; and
3. Limiting residential, institutional, commercial, office and other nonindustrial uses to those necessary for the convenience of industrial activities.

B. Use of this zone is appropriate in urban or rural activity centers designated by the comprehensive plan and community plans which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services. [Ord. 125 § 1, 1997]

18.04.140 Map designation – Regional use designation.

The purpose of the regional use designation (case file number following underlying zone's map symbol) is to provide for individual review of certain proposed uses with unique characteristics and adverse impacts on neighboring properties. Regional uses are of a size and involve activities which require individual review to determine compatibility with surrounding uses. [Ord. 125 § 1, 1997]

18.04.150 Map designation – Property-specific development standards.

The purpose of the property-specific development standards designation (-P suffix to zone's map symbol which shall be shown on an official zoning map, area zoning document or zoning and subdivision examiner's report, for an individual property maintained by the department) is to indicate that conditions beyond the minimum requirements of this title have been applied to development on the property, including but not limited to

increased development standards, limits on permitted uses or special conditions of approval. Property specific development standards are adopted in either a reclassification or area zoning ordinance for an individual property maintained by the department. Regardless of the form in which a property-specific development standard is adopted, the -P suffix shall be shown on the official zoning map maintained by the department, which map shall be updated as soon as possible after the effective date of the adopting ordinance adopting a -P suffix standard. [Ord. 125 § 1, 1997]

18.04.160 Map designation – Special district overlay.

The purpose of the special district overlay designation (-SO suffix to zone's map symbol which shall be shown on an official zoning map, area zoning document or zoning and subdivision examiner's report for an individual property maintained by the department) is to carry out comprehensive plan and community plan policies that identify special opportunities for achieving public benefits by allowing or requiring alternative uses and development standards that differ from the general provisions of this title. Special district overlays are generally applied to a group of individual properties or entire community planning subareas and are designated primarily through the area zoning process. Regardless of the form in which a special district overlay is adopted, the -SO suffix shall be shown on the official zoning map maintained by the department, which map shall be updated as soon as possible after the effective date of the adopting ordinance adopting an overlay. [Ord. 125 § 1, 1997]

18.04.170 Map designation – Potential zone.

A. The purpose of the potential zone (dashed box surrounding zone's map symbol) is to designate properties potentially suitable for future changes in land uses or densities once additional infrastructure, project phasing or site-specific public review has been accomplished. Potential zones are designated by either area zoning or individual zone reclassification. Area zoning may designate more than one potential zone on a single property if the community plan designates alternative uses for the site. Potential zones are actualized pursuant to Chapter 20.24 KCC.

B. The use of a potential zone designation is appropriate to:

1. Phase development based on availability of public facilities and services or infrastructure improvements (e.g., roads, utilities, schools);
2. Prevent existing development from becoming a nonconforming use in areas that are in transition from previous uses;
3. Allow for future residential density increases consistent with a community plan; and
4. Provide for public review of proposed uses on sites where some permitted uses in a zone designation may not be appropriate. [Ord. 125 § 1, 1997]

18.04.180 Map designation – Interim zoning.

The purpose of the interim zone designation (* suffix to zone's map symbol) is to identify areas where zoning has been applied for a limited period of time in order to preserve the city's planning options and to protect the public safety, health and general welfare during an emergency or pending a community, comprehensive or functional plan amendment process. Any of the zones set forth in this chapter, with or without -P suffix conditions, may be applied as interim zones. The adopting ordinance shall state the reasons for the interim zoning and provide for its expiration upon a certain date or the adoption of a new plan, plan amendment or area zoning. [Ord. 125 § 1, 1997]

18.04.190 Zoning maps and boundaries.

A. The location and boundaries of the zones defined by this chapter shall be shown and delineated on zoning maps adopted by ordinance.

B. Changes in the boundaries of the zones, including application or amendment of interim zoning, shall be made by ordinance adopting or amending a zoning map.

C. Zoning maps are available for public review at City Hall during business hours. [Ord. 125 § 1, 1997]

Chapter 18.06

TECHNICAL TERMS AND LAND USE DEFINITIONS

Sections:

18.06.005	Scope of chapter.
18.06.010	Accessory living quarters.
18.06.015	Accessory use, commercial/industrial.
18.06.020	Accessory use, residential.
18.06.027	Adjustment factor.
18.06.030	Adjustor.
18.06.035	Adult use facility.
18.06.040	Agricultural product sales.
18.06.045	Aircraft, ship and boat manufacturing.
18.06.050	Airport/heliport.
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18.06.057	Alternative water sources.
18.06.060	Amusement arcade.
18.06.065	Animal, small.
18.06.070	Applicant.
18.06.072	Application rate.
18.06.075	Auction house.
18.06.080	Base flood.
18.06.085	Base flood elevation.
18.06.090	Bed and breakfast guesthouse.
18.06.095	Beehive.
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18.06.105	Billboard face.
18.06.110	Biologist.
18.06.115	Book, stationery, video and art supply store.
18.06.120	Broadleaf tree.
18.06.122	Buffer.
18.06.125	Building.
18.06.130	Building coverage.
18.06.135	Building envelope.
18.06.140	Building facade.
18.06.145	Building, hardware and garden materials store.
18.06.150	Bulk gas storage tank.
18.06.155	Bulk retail.
18.06.160	Campground.
18.06.165	Capacity, school.
18.06.170	Capital facilities plan, school.
18.06.175	Cattery.
18.06.180	Cemetery, columbarium or mausoleum.
18.06.185	Church, synagogue or temple.
18.06.190	Classrooms, school.
18.06.195	Clearing.
18.06.200	Coal mine hazard areas.
18.06.205	Cogeneration.
18.06.210	Communication facility, major.
18.06.215	Communication facility, minor.
18.06.220	Community residential facility (CRF).
18.06.225	Compensatory storage.
18.06.230	Conditional use permit.

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18.06.235	Conference center.
18.06.240	Confinement area.
18.06.245	Consolidation.
18.06.250	Construction cost per student, school.
18.06.252	Conversion factor.
18.06.255	Critical drainage area.
18.06.260	Critical facility.
18.06.265	Daycare.
18.06.270	Deciduous.
18.06.280	Department.
18.06.285	Department and variety store.
18.06.295	Developer.
18.06.300	Development activity.
18.06.305	Development agreement.
18.06.310	Development proposal.
18.06.315	Development proposal site.
18.06.320	Direct traffic impact.
18.06.325	Director.
18.06.330	Dormitory.
18.06.335	Drop box facility.
18.06.340	Drug store.
18.06.345	Dwelling unit.
18.06.350	Dwelling unit, accessory.
18.06.355	Dwelling unit, apartment.
18.06.365	Dwelling unit, single detached.
18.06.370	Dwelling unit, townhouse.
18.06.375	Earth station.
18.06.380	Effective radiated power.
18.06.390	Electrical substation.
18.06.395	Energy resource recovery facility.
18.06.400	Enhancement.
18.06.405	Equipment, heavy.
18.06.410	Erosion.
18.06.415	Erosion hazard areas.
18.06.420	Evergreen.
18.06.425	Examiner.
18.06.430	Fabric shop.
18.06.435	Facilities standard.
18.06.440	Factory-built commercial building.
18.06.445	Fairground.
18.06.450	Family.
18.06.455	Federal Emergency Management Agency (FEMA) floodway.
18.06.460	Feed store.
18.06.465	Fence.
18.06.470	Flood fringe.
18.06.475	Flood hazard areas.
18.06.480	Flood insurance rate map.
18.06.485	Flood insurance study for King County.
18.06.490	Flood protection elevation.
18.06.495	Floodplain.
18.06.500	Floodproofing.
18.06.505	Floodway, zero-rise.
18.06.510	Florist shop.
18.06.515	Forest land.
18.06.520	Forest practice.

18.06.525 Forest product sales.
18.06.530 Forest research.
18.06.535 Furniture and home furnishings store.
18.06.540 General business service.
18.06.545 Geologist.
18.06.550 Geotechnical engineer.
18.06.555 Golf course facility.
18.06.560 Grade span.
18.06.565 Grading.
18.06.575 Groundcover.
18.06.580 Hazardous household substance.
18.06.585 Hazardous substance.
18.06.590 Heavy equipment repair.
18.06.595 Helistop.
18.06.600 Hobby, toy, and game shop.
18.06.605 Home industry.
18.06.610 Home occupation.
18.06.615 Household pets.
18.06.620 Hydroelectric generation facility.
18.06.625 Impervious surface.
18.06.630 Improved public roadways.
18.06.635 Individual transportation and taxi.
18.06.637 Infiltration rate.
18.06.640 Interim recycling facility.
18.06.642 Irrigation efficiency.
18.06.645 Jail.
18.06.650 Jail farm.
18.06.655 Jewelry store.
18.06.660 Kennel.
18.06.665 Landfill.
18.06.667 Landscape water features.
18.06.670 Landscaping.
18.06.675 Landslide.
18.06.680 Landslide hazard areas.
18.06.690 Light equipment.
18.06.695 Livestock.
18.06.700 Livestock, large.
18.06.705 Livestock, small.
18.06.710 Livestock sales.
18.06.715 Loading space.
18.06.725 Lot.
18.06.730 Lot line, interior.
18.06.735 Marina.
18.06.740 Material error.
18.06.745 Microwave.
18.06.750 Mitigation.
18.06.755 Mobile home.
18.06.760 Mobile home park.
18.06.765 Monitoring.
18.06.770 Monuments, tombstones, and gravestones sales.
18.06.775 Motor vehicle, boat and mobile home dealer.
18.06.780 Motor vehicle and bicycle manufacturing.
18.06.782 Mulch.
18.06.785 Municipal water production.
18.06.790 Native vegetation.

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18.06.795	Naturalized species.
18.06.800	Nonconformance.
18.06.805	Nonhydroelectric generation facility.
18.06.810	Nonionizing electromagnetic radiation (NIER).
18.06.815	Noxious weed.
18.06.820	Open-work fence.
18.06.825	Ordinary high water mark.
18.06.830	Outdoor performance center.
18.06.832	Overspray.
18.06.835	Park.
18.06.840	Park service area.
18.06.845	Parking lot aisle.
18.06.850	Parking lot unit depth.
18.06.855	Parking space.
18.06.860	Parking space angle.
18.06.865	Party of record.
18.06.870	Peak hour.
18.06.875	Permanent school facilities.
18.06.880	Personal medical supply store.
18.06.885	Pet shop.
18.06.890	Photographic and electronic shop.
18.06.895	Plant associations of infrequent occurrence.
18.06.897	Plant factor.
18.06.899	Potable water.
18.06.900	Private.
18.06.905	Private storm water management facility.
18.06.910	Professional office.
18.06.915	Public agency.
18.06.920	Public agency animal control facility.
18.06.925	Public agency archive.
18.06.930	Public agency or utility office.
18.06.935	Public agency or utility yard.
18.06.940	Public agency training facility.
18.06.945	Radio frequency.
18.06.950	Reasonable use.
18.06.960	Recreational vehicle (RV).
18.06.965	Recreational vehicle parks.
18.06.970	Recyclable material.
18.06.972	Reference evapotranspiration (Eto).
18.06.975	Regional storm water management facility.
18.06.980	Regional utility corridor.
18.06.985	Relocatable facilities cost per student.
18.06.990	Relocatable facility.
18.06.995	Relocation facilities.
18.06.1000	Restoration.
18.06.1005	Retail, comparison.
18.06.1010	Retail, convenience.
18.06.1012	Runoff.
18.06.1015	Salmonid.
18.06.1020	School bus base.
18.06.1025	School district.
18.06.1030	School district support facility.
18.06.1035	Schools, elementary, and middle/junior high.
18.06.1040	Schools, secondary or high school.
18.06.1045	Seismic hazard areas.

18.06.1050 Self-service storage facility.
 18.06.1060 Senior citizen.
 18.06.1062 Senior citizen assisted housing.
 18.06.1065 Sensitive areas.
 18.06.1070 Setback.
 18.06.1075 Shelters for temporary placement.
 18.06.1080 Shooting range.
 18.06.1085 Sign.
 18.06.1090 Sign, awning.
 18.06.1095 Sign, changing message center.
 18.06.1100 Sign, community bulletin board.
 18.06.1105 Sign, directional.
 18.06.1110 Sign, freestanding.
 18.06.1115 Sign, fuel price.
 18.06.1120 Sign, incidental.
 18.06.1125 Sign, indirectly illuminated.
 18.06.1130 Sign, monument.
 18.06.1135 Sign, off-premises directional.
 18.06.1140 Sign, on-premises.
 18.06.1145 Sign, permanent residential development identification.
 18.06.1150 Sign, portable.
 18.06.1155 Sign, projecting.
 18.06.1160 Sign, time and temperature.
 18.06.1165 Sign, wall.
 18.06.1175 Site cost per student.
 18.06.1185 Soil recycling facility.
 18.06.1190 Source-separated organic material.
 18.06.1195 Special use permit.
 18.06.1200 Specialized instruction school.
 18.06.1205 Specified sexual activities.
 18.06.1210 Sporting goods store.
 18.06.1215 Sports club.
 18.06.1230 Steep slope hazard areas.
 18.06.1235 Stream functions.
 18.06.1240 Streams.
 18.06.1245 Street.
 18.06.1250 Street frontage.
 18.06.1255 Structure.
 18.06.1260 Student factor.
 18.06.1265 Submerged land.
 18.06.1270 Substantial improvement.
 18.06.1275 Temporary use permit.
 18.06.1285 Trails.
 18.06.1290 Transfer station.
 18.06.1295 Transit base.
 18.06.1300 Transit park and ride lot.
 18.06.1305 Transitional housing facilities.
 18.06.1310 Transmission equipment.
 18.06.1315 Transmission line booster station.
 18.06.1320 Transmission structure.
 18.06.1325 Transmitter building.
 18.06.1330 Transportation system management (TSM).
 18.06.1335 Ultimate roadway section.
 18.06.1340 Urban plan development (UPD).
 18.06.1345 Use.

18.06.1350	Utility facility.
18.06.1355	Variance.
18.06.1360	Vegetation.
18.06.1365	Vocational school.
18.06.1370	Volcanic hazard areas.
18.06.1375	Warehousing and wholesale trade.
18.06.1380	Wastewater treatment facility.
18.06.1382	Water budget.
18.06.1385	Water dependent use.
18.06.1390	Wet meadows, grazed.
18.06.1395	Wetland edge.
18.06.1400	Wetland, forested.
18.06.1405	Wetland functions.
18.06.1410	Wetland, isolated.
18.06.1415	Wetlands.
18.06.1420	Wetpond.
18.06.1425	Wildlife shelter.
18.06.1430	Work release facility.
18.06.1435	Yard or organic waste processing facility.

18.06.005 Scope of chapter.

This chapter contains definitions of technical and procedural terms used throughout the code and definitions of land uses listed in tables in Chapter 18.08 SMC. The definitions in this chapter supplement the Standard Industrial Classification Manual (SIC). See Chapter 18.02 SMC for rules on interpretation of the code, including use of these definitions. Development standards are found in Chapters 18.12 through 18.38 SMC. [Ord. 125 § 1, 1997]

18.06.010 Accessory living quarters.

“Accessory living quarters” means living quarters in an accessory building for the use of the occupant or persons employed on the premises, or for temporary use of guests of the occupant. Such quarters have no kitchen and are not otherwise used as a separate dwelling unit. [Ord. 125 § 1, 1997]

18.06.015 Accessory use, commercial/industrial.

“Accessory use, commercial/industrial” means:

A. A use that is subordinate and incidental to a commercial or industrial use, including but not limited to, the following uses:

1. Administrative offices;
2. Employee exercise facilities;
3. Employee food service facilities;
4. Incidental storage of raw materials and finished products sold or manufactured on-site;
5. Business owner or caretaker residence;
6. Cogeneration facilities; and
7. Ground maintenance facilities.

B. Some accessory uses within the scope of this section may be defined separately to enable the code to apply different conditions of approval. [Ord. 125 § 1, 1997]

18.06.020 Accessory use, residential.

“Accessory use, residential” means:

A. A use, structure, or activity which is subordinate and incidental to a residence including, but not limited to, the following uses:

1. Accessory living quarters and dwellings;
2. Fallout/bomb shelters;

18.06.027

3. Keeping household pets;
4. On-site rental office;
5. Pools, private docks, piers;
6. Antennae for private telecommunication services;
7. Storage of yard maintenance equipment; or
8. Storage of private vehicles, e.g., motor vehicles, boats, trailers or planes.

B. Some accessory uses within the scope of this section may be defined separately to enable the code to apply different conditions of approval. [Ord. 125 § 1, 1997]

18.06.027 Adjustment factor.

“Adjustment factor” means a factor that, when applied to the reference evapotranspiration, adjusts for plant factors and irrigation efficiently. [Ord. 125 § 1, 1997]

18.06.030 Adjustor.

“Adjustor” means the individual or individuals designated by the city manager or his or her designees to conduct permit review proceedings concerning variances, conditional uses and other land use permits pursuant to SMC Title 16, Division II and Chapter 20.28 KCC. [Ord. 125 § 1, 1997]

18.06.035 Adult use facility.

“Adult use facility” means an enterprise predominantly involved in the selling, renting or presenting for commercial purposes of books, magazines, motion pictures, films, video cassettes, digital video discs (DVDs), goods, products, clothing, novelties, cable television, live entertainment, performance or activity distinguished or characterized by a predominant emphasis on the depiction, simulation or relation to “specified sexual activities” as defined in this chapter for observation or use by patrons therein or off-premises. Examples of such facilities include, but are not limited to, adult retail sales, book or video stores, and establishments offering panorams, peep shows or topless or nude dancing. [Ord. 216 § 2, 1999; Ord. 125 § 1, 1997]

18.06.040 Agricultural product sales.

“Agricultural product sales” means the retail sale of items resulting from the practice of agriculture, including crops such as fruits, vegetables, grains, seed, feed, and plants, or animal products such as eggs, milk, and meat. [Ord. 125 § 1, 1997]

18.06.045 Aircraft, ship and boat manufacturing.

“Aircraft, ship and boat manufacturing” means the fabrication and/or assembling of aircraft, ships or boats, including only uses located in SIC Industry Group Nos.:

- A. 372 – Aircraft and parts; and
- B. 373 – Ship and boat building and repairing. [Ord. 125 § 1, 1997]

18.06.050 Airport/heliport.

“Airport/heliport” means any runway, landing area or other facility, excluding facilities for the primary use of the individual property owner which are classified as helistops, designed or used by public carriers or private aircraft for the landing and taking off of aircraft, including the following associated facilities:

- A. Taxiways;
- B. Aircraft storage and tie-down areas;
- C. Hangars;
- D. Servicing; and
- E. Passenger and air freight terminals. [Ord. 125 § 1, 1997]

18.06.055 Alley.

“Alley” means an improved thoroughfare or right-of-way, whether public or private, usually narrower than a street, that provides vehicular access to an interior boundary of one or more lots, and is not designed for general traffic circulation. [Ord. 125 § 1, 1997]

18.06.057 Alternative water sources.

“Alternative water sources” means stored rainwater, or treated or recycled waste water of a quality suitable for uses such as landscape irrigation. Such water is not considered potable. [Ord. 125 § 1, 1997]

18.06.060 Amusement arcade.

“Amusement arcade” means a building or part of a building in which five or more pinball machines, video games, or other such player-operator amusement devices (excluding jukeboxes or gambling-related machines) are operated. [Ord. 125 § 1, 1997]

18.06.065 Animal, small.

“Animal, small” means any animal other than livestock or animals considered to be predatory or wild which are kept outside a dwelling unit all or part of the time. Animals considered predatory or wild shall be considered small animals when they are taken into captivity for the purposes of breeding, domestication, training, hunting or exhibition. [Ord. 125 § 1, 1997]

18.06.070 Applicant.

“Applicant” means a property owner, or any person or entity acting as an agent for the property owner, in an application for a development proposal, permit or approval. [Ord. 125 § 1, 1997]

18.06.072 Application rate.

“Application rate” means the depth of water applied to an area expressed in inches per hour. [Ord. 125 § 1, 1997]

18.06.075 Auction house.

“Auction house” means an establishment where the property of others is sold by a broker or auctioneer to persons who attend scheduled sales periods or events. [Ord. 125 § 1, 1997]

18.06.080 Base flood.

“Base flood” means a flood having a one percent chance of being equaled or exceeded in any given year, often referred to as the “100-year flood.” [Ord. 125 § 1, 1997]

18.06.085 Base flood elevation.

“Base flood elevation” means the water surface elevation of the base flood in relation to the National Geodetic Vertical Datum of 1929. [Ord. 125 § 1, 1997]

18.06.090 Bed and breakfast guesthouse.

“Bed and breakfast guesthouse” means a dwelling unit or accessory building within which bedrooms are available for paying guests. [Ord. 125 § 1, 1997]

18.06.095 Beehive.

“Beehive” means a structure designed to contain one colony of honey bees (*Apis mellifera*). [Ord. 125 § 1, 1997]

18.06.100

18.06.100 Billboard.

“Billboard” means a sign, including both the supporting structural framework and attached billboard faces, used principally for advertising a business activity, use, product, or service unrelated to the primary use or activity of the property on which the billboard is located; excluding off-premises directional, or temporary real estate signs. [Ord. 125 § 1, 1997]

18.06.105 Billboard face.

“Billboard face” means that portion of a billboard, exclusive of its structural support, on which changeable advertising copy is displayed, either by affixing preprinted poster panels or by painting copy on location; sub-classified as follows:

A. Billboard face I – a billboard face not exceeding a height of 14 feet or a width of 48 feet, and may also include temporary and irregularly shaped extensions subject to the area and duration limitations in Chapter 18.20 SMC; and

B. Billboard face II – a billboard face not exceeding a height of 12 feet or a width of 24 feet. [Ord. 125 § 1, 1997]

18.06.110 Biologist.

“Biologist” means a person who has earned at least a Bachelor of Science degree in the biological sciences from an accredited college or university or who has equivalent educational training and experience. [Ord. 125 § 1, 1997]

18.06.115 Book, stationery, video and art supply store.

“Book, stationery, video and art supply store” means an establishment engaged in the retail sale of books and magazines, stationery, records and tapes, video and art supplies, including only uses located in SIC Industry Nos.:

A. 5942 – Book stores;

B. 5943 – Stationery stores;

C. 5999 – Architectural supplies and artists’ supply and materials stores;

D. 7841 – Video tape rental;

E. 5735 – Record, compact disc and prerecorded tape stores; and

F. 5736 – Musical instrument stores. [Ord. 125 § 1, 1997]

18.06.120 Broadleaf tree.

“Broadleaf tree” means a tree characterized by leaves that are broad in width and may include both deciduous and evergreen species. [Ord. 125 § 1, 1997]

18.06.122 Buffer.

“Buffer” means a designated area contiguous to a steep slope or landslide hazard area intended to protect slope stability, attenuation of surface water flows and landslide hazards or a designated area contiguous to a stream or wetland intended to protect the stream or wetland and be an integral part of the stream or wetland ecosystem. [Ord. 125 § 1, 1997]

18.06.125 Building.

“Building” means any structure having a roof. [Ord. 125 § 1, 1997]

18.06.130 Building coverage.

“Building coverage” means the area of a lot that is covered by the total horizontal surface area of the roof of a building. [Ord. 125 § 1, 1997]

18.06.135 Building envelope.

“Building envelope” means the area of a lot that delineates the limits of where a building may be placed on the lot. [Ord. 125 § 1, 1997]

18.06.140 Building facade.

“Building facade” means that portion of any exterior elevation of a building extending from the grade of the building to the top of the parapet wall or eaves, for the entire width of the building elevation. [Ord. 125 § 1, 1997]

18.06.145 Building, hardware and garden materials store.

“Building, hardware and garden materials store” means an establishment engaged in selling lumber and other building materials, feed, or lawn and garden supplies, including but not limited to uses located in SIC Major Group No. 52 – Building materials, hardware, garden supply, excluding mobile home dealers. [Ord. 125 § 1, 1997]

18.06.150 Bulk gas storage tank.

“Bulk gas storage tank” means a tank from which illuminating, heating, or liquefied gas is distributed by piping directly to individual users. [Ord. 125 § 1, 1997]

18.06.155 Bulk retail.

“Bulk retail” means an establishment offering the sale of bulk goods to the general public, including limited sales to wholesale customers. These establishments offer a variety of lines of merchandise, including but not limited to: food; building, hardware and garden materials; dry goods; apparel and accessories; home furnishings; housewares; drugs; auto supplies; hobby materials; toys; games; photographic equipment; and electronics. [Ord. 125 § 1, 1997]

18.06.160 Campground.

“Campground” means an area of land developed for recreational use in temporary occupancy, such as tents or recreational vehicles without hookup facilities. [Ord. 125 § 1, 1997]

18.06.165 Capacity, school.

“Capacity, school” means the number of students a school district’s facilities can accommodate district-wide, based on the district’s standard of service, as determined by the school district. [Ord. 125 § 1, 1997]

18.06.170 Capital facilities plan, school.

“Capital facilities plan, school” means a district’s facilities plan adopted by the school board consisting of:

- A. A forecast of future needs for school facilities based on the district’s enrollment projections;
- B. The long-range construction and capital improvements projects of the district;
- C. The schools under construction or expansion;
- D. The proposed locations and capacities of expanded or new school facilities;
- E. At least a six-year financing plan component, updated as necessary to maintain at least a six-year forecast period, for financing needed school facilities within projected funding levels, and identifying sources of financing for such purposes, including bond issues authorized by the voters and projected bond issues not yet authorized by the voters;
- F. Any other long-range projects planned by the district;
- G. The current capacity of the district’s school facilities based on the district’s adopted standard of service, and a plan to eliminate existing deficiencies, if any, without the use of impact fees; and
- H. An inventory showing the location and capacity of existing school facilities. [Ord. 125 § 1, 1997]

18.06.175

18.06.175 Cattery.

“Cattery” means a place where adult cats are temporarily boarded for compensation, whether or not for training. An adult cat is of either sex, altered or unaltered, that has reached the age of six months. [Ord. 125 § 1, 1997]

18.06.180 Cemetery, columbarium or mausoleum.

“Cemetery, columbarium or mausoleum” means land or structures used for interment of the dead or their remains. For purposes of the code, pet cemeteries are considered a subclassification of this use. [Ord. 125 § 1, 1997]

18.06.185 Church, synagogue or temple.

“Church, synagogue or temple” means a place where religious services are conducted, including those uses located in SIC Industry No. 866 and including accessory uses in the primary or accessory buildings such as religious education, reading rooms, assembly rooms, and residences for nuns and clergy. This definition does not include facilities for training of religious orders. [Ord. 125 § 1, 1997]

18.06.190 Classrooms, school.

“Classrooms, school” means educational facilities of the district required to house students for its basic educational program. The classrooms are those facilities the district determines are necessary to best serve its student population. Specialized facilities as identified by the district, including but not limited to gymnasiums, cafeterias, libraries, administrative offices, and child care centers, shall not be counted as classrooms. [Ord. 125 § 1, 1997]

18.06.195 Clearing.

“Clearing” means the limbing, pruning, trimming, topping, cutting or removal of vegetation or other organic plant matter by physical, mechanical, chemical or other means. [Ord. 125 § 1, 1997]

18.06.200 Coal mine hazard areas.

“Coal mine hazard areas” means those areas directly underlain or affected by operative or abandoned sub-surface coal mine workings such as adits, tunnels, drifts or air shafts. [Ord. 125 § 1, 1997]

18.06.205 Cogeneration.

“Cogeneration” means the sequential generation of energy and useful heat from the same primary source or fuel for industrial, commercial, or residential heating or cooling purposes. [Ord. 125 § 1, 1997]

18.06.210 Communication facility, major.

“Major communication facility” means a communication facility for transmission and reception of:

- A. UHF and VHF television signals; or
- B. FM or AM radio signals. [Ord. 125 § 1, 1997]

18.06.215 Communication facility, minor.

“Minor communication facility” means a communication facility for transmission and reception of:

- A. Two-way and/or citizen band (CB) radio signals;
- B. Point-to-point microwave signals;
- C. Cellular radio signals;
- D. Signals through FM radio translators; or
- E. Signals through FM radio boosters under 10 watts effective radiated power (ERP). [Ord. 125 § 1, 1997]

18.06.220 Community residential facility (CRF).

“Community residential facility (CRF)” means living quarters meeting applicable federal and state standards that function as a single housekeeping unit and provide supportive services, including but not limited to counseling, rehabilitation and medical supervision, excluding drug and alcohol detoxification which is classified in SMC 18.08.050 as health services. CRFs are further classified as follows:

- A. CRF-I – Nine to 10 residents and staff;
- B. CRF-II – Eleven or more residents and staff.

If staffed by nonresident staff, each 24 staff hours per day equals one full-time residing staff member for purposes of subclassifying CRFs. [Ord. 125 § 1, 1997]

18.06.225 Compensatory storage.

“Compensatory storage” means new, excavated storage volume equivalent to any flood storage which is eliminated by building, filling or grading within the flood plain. For the purpose of this definition, equivalent flood storage capacity is that which is replaced by equal volume between corresponding one-foot contour intervals which are hydraulically connected to the floodway through their entire depth. [Ord. 125 § 1, 1997]

18.06.230 Conditional use permit.

“Conditional use permit” means a permit granted by the city to locate a permitted use on a particular property subject to conditions placed on the permitted use to ensure compatibility with nearby land uses. [Ord. 125 § 1, 1997]

18.06.235 Conference center.

“Conference center” means an establishment developed primarily as a meeting facility, including only facilities for recreation, overnight lodging, and related activities provided for conference participants. [Ord. 125 § 1, 1997]

18.06.240 Confinement area.

“Confinement area” means any open land area in which livestock are kept where the forage does not meet the definition of a grazing area. [Ord. 125 § 1, 1997]

18.06.245 Consolidation.

“Consolidation” means the relocation to a consolidated transmission structure of the main transmit antennae of two or more FCC broadcast licensees which prior to such relocation utilized transmission structures located within a 1,500-foot radius of the center of the consolidated transmission structure to support their main transmit antennae. [Ord. 125 § 1, 1997]

18.06.250 Construction cost per student, school.

“Construction cost per student, school” means the estimated cost of construction of a permanent school facility in the district for the grade span of school to be provided, as a function of the district’s facilities standard per grade span and taking into account the requirements of students with special needs. [Ord. 125 § 1, 1997]

18.06.252 Conversion factor.

“Conversion factor” means a number that converts the water budget allowance from acre-inches per acre per year to gallons per square foot per year or cubic feet per year. [Ord. 125 § 1, 1997]

18.06.255

18.06.255 Critical drainage area.

“Critical drainage area” means an area which has been formally determined by the department as designated by the city manager to require more restrictive regulation than city-wide standards afford in order to mitigate severe flooding, drainage, erosion or sedimentation problems which result from the cumulative impacts of development and urbanization. [Ord. 125 § 1, 1997]

18.06.260 Critical facility.

“Critical facility” means a facility necessary to protect the public health, safety and welfare and which is defined under the occupancy categories of “essential facilities”, “hazardous facilities” and “special occupancy structures” in the Uniform Building Code. Critical facilities also include nursing homes, public roadway bridges, and sites for hazardous substance storage or production, not including the temporary storage of consumer products containing hazardous substances intended for household use or for retail sale on the site. [Ord. 125 § 1, 1997]

18.06.265 Daycare.

“Daycare” means an establishment for group care of nonresident adults or children.

A. Daycare shall include only SIC Industry No. 835 – Child day care services, SIC Industry No. 8322 – Adult daycare centers and the following:

1. Adult Daycare, such as adult day health centers or social day care as defined by the Washington State Department of Social and Health Services;
 2. Nursery schools for children under minimum age for education in public schools;
 3. Privately conducted kindergartens or prekindergartens when not a part of a public or parochial school;
- and
4. Programs covering after-school care for school children.

B. Daycare establishments are subclassified as follows:

1. Daycare I – a maximum of 12 adults or children in any 24-hour period; and
2. Daycare II – over 12 adults or children in any 24-hour period. [Ord. 125 § 1, 1997]

18.06.270 Deciduous.

“Deciduous” means a plant species with foliage that is shed annually. [Ord. 125 § 1, 1997]

18.06.280 Department.

“Department” means the city of Shoreline department of planning and community development. [Ord. 125 § 1, 1997]

18.06.285 Department and variety store.

“Department and variety store” means an establishment engaged in the retail sale of a variety of lines of merchandise, such as dry goods, apparel and accessories, home furnishings, housewares, including only uses located in SIC Major Group and Industry Nos.:

- A. 53 – General merchandise;
- B. 5947 – Gift, novelty, and souvenir shops; and
- C. 5948 – Luggage and leather goods stores. [Ord. 125 § 1, 1997]

18.06.295 Developer.

“Developer” means the person or entity who owns or holds purchase options or other development control over property for which development activity is proposed. [Ord. 125 § 1, 1997]

18.06.300 Development activity.

“Development activity” means any residential construction or expansion of a building, structure or use, any change in use of a building or structure, or any change in the use of land that creates additional demand for school facilities. [Ord. 125 § 1, 1997]

18.06.305 Development agreement.

“Development agreement” means a recorded agreement between a UPD applicant and Shoreline which incorporates the site plans, development standards, and other features of an urban plan development as described in Chapter 18.39 SMC. [Ord. 125 § 1, 1997]

18.06.310 Development proposal.

“Development proposal” means any activities requiring a permit or other approval from Shoreline relative to the use or development of land. [Ord. 125 § 1, 1997]

18.06.315 Development proposal site.

“Development proposal site” means the legal boundaries of the parcel or parcels of land for which an applicant has or should have applied for authority from the city of Shoreline to carry out a development proposal. [Ord. 125 § 1, 1997]

18.06.320 Direct traffic impact.

“Direct traffic impact” means any increase in vehicle traffic generated by a proposed development which equals or exceeds 10 peak hour, peak direction vehicle trips on any roadway or intersection. [Ord. 125 § 1, 1997]

18.06.325 Director.

“Director” means the city manager or his or her designee. [Ord. 125 § 1, 1997]

18.06.330 Dormitory.

“Dormitory” means a residential building that provides sleeping quarters, but not separate dwelling units, and may include common dining, cooking and recreation or bathing facilities. [Ord. 125 § 1, 1997]

18.06.335 Drop box facility.

“Drop box facility” means a facility used for receiving solid waste and recyclables from off-site sources into detachable solid waste containers, including the adjacent areas necessary for entrance and exit roads, unloading and vehicle turnaround areas. Drop box facilities normally service the general public with loose loads and may also include containers for separated recyclables. [Ord. 125 § 1, 1997]

18.06.340 Drug store.

“Drug store” means an establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics and related supplies, including only uses located in SIC Industry Group and Industry Nos.:

- A. 591 – Drug stores and proprietary stores;
- B. 5993 – Tobacco stores and stands; and
- C. 5999 – Cosmetics stores. [Ord. 125 § 1, 1997]

18.06.345 Dwelling unit.

“Dwelling unit” means one or more rooms designed for occupancy by a person or family for living and sleeping purposes, containing kitchen facilities and rooms with internal accessibility, for use solely by the dwelling’s occupants; dwelling units include but are not limited to bachelor, efficiency and studio apartments, factory-built housing and mobile homes. [Ord. 125 § 1, 1997]

18.06.350

18.06.350 Dwelling unit, accessory.

“Dwelling unit, accessory” means a separate, complete dwelling unit attached to or contained within the structure of the primary dwelling, or contained within a separate structure that is accessory to the primary dwelling unit on the premises. [Ord. 125 § 1, 1997]

18.06.355 Dwelling unit, apartment.

“Dwelling unit, apartment” means a dwelling unit contained in a building consisting of two or more dwelling units which may be stacked, or one or more dwellings with nonresidential uses. [Ord. 125 § 1, 1997]

18.06.365 Dwelling unit, single detached.

“Dwelling unit, single detached” means a detached building containing one dwelling unit. [Ord. 125 § 1, 1997]

18.06.370 Dwelling unit, townhouse.

“Dwelling unit, townhouse” means a building containing one dwelling unit that occupies space from the ground to the roof, and is attached to one or more other townhouse dwellings by common walls. [Ord. 125 § 1, 1997]

18.06.375 Earth station.

“Earth station” means a communication facility which transmits and/or receives signals to and from an orbiting satellite using satellite dish antennas. [Ord. 125 § 1, 1997]

18.06.380 Effective radiated power.

“Effective radiated power” means the product of the antenna power input and the numerical antenna power gain. [Ord. 125 § 1, 1997]

18.06.390 Electrical substation.

“Electrical substation” means a site containing equipment for the conversion of high voltage electrical power transported through transmission lines into lower voltages transported through distribution lines and suitable for individual users. [Ord. 125 § 1, 1997]

18.06.395 Energy resource recovery facility.

“Energy resource recovery facility” means an establishment for recovery of energy in a usable form from mass burning or refuse-derived fuel incineration, pyrolysis or any other means of using the heat of combustion of solid waste. [Ord. 125 § 1, 1997]

18.06.400 Enhancement.

“Enhancement” means an action which increases the functions and values of a stream, wetland or other sensitive area or buffer. [Ord. 125 § 1, 1997]

18.06.405 Equipment, heavy.

“Equipment, heavy” means high capacity mechanical devices for moving earth or other materials, and mobile power units including, but not limited to:

- A. Carryalls;
- B. Graders;
- C. Loading and unloading devices;
- D. Cranes;
- E. Drag lines;
- F. Trench diggers;
- G. Tractors;

H. Augers;
I. Bulldozers;
J. Concrete mixers and conveyers;
K. Harvesters;
L. Combines; or
M. Other major agricultural equipment and similar devices operated by mechanical power as distinguished from manpower. [Ord. 125 § 1, 1997]

18.06.410 Erosion.

“Erosion” means the process by which soil particles are mobilized and transported by natural agents such as wind, rainsplash, frost action or surface water flow. [Ord. 125 § 1, 1997]

18.06.415 Erosion hazard areas.

“Erosion hazard areas” means those areas in the city of Shoreline underlain by soils which are subject to severe erosion when disturbed. Such soils include, but are not limited to, those classified as having a severe to very severe erosion hazard according to the USDA Soil Conservation Service, the 1973 King County Soils Survey or any subsequent revisions or addition by or to these sources. These soils include, but are not limited to, any occurrence of River Wash (Rh) or Coastal Beaches (Cb) and the following when they occur on slopes 15 percent or steeper:

- A. The Alderwood gravely sandy loam (AgD);
- B. The Alderwood and Kitsap soils (AkF);
- C. The Beausite gravely sandy loam (BeD and BeF);
- D. The Kitsap silt loam (KpD);
- E. The Ovall gravely loam (OvD and OvF);
- F. The Ragnar fine sandy loam (RaD); and
- G. The Ragnar-Indianola Association (RdE). [Ord. 125 § 1, 1997]

18.06.420 Evergreen.

“Evergreen” means a plant species with foliage that persists and remains green year round. [Ord. 125 § 1, 1997]

18.06.425 Examiner.

“Examiner” means the zoning and subdivision examiner as established by Chapter 20.24 KCC. [Ord. 125 § 1, 1997]

18.06.430 Fabric shop.

“Fabric shop” means an establishment engaged in the retail sale of sewing supplies and accessories, including only uses located in SIC Industry Nos.:

- A. 5949 – Sewing, needlework, and piece goods stores; and
- B. Awning shops, banner shops, and flag shops found in 5999. [Ord. 125 § 1, 1997]

18.06.435 Facilities standard.

“Facilities standard” means the space required by grade span, and taking into account the requirements of students with special needs, which is needed in order to fulfill the educational goals of the school district as identified in the district’s capital facilities plan. [Ord. 125 § 1, 1997]

18.06.440 Factory-built commercial building.

“Factory-built commercial building” means any structure that is either entirely or substantially prefabricated or assembled at a place other than a building site, and designed or used for nonresidential human occupancy. [Ord. 125 § 1, 1997]

18.06.445 Fairground.

“Fairground” means a site permanently designated and improved for holding a county fair, as provided in Chapters 15.76 and 36.37 RCW, or for holding similar events, including, but not limited to:

- A. Carnivals;
- B. Circuses;
- C. Expositions;
- D. Animal shows; and
- E. Exhibitions and/or demonstrations of farm and home products with accompanying entertainment and amusements. [Ord. 125 § 1, 1997]

18.06.450 Family.

“Family” means an individual; two or more persons related by blood or marriage; a group of eight or fewer residents, who are not related by blood or marriage, living together as a single housekeeping unit; or a group living arrangement where eight or fewer residents receive supportive services such as counseling, foster care, or medical supervision at the dwelling unit by resident or nonresident staff. For purposes of this definition, minors living with a parent shall not be counted as part of the maximum number of residents. [Ord. 125 § 1, 1997]

18.06.455 Federal Emergency Management Agency (FEMA) floodway.

“Federal Emergency Management Agency (FEMA) floodway” means the channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without increasing the base flood elevation more than one foot. [Ord. 125 § 1, 1997]

18.06.460 Feed store.

“Feed store” means an establishment engaged in retail sale of supplies directly related to the day to day activities of agricultural production. [Ord. 125 § 1, 1997]

18.06.465 Fence.

“Fence” means a barrier for the purpose of enclosing space or separating lots, composed of:

- A. Masonry or concrete walls, excluding retaining walls; or
- B. Wood, metal or concrete posts connected by boards, rails, panels, wire or mesh. [Ord. 125 § 1, 1997]

18.06.470 Flood fringe.

“Flood fringe” means that portion of the floodplain outside of the zero-rise floodway which is covered by floodwaters during the base flood, generally associated with standing water rather than rapidly flowing water. [Ord. 125 § 1, 1997]

18.06.475 Flood hazard areas.

“Flood hazard areas” means those areas in the city of Shoreline subject to inundation by the base flood including, but not limited to, streams, lakes, wetlands and closed depressions. [Ord. 125 § 1, 1997]

18.06.480 Flood insurance rate map.

“Flood insurance rate map” means the official map on which the Federal Insurance Administration has delineated some areas of flood hazard. [Ord. 125 § 1, 1997]

18.06.485 Flood insurance study for King County.

“Flood insurance study for King County” means the official report provided by the Federal Insurance Administration which includes flood profiles and the flood insurance rate map. [Ord. 125 § 1, 1997]

18.06.490 Flood protection elevation.

“Flood protection elevation” means an elevation which is one foot above the base flood elevation. [Ord. 125 § 1, 1997]

18.06.495 Floodplain.

“Floodplain” means the total area subject to inundation by the base flood. [Ord. 125 § 1, 1997]

18.06.500 Floodproofing.

“Floodproofing” means adaptations which will make a structure that is below the flood protection elevation substantially impermeable to the passage of water and resistant to hydrostatic and hydrodynamic loads including the impacts of buoyancy. [Ord. 125 § 1, 1997]

18.06.505 Floodway, zero-rise.

“Floodway zero-rise” means the channel of a stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without any measurable increase in flood height. A measurable increase in base flood height means a calculated upward rise in the base flood elevation, equal to or greater than .01 foot, resulting from a comparison of existing conditions and changed conditions directly attributable to development in the floodplain. This definition is broader than that of the FEMA floodway, but always includes the FEMA floodway. The boundaries of the 100-year floodplain, as shown on the flood insurance study for King County, are considered the boundaries of the zero-rise floodway unless otherwise delineated by a sensitive area special study. [Ord. 125 § 1, 1997]

18.06.510 Florist shop.

“Florist shop” means an establishment engaged in the retail sale of flowers and plants, including only uses located in SIC Industry Nos.:

- A. 5992 – Florists; and
- B. 5999 – Artificial flowers. [Ord. 125 § 1, 1997]

18.06.515 Forest land.

“Forest land” means land devoted primarily to growing and harvesting forest and timber products and designated as a forest production district by the Shoreline comprehensive plan. [Ord. 125 § 1, 1997]

18.06.520 Forest practice.

“Forest practice” means any activity regulated by the Washington Department of Natural Resources in WAC Title 222 or Chapter 79.06 RCW for which a forest practice permit is required, together with:

- A. Fire prevention, detection and suppression; and
- B. Slash burning or removal. [Ord. 125 § 1, 1997]

18.06.525 Forest product sales.

“Forest product sales” means the sale of goods produced, extracted, consumed, gathered or harvested from a forest including, but not limited to:

- A. Trees;
- B. Wood chips;
- C. Logs;
- D. Fuelwood;
- E. Cones;
- F. Christmas trees;
- G. Berries;
- H. Herbs; or
- I. Mushrooms. [Ord. 125 § 1, 1997]

18.06.530

18.06.530 Forest research.

“Forest research” means the performance of scientific studies relating to botany, hydrology, silviculture, biology and other branches of science in relation to management of forest lands, including only uses located in SIC Industry Nos:

- A. 8731 – Commercial physical and biological research;
- B. 8733 – Noncommercial research organizations; and
- C. 8734 – Testing laboratories. [Ord. 125 § 1, 1997]

18.06.535 Furniture and home furnishings store.

“Furniture and home furnishings store” means an establishment engaged in the retail sale of household furniture and furnishings for the home, including only uses located in SIC Major Group and Industry Nos.:

- A. 57 – Home furniture, furnishings, and equipment stores, except Industry Group No. 573; and
- B. Baby carriages, cake decorating supplies, hot tubs, picture frames (ready made), swimming pools (above-ground, not site-built), telephone stores and typewriter stores found in 5999. [Ord. 125 § 1, 1997]

18.06.540 General business service.

“General business service” means an establishment engaged in providing services to businesses or individuals, with no outdoor storage or fabrication, including only uses located in SIC Major Group Nos.:

- A. 60 – Depository institutions;
- B. 61 – Nondepository credit institutions;
- C. 62 – Security and commodity brokers, dealers, exchanges, and services;
- D. 63 – Insurance carriers;
- E. 65 – Real estate, except 653 (Real estate agents and directors);
- F. 67 – Holding and other investment offices;
- G. 7299 – Miscellaneous personal services, not elsewhere classified;
- H. 73 – Business services, except Industry Group and Industry No. 7312 (Outdoor advertising services); and
- I. 86 – Membership organizations, including administrative offices of organized religions found in 8661, but excluding churches and places of worship. [Ord. 125 § 1, 1997]

18.06.545 Geologist.

“Geologist” means a person who has earned at least a Bachelor of Science degree in the geological sciences from an accredited college or university or who has equivalent educational training and at least four years of professional experience. [Ord. 125 § 1, 1997]

18.06.550 Geotechnical engineer.

“Geotechnical engineer” means a practicing geotechnical/civil engineer licensed as a professional civil engineer by the state of Washington who has at least four years of professional employment as a geotechnical engineer. [Ord. 125 § 1, 1997]

18.06.555 Golf course facility.

“Golf course facility” means a recreational facility, under public or private ownership, designed and developed for golf activities with accessory uses including, but not limited to:

- A. A driving range;
- B. Miniature golf;
- C. Pro shops;
- D. Caddyshack buildings;
- E. Swimming pools, tennis courts and other related recreational facilities;
- F. Restaurants;
- G. Office and meeting rooms; and

H. Related storage facilities. [Ord. 125 § 1, 1997]

18.06.560 Grade span.

“Grade span” means the categories into which a district groups its grades of students; i.e., elementary, middle or junior high school, and high school. [Ord. 125 § 1, 1997]

18.06.565 Grading.

“Grading” means any excavation, filling, removing the duff layer or any combination thereof. [Ord. 125 § 1, 1997]

18.06.575 Groundcover.

“Groundcover” means living plants designed to grow low to the ground (generally one foot or less) and intended to stabilize soils and protect against erosion. [Ord. 125 § 1, 1997]

18.06.580 Hazardous household substance.

“Hazardous household substance” means a substance as defined in RCW 70.105.010. [Ord. 125 § 1, 1997]

18.06.585 Hazardous substance.

“Hazardous substance” means a substance as defined in RCW 70.105.010. [Ord. 125 § 1, 1997]

18.06.590 Heavy equipment repair.

“Heavy equipment repair” means the repair and maintenance of self-powered, self-propelled or towed mechanical devices, equipment and vehicles used for commercial purposes, such as tandem axle trucks, graders, backhoes, tractor trailers, cranes, lifts, but excluding automobiles, recreational vehicles, boats and their trailers. [Ord. 125 § 1, 1997]

18.06.595 Helistop.

“Helistop” means an area on a roof or on the ground used for the takeoff and landing of helicopters for the purpose of loading or unloading passengers or cargo but not including fueling service, hangars, maintenance or overhaul facilities. [Ord. 125 § 1, 1997]

18.06.600 Hobby, toy, and game shop.

“Hobby, toy, and game shop” means an establishment engaged in the retail sale of toys, games, hobby and craft kits, including only uses located in SIC Industry Nos.:

A. 5945 – Hobby, toy and game shops; and

B. 5999 – Autograph and philatelist supply stores, coin shops, and stamps, philatelist-retail (except mail order). [Ord. 125 § 1, 1997]

18.06.605 Home industry.

“Home industry” means a limited-scale sales, service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or residential accessory building, or in a barn or other resource accessory building and is subordinate to the primary use of the premises as a residence or farm. [Ord. 125 § 1, 1997]

18.06.610 Home occupation.

“Home occupation” means a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the primary use of the premises as a residence. [Ord. 125 § 1, 1997]

18.06.615 Household pets.

“Household pets” means small animals that are kept within a dwelling unit. [Ord. 125 § 1, 1997]

18.06.620

18.06.620 Hydroelectric generation facility.

“Hydroelectric generation facility” means an establishment for the generation of electricity using water sources. [Ord. 125 § 1, 1997]

18.06.625 Impervious surface.

“Impervious surface” means any nonvertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle including, but not limited to, roof tops, swimming pools, paved or graveled roads and walkways or parking areas and excluding landscaping and surface water retention/detention facilities. [Ord. 125 § 1, 1997]

18.06.630 Improved public roadways.

“Improved public roadways” means public road rights-of-way that have been improved with at least two travel lanes and are maintained by either the city of Shoreline or as otherwise designated by the city manager, or the state of Washington. [Ord. 125 § 1, 1997]

18.06.635 Individual transportation and taxi.

“Individual transportation and taxi” means an establishment engaged in furnishing individual or small group transportation by motor vehicle, including only uses located in SIC Industry Group and Industry Nos.:

- A. 412 – Taxicabs; and
- B. 4119 – Local passenger transportation, not elsewhere classified. [Ord. 125 § 1, 1997]

18.06.637 Infiltration rate.

“Infiltration rate” means the rate of water entry into the soil expressed in inches per hour. [Ord. 125 § 1, 1997]

18.06.640 Interim recycling facility.

“Interim recycling facility” means a site or establishment engaged in collection or treatment of recyclable materials, which is not the final disposal site, and including:

- A. Drop boxes;
- B. Source-separated, organic waste processing facilities; and
- C. Collection, separation and shipment of glass, metal, paper or other recyclables. [Ord. 125 § 1, 1997]

18.06.642 Irrigation efficiency.

“Irrigation efficiency” means the coefficient of the amount of water beneficially used divided by the amount of water applied. This coefficient is derived from actual measurements and an evaluation of the general characteristics of the type of irrigation system and management practices proposed. [Ord. 125 § 1, 1997]

18.06.645 Jail.

“Jail” means a facility operated by a governmental agency, designed, staffed and used for the incarceration of persons for the purposes of punishment, correction and rehabilitation following conviction of an offense. [Ord. 125 § 1, 1997]

18.06.650 Jail farm.

“Jail farm” means a farm or camp on which persons convicted of minor law violations are confined and participate in agriculture and other work activities of the facility. [Ord. 125 § 1, 1997]

18.06.655 Jewelry store.

“Jewelry store” means an establishment engaged in the retail sale of a variety of jewelry products, including only uses located in SIC Industry Nos.:

- A. 5944 – Jewelry stores; and

B. Gem stones and rock specimens found in 5999. [Ord. 125 § 1, 1997]

18.06.660 Kennel.

“Kennel” means a place where adult dogs are temporarily boarded for compensation, whether or not for training. An adult dog is one of either sex, altered or unaltered, that has reached the age of six months. [Ord. 125 § 1, 1997]

18.06.665 Landfill.

“Landfill” means a disposal site or part of a site at which refuse is deposited. [Ord. 125 § 1, 1997]

18.06.667 Landscape water features.

“Landscape water features” means a pond, pool or fountain used as a decorative component of a development. [Ord. 125 § 1, 1997]

18.06.670 Landscaping.

“Landscaping” means live vegetative materials required for a development. Said materials provided along the boundaries of a development site is referred to as perimeter landscaping. [Ord. 125 § 1, 1997]

18.06.675 Landslide.

“Landslide” means episodic downslope movement of a mass including, but not limited to, soil, rock or snow. [Ord. 125 § 1, 1997]

18.06.680 Landslide hazard areas.

“Landslide hazard areas” means those areas in the city of Shoreline subject to severe risks of landslides, including the following:

A. Any area with a combination of:

1. Slopes steeper than 15 percent;
2. Impermeable soils, such as silt and clay, frequently interbedded with granular soils, such as sand and gravel; and
3. Springs or ground water seepage;

B. Any area which has shown movement during the Holocene epoch, from 10,000 years ago to the present, or which is underlain by mass wastage debris from that epoch;

C. Any area potentially unstable as a result of rapid stream incision, stream bank erosion or undercutting by wave action;

D. Any area which shows evidence of or is at risk from snow avalanches; or

E. Any area located on an alluvial fan, presently subject to or potentially subject to inundation by debris flows or deposition of stream-transported sediments. [Ord. 125 § 1, 1997]

18.06.690 Light equipment.

“Light equipment” means hand-held tools and construction equipment, such as chain saws, wheelbarrows and post-hole diggers. [Ord. 125 § 1, 1997]

18.06.695 Livestock.

“Livestock” means grazing animals kept either in open fields or structures for training, boarding, home use, sales, or breeding and production, including but not limited to:

A. Cattle;

B. Riding and draft horses;

C. Hogs, excluding pigs weighing under 120 pounds and standing 20 inches or less at the shoulder which are kept as pets or small animals;

D. Sheep; and

18.06.700

E. Goats. [Ord. 125 § 1, 1997]

18.06.700 Livestock, large.

“Livestock, large” means cattle, horses, and other livestock generally weighing over 500 pounds. [Ord. 125 § 1, 1997]

18.06.705 Livestock, small.

“Livestock, small” means hogs, excluding pigs weighing under 120 pounds and standing 20 inches or less at the shoulder which are kept as household pets or small animals, sheep, goats, miniature horses, llamas, alpaca and other livestock generally weighing under 500 pounds. [Ord. 125 § 1, 1997]

18.06.710 Livestock sales.

“Livestock sales” means the sale of livestock but not including auctions. [Ord. 125 § 1, 1997]

18.06.715 Loading space.

“Loading space” means a space for the temporary parking of a vehicle while loading or unloading cargo or passengers. [Ord. 125 § 1, 1997]

18.06.725 Lot.

“Lot” means a physically separate and distinct parcel of property, which has been created pursuant to SMC Title 17, Subdivisions. [Ord. 125 § 1, 1997]

18.06.730 Lot line, interior.

“Lot line, interior” means lot lines that delineate property boundaries along those portions of the property which do not abut a street. [Ord. 125 § 1, 1997]

18.06.735 Marina.

“Marina” means an establishment providing docking, moorage space and related activities limited to the provisioning or minor repair of pleasure boats and yachts, and accessory facilities including, but not limited to:

- A. Showers;
- B. Toilets; and
- C. Self-service laundries. [Ord. 125 § 1, 1997]

18.06.740 Material error.

“Material error” means substantive information upon which a permit decision is based that is submitted in error or is omitted at the time of permit application. [Ord. 125 § 1, 1997]

18.06.745 Microwave.

“Microwave” means electromagnetic waves with a frequency range of 300 megahertz (MHz) to 300 gigahertz (GHz). [Ord. 125 § 1, 1997]

18.06.750 Mitigation.

“Mitigation” means the use of any or all of the following actions listed in descending order of preference:

- A. Avoiding the impact by not taking a certain action;
- B. Minimizing the impact by limiting the degree or magnitude of the action by using appropriate technology or by taking affirmative steps to avoid or reduce the impact;
- C. Rectifying the impact by repairing, rehabilitating or restoring the affected sensitive area or buffer;
- D. Reducing or eliminating the impact over time by preservation or maintenance operations during the life of the development proposal;

E. Compensating for the impact by replacing, enhancing or providing substitute sensitive areas and environments; and

F. Monitoring the impact and taking appropriate corrective measures. [Ord. 125 § 1, 1997]

18.06.755 Mobile home.

“Mobile home” means a structure transportable in one or more sections, that in the traveling mode is eight body feet or more in width or 32 body feet or more in length, or when erected on-site, is 320 square feet or more in area, built on a permanent chassis, designed to be used as a dwelling unit, with or without permanent foundation, when connected to the required utilities, which contains plumbing, heating, air-conditioning and electrical systems, and shall include any structure that meets all the requirements of this section, or of Chapter 296-150B WAC, except the size requirements for which the manufacturer voluntarily complies with the standards and files the certification required by the Department of Housing and Urban Development (HUD). [Ord. 125 § 1, 1997]

18.06.760 Mobile home park.

“Mobile home park” means a development with two or more improved pads or spaces designed to accommodate mobile homes. [Ord. 125 § 1, 1997]

18.06.765 Monitoring.

“Monitoring” means evaluating the impacts of development proposals on biologic, hydrologic and geologic systems and assessing the performance of required mitigation through the collection and analysis of data for the purpose of understanding and documenting changes in natural ecosystems, functions and features including, but not limited to, gathering baseline data. [Ord. 125 § 1, 1997]

18.06.770 Monuments, tombstones, and gravestones sales.

“Monuments, tombstones, and gravestones sales” means the retail sale of custom stonework products including only uses located in SIC Industry No. 5599 – Monuments, finished to custom order, tombstones and gravestones finished. [Ord. 125 § 1, 1997]

18.06.775 Motor vehicle, boat and mobile home dealer.

“Motor vehicle, boat and mobile home dealer” means an establishment engaged in the retail sale of new and/or used automobiles, motor homes, motorcycles, trailers, boats or mobile homes, including only uses located in SIC Major Group and Industry Group Nos.:

A. 55 – Automotive dealers and gasoline service stations except:

1. 553 – Auto and home supply stores;
2. 554 – Gasoline service stations; and

B. Aircraft dealers found in 5599:

1. 527 – Mobile home dealers; and
2. Yacht brokers found in 7389. [Ord. 125 § 1, 1997]

18.06.780 Motor vehicle and bicycle manufacturing.

“Motor vehicle and bicycle manufacturing” means fabricating or assembling complete passenger automobiles, trucks, commercial cars and buses, motorcycles, and bicycles, including only uses located in SIC Industry Group Nos.:

A. 371 – Motor vehicles and motor vehicle equipment; and

B. 375 – Motorcycles, bicycles, and parts. [Ord. 125 § 1, 1997]

18.06.782 Mulch.

“Mulch” means any material such as leaves, bark, straw left loose and applied to the soil surface to reduce evaporation. [Ord. 125 § 1, 1997]

18.06.785

18.06.785 Municipal water production.

“Municipal water production” means the collection and processing of surface water through means of dams or other methods of impoundment for municipal water systems. [Ord. 125 § 1, 1997]

18.06.790 Native vegetation.

“Native vegetation” means vegetation comprised of plant species, other than noxious weeds, which are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the site. [Ord. 125 § 1, 1997]

18.06.795 Naturalized species.

“Naturalized species” means nonnative species of vegetation that are adaptable to the climatic conditions of the coastal region of the Pacific Northwest. [Ord. 125 § 1, 1997]

18.06.800 Nonconformance.

“Nonconformance” means any use, improvement or structure established in conformance with city of Shoreline rules and regulations in effect at the time of establishment that no longer conforms to the range of uses permitted in the site’s current zone or to the current development standards of the code due to changes in the code or its application to the subject property. [Ord. 125 § 1, 1997]

18.06.805 Nonhydroelectric generation facility.

“Nonhydroelectric generation facility” means an establishment for the generation of electricity by nuclear reaction, burning fossil fuels, or other electricity generation methods. [Ord. 125 § 1, 1997]

18.06.810 Nonionizing electromagnetic radiation (NIER).

“Nonionizing electromagnetic radiation (NIER)” means electromagnetic radiation of low photon energy unable to cause ionization. [Ord. 125 § 1, 1997]

18.06.815 Noxious weed.

“Noxious weed” means any plant which is highly destructive, competitive or difficult to control by cultural or chemical practices, limited to those plants on the state noxious weed list contained in Chapter 16-750 WAC. [Ord. 125 § 1, 1997]

18.06.820 Open-work fence.

“Open-work fence” means a fence in which the solid portions are evenly distributed and constitute no more than 50 percent of the total surface area. [Ord. 125 § 1, 1997]

18.06.825 Ordinary high water mark.

“Ordinary high water mark” means the mark found by examining the bed and banks of a stream, lake, or tidal water and ascertaining where the presence and action of waters are so common and long maintained in ordinary years as to mark upon the soil a vegetative character distinct from that of the abutting upland. In any area where the ordinary high water mark cannot be found, the line of mean high water shall substitute. In any area where neither can be found, the top of the channel bank shall substitute. In braided channels and alluvial fans, the ordinary high water mark or line of mean high water shall be measured so as to include the entire stream feature. [Ord. 125 § 1, 1997]

18.06.830 Outdoor performance center.

“Outdoor performance center” means an establishment for the performing arts with open air seating for audiences. Such establishments may include related services such as food and beverage sales and other concessions. [Ord. 125 § 1, 1997]

18.06.832 Overspray.

“Overspray” means irrigation water applied beyond the landscape area. [Ord. 125 § 1, 1997]

18.06.835 Park.

“Park” means a site designed or developed for recreational use by the public including, but not limited to:

A. Indoor facilities, such as:

1. Gymnasiums;
2. Swimming pools; or
3. Activity centers; and

B. Outdoor facilities, such as:

1. Playfields;
2. Fishing areas; or
3. Picnic and related outdoor activity areas; and

C. Areas and trails for:

1. Hikers;
2. Equestrians;
3. Bicyclists; or
4. Off-road recreational vehicle users. [Ord. 125 § 1, 1997]

18.06.840 Park service area.

“Park service area,” established by the department, means an area within which the dedications of land and fees received from new residential developments benefit the residents within such service area. [Ord. 125 § 1, 1997]

18.06.845 Parking lot aisle.

“Parking lot aisle” means that portion of the off-street parking area used exclusively for the maneuvering and circulation of motor vehicles and in which parking is prohibited. [Ord. 125 § 1, 1997]

18.06.850 Parking lot unit depth.

“Parking lot unit depth” means the linear distance within which one parking aisle is flanked by accessible rows of parking stalls as measured perpendicular to the parking aisle. [Ord. 125 § 1, 1997]

18.06.855 Parking space.

“Parking space” means an area accessible to vehicles, improved, maintained and used for the sole purpose of parking a motor vehicle. [Ord. 125 § 1, 1997]

18.06.860 Parking space angle.

“Parking space angle” means the angle measured from a reference line, generally the property line or center line of an aisle, at which motor vehicles are to be parked. [Ord. 125 § 1, 1997]

18.06.865 Party of record.

“Party of record (POR)” means a person who has submitted written comments, testified, asked to be notified or is the sponsor of a petition entered as part of the official city record on a specific development proposal. [Ord. 125 § 1, 1997]

18.06.870 Peak hour.

“Peak hour” means the hour during the morning or afternoon when the most critical level of service occurs for a particular roadway or intersection. [Ord. 125 § 1, 1997]

18.06.875

18.06.875 Permanent school facilities.

“Permanent school facilities” means facilities of a school district with a fixed foundation which are not relocatable facilities. [Ord. 125 § 1, 1997]

18.06.880 Personal medical supply store.

“Personal medical supply store” means an establishment engaged in the retail sale of eyeglasses, contact lenses, hearing aids, and artificial limbs, including only uses located in SIC Industry Nos.:

- A. 5995 – Optical goods stores; and
- B. 5999 – Hearing aids and orthopedic and artificial limb stores. [Ord. 125 § 1, 1997]

18.06.885 Pet shop.

“Pet shop” means an establishment engaged in the retail sale of pets, small animals, pet supplies, or grooming of pets, including only uses located in SIC Industry No. 5999 – Pet shops. [Ord. 125 § 1, 1997]

18.06.890 Photographic and electronic shop.

“Photographic and electronic shop” means an establishment engaged in the retail sale of cameras and photographic supplies, and a variety of household electronic equipment, including only uses located in SIC Industry Nos.:

- A. 5946 – Camera and photographic supply stores;
- B. 5999 – Binoculars and telescopes;
- C. 5731 – Radio, television, and consumer electronics stores; and
- D. 5734 – Computer and computer software stores. [Ord. 125 § 1, 1997]

18.06.895 Plant associations of infrequent occurrence.

“Plant associations of infrequent occurrence” means one or more plant species of a landform type which does not often occur in the city of Shoreline because of the rarity of the habitat and/or the species involved or for other botanical or environmental reasons. [Ord. 125 § 1, 1997]

18.06.897 Plant factor.

“Plant factor” means a factor which, when multiplied by reference evapotranspiration, estimates the amount of water used by plants. [Ord. 125 § 1, 1997]

18.06.899 Potable water.

“Potable water” means water suitable for human consumption. [Ord. 125 § 1, 1997]

18.06.900 Private.

“Private” means solely or primarily for the use of residents or occupants of the premises; e.g., a noncommercial garage used solely by residents or their guests is a private garage. [Ord. 125 § 1, 1997]

18.06.905 Private storm water management facility.

“Private storm water management facility” means a surface water control structure installed by a project proponent to retain, detain or otherwise limit runoff from an individual or group of developed sites specifically served by such structure. [Ord. 125 § 1, 1997]

18.06.910 Professional office.

“Professional office” means an office used as a place of business by licensed professionals, or persons in other generally recognized professions, which use training or knowledge of a technical, scientific or other academic discipline as opposed to manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of commodities; including only the following SIC Major Group and Industry Nos.:

- A. 64 – Insurance agents, brokers and service;

- B. 653 – Real estate agents and directors;
- C. 7291 – Income tax return preparation services;
- D. 81 – Legal services;
- E. 871 – Engineering, architectural and surveying services;
- F. 872 – Accounting, auditing and bookkeeping services; and
- G. 874 – Management and public relations services. [Ord. 125 § 1, 1997]

18.06.915 Public agency.

“Public agency” means any agency, political subdivision or unit of local government of this state including, but not limited to, municipal corporations, special purpose districts and local service districts, any agency of the state of Washington, the United States or any state thereof or any Indian tribe recognized as such by the federal government. [Ord. 125 § 1, 1997]

18.06.920 Public agency animal control facility.

“Public agency animal control facility” means a facility for the impoundment and disposal of stray or abandoned small animals. [Ord. 125 § 1, 1997]

18.06.925 Public agency archive.

“Public agency archive” means a facility for the enclosed storage of public agency documents or related materials, excluding storage of vehicles, equipment, or similar materials. [Ord. 125 § 1, 1997]

18.06.930 Public agency or utility office.

“Public agency or utility office” means an office for the administration of any governmental or utility activity or program, with no outdoor storage and including, but not limited to, uses located in SIC Major Group, Industry Group and Industry Nos.:

- A. 91 – Executive, legislative, and general government, except finance;
- B. 93 – Public finance, taxation, and monetary policy;
- C. 94 – Administration of human resource programs;
- D. 95 – Administration of environmental quality and housing program;
- E. 96 – Administration of economic programs;
- F. 972 – International affairs;
- G. 9222 – Legal counsel and prosecution; and
- H. 9229 – Public order and safety. [Ord. 125 § 1, 1997]

18.06.935 Public agency or utility yard.

“Public agency or utility yard” means a facility for open or enclosed storage, repair, and maintenance of vehicles, equipment, or related materials, excluding document storage. [Ord. 125 § 1, 1997]

18.06.940 Public agency training facility.

“Public agency training facility” means an establishment or school for training state and local law enforcement, fire safety, national guard or transit personnel and facilities including but not limited to:

- A. Dining and overnight accommodations;
- B. Classrooms;
- C. Shooting ranges;
- D. Auto test tracks; and
- E. Fire suppression simulations. [Ord. 125 § 1, 1997]

18.06.945

18.06.945 Radio frequency.

“Radio frequency” means the number of times the current from a given source of nonionizing electromagnetic radiation changes from a maximum positive level through a maximum negative level and back to a maximum positive level in one second, measured in cycles per second or Hertz (Hz). [Ord. 125 § 1, 1997]

18.06.950 Reasonable use.

“Reasonable use” means a legal concept articulated by federal and state courts in regulatory taking cases. [Ord. 125 § 1, 1997]

18.06.960 Recreational vehicle (RV).

“Recreational vehicle (RV)” means a vehicle designed primarily for recreational camping, travel or seasonal use which has its own motive power or is mounted on or towed by another vehicle, including but not limited to:

- A. Travel trailer;
- B. Folding camping trailer;
- C. Park trailer;
- D. Truck camper;
- E. Park trailer;
- F. Motor home; and
- G. Multi-use vehicle. [Ord. 125 § 1, 1997]

18.06.965 Recreational vehicle parks.

“Recreational vehicle parks” means the use of land upon which two or more recreational vehicle sites, including hook up facilities, are located for occupancy by the general public of recreational vehicles as temporary living quarters for recreation or vacation purposes. [Ord. 125 § 1, 1997]

18.06.970 Recyclable material.

“Recyclable material” means a nontoxic, recoverable substance that can be reprocessed for the manufacture of new products. [Ord. 125 § 1, 1997]

18.06.972 Reference evapotranspiration (Eto).

“Reference evapotranspiration (Eto)” means a standard measurement of environmental parameters which affect the water use of plants. [Ord. 125 § 1, 1997]

18.06.975 Regional storm water management facility.

“Regional storm water management facility” means a surface water control structure installed in or adjacent to a stream or wetland of a basin or sub-basin by the surface water management (SWM) division or a project proponent. Such facilities protect downstream areas identified by SWM as having previously existing or predicted significant regional basin flooding or erosion problems. [Ord. 125 § 1, 1997]

18.06.980 Regional utility corridor.

“Regional utility corridor” means a right-of-way tract or easement other than a street right-of-way which contains transmission lines or pipelines for utility companies. Right-of-way tracts or easements containing lines serving individual lots or developments are not regional utility corridors. [Ord. 125 § 1, 1997]

18.06.985 Relocatable facilities cost per student.

“Relocatable facilities cost per student” means the estimated cost of purchasing and siting a relocatable facility in a school district for the grade span of school to be provided, as a function of the district’s facilities standard per grade span and taking into account the requirements of students with special needs. [Ord. 125 § 1, 1997]

18.06.990 Relocatable facility.

“Relocatable facility” means any factory-built structure, transportable in one or more sections that is designed to be used as an education space and is needed to prevent the overbuilding of school facilities, to meet the needs of service areas within a district or to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities. [Ord. 125 § 1, 1997]

18.06.995 Relocation facilities.

“Relocation facilities” means housing units within the city of Shoreline that provide housing to persons who have been involuntarily displaced from other housing units within the city of Shoreline as a result of conversion of their housing unit to other land uses. [Ord. 125 § 1, 1997]

18.06.1000 Restoration.

“Restoration” means returning a stream, wetland, other sensitive area or any associated buffer to a state in which its stability and functions approach its unaltered state as closely as possible. [Ord. 125 § 1, 1997]

18.06.1005 Retail, comparison.

“Retail, comparison” means an establishment that provides for the sale of comparison good and services and is centrally located in the community or region. [Ord. 125 § 1, 1997]

18.06.1010 Retail, convenience.

“Retail, convenience” means an establishment that provides for daily living goods, is easy to access and use and is close to residential neighborhoods. [Ord. 125 § 1, 1997]

18.06.1012 Runoff.

“Runoff” means water not absorbed by the soil in the landscape area to which it is applied. [Ord. 125 § 1, 1997]

18.06.1015 Salmonid.

“Salmonid” means a member of the fish family salmonidae, including:

- A. Chinook, coho, chum, sockeye and pink salmon;
- B. Rainbow, steelhead and cutthroat salmon;
- C. Brown trout;
- D. Brook and dolly varden char;
- E. Kokanee; and
- F. Whitefish. [Ord. 125 § 1, 1997]

18.06.1020 School bus base.

“School bus base” means an establishment for the storage, dispatch, repair and maintenance of coaches and other vehicles of a school transit system. [Ord. 125 § 1, 1997]

18.06.1025 School district.

“School district” means any school district in the city of Shoreline. [Ord. 125 § 1, 1997]

18.06.1030 School district support facility.

“School district support facility” means uses (excluding schools and bus bases) that are required for the operation of a school district. This term includes school district administrative offices, centralized kitchens, and maintenance or storage facilities. [Ord. 125 § 1, 1997]

18.06.1035

18.06.1035 Schools, elementary, and middle/junior high.

“Schools, elementary, and middle/junior high” means institutions of learning offering instruction in the several branches of learning and study required by the Education Code of the state of Washington in grades kindergarten through nine, including associated meeting rooms, auditoriums and athletic facilities. [Ord. 125 § 1, 1997]

18.06.1040 Schools, secondary or high school.

“Schools, secondary or high school” means institutions of learning offering instruction in the several branches of learning and study required by the Education Code of the state of Washington in grades nine through 12, including associated meeting rooms, auditoriums and athletic facilities. [Ord. 125 § 1, 1997]

18.06.1045 Seismic hazard areas.

“Seismic hazard areas” means those areas in the city of Shoreline subject to severe risk of earthquake damage as a result of soil liquefaction in areas underlain by cohesionless soils of low density and usually in association with a shallow ground water table or of other seismically induced settlement. [Ord. 125 § 1, 1997]

18.06.1050 Self-service storage facility.

“Self-service storage facility” means an establishment containing separate storage spaces that are leased or rented as individual units. [Ord. 125 § 1, 1997]

18.06.1060 Senior citizen.

“Senior citizen” means a person aged 62 or older. [Ord. 125 § 1, 1997]

18.06.1062 Senior citizen assisted housing.

“Senior citizen assisted housing” means housing in a building consisting of two or more dwelling units or sleeping units restricted to occupancy by at least one senior citizen per unit, and may include the following support services, as deemed necessary:

- A. Food preparation and dining areas;
- B. Group activity areas;
- C. Medical supervision; and
- D. Similar activities. [Ord. 125 § 1, 1997]

18.06.1065 Sensitive areas.

“Sensitive areas” means any of those areas in the city of Shoreline which are subject to natural hazards or those land features which support unique, fragile or valuable natural resources including fishes, wildlife and other organisms and their habitat and such resources which carry, hold or purify water in their natural state. Sensitive areas include coal mine hazard areas, erosion hazard areas, flood hazard areas, landslide hazard areas, seismic hazard areas, steep slope hazard areas, streams, volcanic hazard areas and wetlands. [Ord. 125 § 1, 1997]

18.06.1070 Setback.

“Setback” means the minimum required distance between a structure and a specified line such as a lot, easement or buffer line that is required to remain free of structures. [Ord. 125 § 1, 1997]

18.06.1075 Shelters for temporary placement.

“Shelters for temporary placement” means housing units within Shoreline that provide housing to persons on a temporary basis for a duration not to exceed four weeks. [Ord. 125 § 1, 1997]

18.06.1080 Shooting range.

“Shooting range” means a facility designed to provide a confined space for safe target practice with firearms, archery equipment, or other weapons. [Ord. 125 § 1, 1997]

18.06.1085 Sign.

“Sign” means any device, structure, fixture, or placard that is visible from a public right-of-way or surrounding properties and uses graphics, symbols, or written copy for the purpose of advertising or identifying any establishment, product, goods, or service. [Ord. 125 § 1, 1997]

18.06.1090 Sign, awning.

“Sign, awning” means a sign affixed to the front or side of an awning. [Ord. 125 § 1, 1997]

18.06.1095 Sign, changing message center.

“Sign, changing message center” means an electrically controlled sign that contains advertising messages which changes at intervals of three minutes or greater. [Ord. 125 § 1, 1997]

18.06.1100 Sign, community bulletin board.

“Sign, community bulletin board” means a permanent sign used to notify the public of community events and public services, and which contains no commercial advertising. [Ord. 125 § 1, 1997]

18.06.1105 Sign, directional.

“Sign, directional” means a sign designed to guide or direct pedestrian or vehicular traffic to an area, place or convenience, and may include incidental graphics such as trade names and trademarks. [Ord. 125 § 1, 1997]

18.06.1110 Sign, freestanding.

“Sign, freestanding” means a sign standing directly upon the ground or having one or more supports standing directly upon the ground, and being detached from any building or fence. [Ord. 125 § 1, 1997]

18.06.1115 Sign, fuel price.

“Sign, fuel price” means a sign utilized to advertise the price of gasoline and/or diesel fuel. [Ord. 125 § 1, 1997]

18.06.1120 Sign, incidental.

“Sign, incidental” means a sign, emblem or decal designed to inform the public of goods, facilities, or services available on the premises, and may include but not be limited to signs designating:

- A. Restrooms;
- B. Hours of operation;
- C. Acceptable credit cards;
- D. Property ownership or management;
- E. Phone booths; and
- F. Recycling containers. [Ord. 125 § 1, 1997]

18.06.1125 Sign, indirectly illuminated.

“Sign, indirectly illuminated” means a sign that is illuminated entirely from an external artificial source. [Ord. 125 § 1, 1997]

18.06.1130 Sign, monument.

“Sign, monument” means a freestanding sign that is above ground level and is anchored to the ground by a solid base, with no open space between the sign and the ground. [Ord. 125 § 1, 1997]

18.06.1135

18.06.1135 Sign, off-premises directional.

“Sign, off-premises directional” means a sign which contains no advertising of a commercial nature which is used to direct pedestrian or vehicular traffic circulation to a facility, service or business located on other premises within 660 feet of the sign. [Ord. 125 § 1, 1997]

18.06.1140 Sign, on-premises.

“Sign, on-premises” means a sign which displays a message which is incidental to and directly associated with the use of the property on which it is located. [Ord. 125 § 1, 1997]

18.06.1145 Sign, permanent residential development identification.

“Sign, permanent residential development identification” means a permanent sign identifying the residential development upon which the sign is located. [Ord. 125 § 1, 1997]

18.06.1150 Sign, portable.

“Sign, portable” means a sign which is capable of being moved and is not permanently affixed to the ground, a structure or building. [Ord. 125 § 1, 1997]

18.06.1155 Sign, projecting.

“Sign, projecting” means any sign, other than a flat wall sign, which is attached to and projects vertically more than one foot from the wall of a building or other structure. [Ord. 125 § 1, 1997]

18.06.1160 Sign, time and temperature.

“Sign, time and temperature” means an electrically controlled sign that contains messages for date, time, and temperature, which changes at intervals of one minute or less. [Ord. 125 § 1, 1997]

18.06.1165 Sign, wall.

“Sign, wall” means any sign painted on, or attached directly to and supported by a building or fence, with the exposed face of the sign on a plane parallel to the portion of the structure to which it is attached, projecting no more than one foot, including window signs which are permanently attached. [Ord. 125 § 1, 1997]

18.06.1175 Site cost per student.

“Site cost per student” means the estimated cost of a site in the district for the grade span of school to be provided, as a function of the district’s facilities standard per grade span and taking into account the requirements of students with special needs. [Ord. 125 § 1, 1997]

18.06.1185 Soil recycling facility.

“Soil recycling facility” means an establishment engaged in the collection, storage and treatment of contaminated soils to remove and reuse organic contaminants. [Ord. 125 § 1, 1997]

18.06.1190 Source-separated organic material.

“Source-separated organic material” means vegetative material, scrap lumber or wood, or other materials that provide a source for recycled or composted products. This does not include chemically treated wood products and/or toxic organic substances. [Ord. 125 § 1, 1997]

18.06.1195 Special use permit.

“Special use permit” means a permit granted by the county to locate a regional land use at a particular location, subject to conditions placed on the proposed use to ensure compatibility with adjacent land uses. [Ord. 125 § 1, 1997]

18.06.1200 Specialized instruction school.

“Specialized instruction school” means an establishment engaged in providing specialized instruction in a designated field of study, rather than a full range of courses in unrelated areas, including, but not limited to:

- A. Art;
- B. Dance;
- C. Music;
- D. Cooking;
- E. Driving; and
- F. Pet obedience training. [Ord. 125 § 1, 1997]

18.06.1205 Specified sexual activities.

“Specified sexual activities” means human genitalia in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse or sodomy; or erotic fondling, touching or display of human genitalia, pubic region, buttock, or female breast. [Ord. 125 § 1, 1997]

18.06.1210 Sporting goods store.

“Sporting goods store” means an establishment engaged in the retail sale of sporting goods and equipment, including only uses located in SIC Industry Nos.:

- A. 5941 – Sporting goods stores and bicycle shops; and
- B. 5999 – Tent shops and trophy shops. [Ord. 125 § 1, 1997]

18.06.1215 Sports club.

“Sports club” means an establishment engaged in operating physical fitness facilities and sports and recreation clubs, including only uses located in SIC Industry Nos.:

- A. 7991 – Physical fitness facilities; and
- B. 7997 – Membership sports and recreation clubs. [Ord. 125 § 1, 1997]

18.06.1230 Steep slope hazard areas.

“Steep slope hazard areas” means those areas in the city of Shoreline on slopes 40 percent or steeper within a vertical elevation change of at least 10 feet. A slope is delineated by establishing its toe and top and is measured by averaging the inclination over at least 10 feet of vertical relief. For the purpose of this definition:

A. The toe of a slope is a distinct topographic break in slope which separates slopes inclined at less than 40 percent from slopes 40 percent or steeper. Where no distinct break exists, the toe of a steep slope is the lower most limit of the area where the ground surface drops 10 feet or more vertically within a horizontal distance of 25 feet; and

B. The top of a slope is a distinct, topographic break in slope which separates slopes inclined at less than 40 percent from slopes 40 percent or steeper. Where no distinct break exists, the top of a steep slope is the upper most limit of the area where the ground surface drops 10 feet or more vertically within a horizontal distance of 25 feet. [Ord. 125 § 1, 1997]

18.06.1235 Stream functions.

“Stream functions” means natural processes performed by streams including functions which are important in facilitating food chain production, providing habitat for nesting, rearing and resting sites for aquatic, terrestrial and avian species, maintaining the availability and quality of water, such as purifying water, acting as recharge and discharge areas for ground water aquifers, moderating surface and storm water flows and maintaining the free flowing conveyance of water, sediments and other organic matter. [Ord. 125 § 1, 1997]

18.06.1240 Streams.

“Streams” means those areas in the city of Shoreline where surface waters produce a defined channel or bed, not including irrigation ditches, canals, storm or surface water runoff devices or other entirely artificial watercourses, unless they are used by salmonids or are used to convey streams naturally occurring prior to construction in such watercourses. For the purpose of this definition, a defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock channels, gravel beds, sand and silt beds and defined-channel swales. The channel or bed need not contain water year-round. For the purpose of defining the following categories of streams, normal rainfall is rainfall that is at or near the mean of the accumulated annual rainfall record, based upon the water year for King County as recorded at the Seattle-Tacoma International Airport:

A. Class 1 streams, only including streams inventoried as “Shorelines of the State” under the Shoreline Master Program, Chapter 16.10 SMC, pursuant to Chapter 90.58 RCW;

B. Class 2 streams, only including streams smaller than Class 1 streams which flow year-round during years of normal rainfall or those which are used by salmonids; and

C. Class 3 streams, only including streams which are intermittent or ephemeral during years of normal rainfall and which are not used by salmonids. [Ord. 125 § 1, 1997]

18.06.1245 Street.

“Street” means a public or recorded private thoroughfare providing pedestrian and vehicular access through neighborhoods and communities and to abutting property. [Ord. 125 § 1, 1997]

18.06.1250 Street frontage.

“Street frontage” means any portion of a lot or combination of lots which directly abut a public right-of-way. [Ord. 125 § 1, 1997]

18.06.1255 Structure.

“Structure” means anything permanently constructed in or on the ground, or over the water, excluding fences and signs less than six feet in height, decks less than 18 inches above grade, paved areas, and structural or nonstructural fill. [Ord. 125 § 1, 1997]

18.06.1260 Student factor.

“Student factor” means the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit. Student factors shall be based on district records of average actual student generated rates for new developments constructed over a period of not more than five years prior to the date of the fee calculation; if such information is not available in the district, data from adjacent districts, districts with similar demographics, or county-wide averages must be used. Student factors must be separately determined for single-family and multifamily dwelling units, and for grade spans. [Ord. 125 § 1, 1997]

18.06.1265 Submerged land.

“Submerged land” means any land at or below the ordinary high water mark. [Ord. 125 § 1, 1997]

18.06.1270 Substantial improvement.

“Substantial improvement” means any maintenance, repair, structural modification, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the maintenance, repair, modification or addition is started or before the damage occurred, if the structure has been damaged and is being restored. [Ord. 125 § 1, 1997]

18.06.1275 Temporary use permit.

“Temporary use permit” means a permit to allow a use of limited duration and/or frequency, or to allow multiple related events over a specified period. [Ord. 125 § 1, 1997]

18.06.1285 Trails.

“Trails” means manmade pathways designed and intended for use by pedestrians, bicyclists, equestrians, and/or recreational users. [Ord. 125 § 1, 1997]

18.06.1290 Transfer station.

“Transfer station” means a staffed collection and transportation facility used by private individuals and route collection vehicles to deposit solid waste collected off-site into larger transfer vehicles for transport to permanent disposal sites, and may also include recycling facilities involving collection or processing for shipment. [Ord. 125 § 1, 1997]

18.06.1295 Transit base.

“Transit base” means an establishment for the storage, dispatch, repair and maintenance of coaches, light rail trains, and other vehicles of a public transit system. [Ord. 125 § 1, 1997]

18.06.1300 Transit park and ride lot.

“Transit park and ride lot” means vehicle parking specifically for the purpose of access to a public transit system. [Ord. 125 § 1, 1997]

18.06.1305 Transitional housing facilities.

“Transitional housing facilities” means housing units within the city of Shoreline owned by public housing authorities, nonprofit organizations or other public interest groups that provide housing to persons on a temporary basis for a duration not to exceed 24 months in conjunction with job training, self sufficiency training, and human services counseling, the purpose of which is to help persons make the transition from homelessness to placement in permanent housing. [Ord. 125 § 1, 1997]

18.06.1310 Transmission equipment.

“Transmission equipment” means equipment, such as antennae and satellite, or point-to-point microwave dishes, that transmit or receive radio signals. [Ord. 125 § 1, 1997]

18.06.1315 Transmission line booster station.

“Transmission line booster station” means an establishment containing equipment designed to increase voltage of electrical power transported through transmission and/or distribution lines to compensate for power loss due to resistance. [Ord. 125 § 1, 1997]

18.06.1320 Transmission structure.

“Transmission structure” means a structure intended to support transmission equipment or function as an antenna for AM radio or an earth station satellite dish antenna. The term does not include brackets, platforms, or other apparatus which mount transmission equipment onto transmission structures, buildings or other structures. [Ord. 125 § 1, 1997]

18.06.1325 Transmitter building.

“Transmitter building” means a building used to contain communication transmission equipment. [Ord. 125 § 1, 1997]

18.06.1330

18.06.1330 Transportation system management (TSM).

“Transportation System Management (TSM)” means low-cost projects that can be implemented in a short time frame designed to increase the efficiency of existing transportation facilities. This also includes transit and/or ride sharing measures to decrease single occupancy vehicle trips. [Ord. 125 § 1, 1997]

18.06.1335 Ultimate roadway section.

“Ultimate roadway section” means a designation by the city of Shoreline that the maximum roadway or intersection capacity has been reached and further right-of-way acquisition and/or improvements are not feasible to increase peak hour vehicle capacity. [Ord. 125 § 1, 1997]

18.06.1340 Urban plan development (UPD).

“Urban plan development” means a site specific project consisting of conceptual site plan(s), development standards, processing and other elements. [Ord. 125 § 1, 1997]

18.06.1345 Use.

“Use” means an activity or function carried out on an area of land, or in a building or structure located thereon. Any use subordinate or incidental to the primary use on a site is considered an accessory use. [Ord. 125 § 1, 1997]

18.06.1350 Utility facility.

“Utility facility” means a facility for the distribution or transmission of services to an area, including, but not limited to:

- A. Telephone exchanges;
- B. Water pumping or treatment stations;
- C. Electrical substations;
- D. Water storage reservoirs or tanks;
- E. Municipal ground water well-fields;
- F. Regional storm water management facilities;
- G. Natural gas gate stations and limiting stations;
- H. Propane, compressed natural gas and liquefied natural gas storage tanks serving multiple lots or uses from which fuel is distributed directly to individual users;
- I. Sewer lift stations; and
- J. Pipes, electrical wires and associated structural supports. [Ord. 125 § 1, 1997]

18.06.1355 Variance.

“Variance” means an adjustment in the application of standards of a zoning code to a particular property. [Ord. 125 § 1, 1997]

18.06.1360 Vegetation.

“Vegetation” means any and all plant life growing at, below or above the soil surface. [Ord. 125 § 1, 1997]

18.06.1365 Vocational school.

“Vocational school” means establishments offering training in a skill or trade to be pursued as a career, including only uses located in SIC Industry Group No.:

- A. 824 – Vocational schools; and
- B. 8222 – Technical institutes. [Ord. 125 § 1, 1997]

18.06.1370 Volcanic hazard areas.

“Volcanic hazard areas” means those areas in Shoreline subject to inundation by mudflows, lahars or related flooding resulting from volcanic activity on Mount Rainier, delineated based on recurrence of an event equal in magnitude to the prehistoric electron mudflow. [Ord. 125 § 1, 1997]

18.06.1375 Warehousing and wholesale trade.

“Warehousing and wholesale trade” means establishments involved in the storage and/or sale of bulk goods for resale or assembly, excluding establishments offering the sale of bulk goods to the general public which is classified as a retail use in SMC 18.08.070. These establishments shall include only SIC Major Group Nos. 50 and 51 and SIC Industry Group Nos. 422 and 423. [Ord. 125 § 1, 1997]

18.06.1380 Wastewater treatment facility.

“Wastewater treatment facility” means a plant for collection, decontamination and disposal of sewage, including residential, industrial and agricultural liquid wastes, and including any physical improvement within the scope of the definition of “water pollution control facility” set forth in WAC 173-90-015(4) as amended. [Ord. 125 § 1, 1997]

18.06.1382 Water budget.

“Water budget” means the upper limit of irrigation water applied to the established landscape area. [Ord. 125 § 1, 1997]

18.06.1385 Water dependent use.

“Water dependent use” means a land use which can only exist when the interface between wet meadows, grazed land and water provides the biological or physical conditions necessary for the use. [Ord. 125 § 1, 1997]

18.06.1390 Wet meadows, grazed.

“Wet meadows, grazed” means palustrine emergent wetlands typically having up to six inches of standing water during the wet season and dominated under normal conditions by meadow emergents such as reed canary grass, spike rushes, bulrushes, sedges and rushes. During the growing season, the soil is often saturated but not covered with water. These meadows have been frequently used for livestock activities. [Ord. 125 § 1, 1997]

18.06.1395 Wetland edge.

“Wetland edge” means the line delineating the outer edge of a wetland established by using the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, January 10, 1989, jointly published by the U.S. Environmental Protection Agency, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers and the U.S. Soil Conservation Service. [Ord. 125 § 1, 1997]

18.06.1400 Wetland, forested.

“Wetland, forested” means a wetland which is characterized by woody vegetation at least 20 feet tall. [Ord. 125 § 1, 1997]

18.06.1405 Wetland functions.

“Wetland functions” means natural processes performed by wetlands including functions which are important in facilitating food chain production, providing habitat for nesting, rearing and resting sites for aquatic, terrestrial and avian species, maintaining the availability and quality of water, acting as recharge and discharge areas for ground water aquifers and moderating surface and storm water flows, as well as performing other functions including, but not limited to, those set forth in 33 CFR 320.4(b)(2), 1988. [Ord. 125 § 1, 1997]

18.06.1410

18.06.1410 Wetland, isolated.

“Wetland, isolated” means a wetland which has a total size less than 2,500 square feet excluding buffers, which is hydrologically isolated from other wetlands or streams and which does not have permanent open water. [Ord. 125 § 1, 1997]

18.06.1415 Wetlands.

“Wetlands” means those areas in Shoreline which are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Where the vegetation has been removed or substantially altered, a wetland shall be determined by the presence or evidence of hydric or organic soil, as well as by other documentation, such as aerial photographs, of the previous existence of wetland vegetation. When the areas of any wetlands are hydrologically connected to each other, they shall be added together to determine which of the following categories of wetlands apply:

A. Class 1 wetlands, only including wetlands assigned the Unique/Outstanding No. 1 rating in the 1983 King County Wetlands Inventory or which meet any of the following criteria:

1. Are wetlands which have present species listed by the federal or state government as endangered or threatened or outstanding actual habitat for those species;
2. Are wetlands which have 40 percent to 60 percent permanent open water in dispersed patches with two or more classes of vegetation;
3. Are wetlands equal to or greater than 10 acres in size and have three or more wetland classes, one of which is open water; or
4. Are wetlands which have present plant associations of infrequent occurrence;

B. Class 2 wetlands, only including wetlands assigned the Significant No. 2 rating in the 1983 King County Wetlands Inventory or which meet any of the following criteria:

1. Are wetlands greater than one acre in size;
2. Are wetlands equal to or less than one acre in size and have three or more wetland classes;
3. Are forested wetlands equal to or less than one acre but larger than 2,500 square feet; or
4. Are wetlands which have present heron rookeries or raptor nesting trees; and

C. Class 3 wetlands, only including wetlands assigned the Lesser Concern No. 3 rating in the 1983 King County Wetlands Inventory or which are wetlands equal to or less than one acre in size and have two or fewer wetland classes. [Ord. 125 § 1, 1997]

18.06.1420 Wetpond.

“Wetpond” means an artificial water body constructed as a part of a surface water management system. [Ord. 125 § 1, 1997]

18.06.1425 Wildlife shelter.

“Wildlife shelter” means a facility for the temporary housing of sick, wounded or displaced wildlife. [Ord. 125 § 1, 1997]

18.06.1430 Work release facility.

“Work release facility” means a facility which allows the opportunity for convicted persons to be employed outside of the facility, but requires confinement within the facility when not in the place of employment. [Ord. 125 § 1, 1997]

18.06.1435 Yard or organic waste processing facility.

“Yard or organic waste processing facility” means a site where yard and garden wastes, including wood and landclearing debris, are processed into new products such as soil amendments and wood chips. [Ord. 125 § 1, 1997]

Chapter 18.08

PERMITTED USES

Sections:

- 18.08.010 Establishment of uses.
- 18.08.020 Interpretation of land use tables.
- 18.08.030 Residential land uses.
- 18.08.040 Residential/cultural land uses.
- 18.08.050 General services land uses.
- 18.08.060 Government/business services.
- 18.08.070 Retail land uses.
- 18.08.080 Manufacturing land uses.
- 18.08.090 Resource land use.
- 18.08.100 Regional land uses.

18.08.010 Establishment of uses.

The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. The use is considered permanently established when that use will or has been in continuous operation for a period exceeding 60 days. A use which will operate for less than 60 days is considered a temporary use, and subject to the requirements of Chapter 18.32 SMC. All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in the city of Shoreline. [Ord. 125 § 1, 1997]

18.08.020 Interpretation of land use tables.

A. The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal row of these tables.

B. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.

C. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the review procedures specified in SMC Title 16, Division II and the general requirements of the code.

D. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in SMC Title 16, Division II and the general requirements of the code.

E. If the letter "S" appears in the box at the intersection of the column and the row, the regional use is permitted subject to the special use permit review procedures specified in SMC Title 16, Division II and the general requirements of the code.

F. If a number appears in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process indicated above, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the land use table.

G. If more than one letter-number combination appears in the box at the intersection of the column and the row, the use is allowed in that zone subject to different sets of limitation or conditions depending on the review process indicated by the letter, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the table.

H. All applicable requirements shall govern a use whether or not they are cross-referenced in a section. [Ord. 125 § 1, 1997]

SMC 18.08.030
A. RESIDENTIAL LAND USES

KEY
P- Permitted Use
C- Conditional Use
S- Specific Use

RESIDENTIAL	COMMERCIAL/INDUSTRIAL							
R	N	B	C	B	R	B	O	I
E	E	U	O	U	E	U	F	N
S	I	S	M	S	G	S	F	D
I	G	I	M	I	I	I	I	U
D	H	N	U	N	O	N	C	S
E	B	E	N	E	N	E	E	T
N	O	S	I	S	A	S		R
T	R	S	T	S	L	S		I
I	H		Y					A
A	O							L
L	O							
	D							

SIC #	SPECIFIC LAND USE	R4-8	R12-48	NB	CB	RB	O	I
	DWELLING UNITS, TYPES:							
*	Single detached	P, C6	P, C6					
*	Townhouse	P5, C	P	P5	P1	P1	P1	
*	Apartment	P	P	P	P	P	P	P
*	Mobile home park		P					
	GROUP RESIDENCES:							
*	Community residential facility-I	C	P	P1	P1	P1	P1	
*	Community residential facility-II		P	P1	P1	P1	P1	
*	Dormitory	C2	P					
*	Senior citizen assisted housing	P	P	P1	P1	P1	P1	
	ACCESSORY USES:							
*	Residential accessory uses	P3	P3	P3	P3	P3	P3	
*	Home occupation	P	P	P	P	P	P	
*	Home industry	C						
	TEMPORARY LODGING:							
7011	Hotel/motel (1)				P	P	P	
*	Bed and breakfast guesthouse	P4	P4	P4	P	P		
7041	Organization hotel/lodging houses				P	P	P	

GENERAL CROSS REFERENCES:

Land Use Table Instructions, see SMC 18.08.020 and 18.02.070.
Development Standards, see Chapters 18.12 through 18.30 SMC.
General Provisions, see Chapters 18.32 through 18.38 SMC.
Application and Review Procedures, see Chapters 18.40 through 18.44 SMC.
(*) Definition of this specific land use, see Chapter 18.06 SMC.

B. Development Conditions.

1. Only as part of a mixed use development subject to the conditions of Chapter 18.14 SMC.
2. Only as an accessory to a school, college/university or church.
3. Accessory dwelling units:
 - a. Only one accessory dwelling per lot;
 - b. Only in the same building as the principal residence unless the lot is at least 10,000 square feet in area and the allowable density of the zone is not exceeded;
 - c. The primary residence or the accessory dwelling unit shall be owner occupied;

d. The accessory dwelling unit shall not be larger than 50 percent of the living area of the primary residence;

e. One additional off-street parking space is provided; and

f. The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied.

4. Only as an accessory to the permanent residence of the operator, provided:

a. Serving meals to paying guests shall be limited to breakfast; and

b. The number of persons accommodated per night shall not exceed five, except that a structure which satisfies the standards of the Uniform Building Code as adopted by the city of Shoreline for R occupancies may accommodate up to 10 persons per night.

5. A conditional use permit is not required for townhouse units on lots in a subdivision designed for townhouse units.

6. Required prior to approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions, or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in SMC 18.08.030(B)(6). [Ord. 125 § 1, 1997]

SMC 18.08.040
A. RESIDENTIAL/CULTURAL
LAND USES

KEY
P- Permitted Use
C- Conditional Use
S- Specific Use

RESIDENTIAL		COMMERCIAL/INDUSTRIAL						
R	N	B	C	B	R	B	O	I
E	E	U	O	U	E	U	F	N
S	I	S	M	S	G	S	F	D
I	G	I	M	I	I	I	I	U
D	H	N	U	N	O	N	C	S
E	B	E	N	E	N	E	E	T
N	O	S	I	S	A	S		R
T	R	S	T	S	L	S		I
I	H		Y					A
A	O							L
L	O							
	D							

SIC #	SPECIFIC LAND USE	R4-8	R12-48	NB	CB	RB	O	I
	PARK/RECREATION:							
*	Park	P1	P1	P	P	P	P	P
*	Trails	P	P	P	P	P	P	P
*	Campgrounds							P
*	Destination resorts					C		
*	Marina	C2	C3	P	P	P	P	P
*	Recreational vehicle park							
	AMUSEMENT/ENTERTAINMENT:							
7832	Theater				P4	P4	P4	
7833	Theater, drive-in					C4		
792	Plays/theatrical production				P4	P4		P
793	Bowling center				P	P		P
*	Sports club	C2	C2	C	P	P		
*	Golf facility	P5	P5					
7999	Golf driving range	P6	P6		P5	P		
*	Shooting range					C7		P7
*	Amusement arcade				P	P		
*	Amusement park					C		
*	Outdoor performance center					S		
	CULTURAL:							
823	Library	P8, C	P8, C	P	P	P	P	
841	Museum	P8, C	P8, C	P	P	P	P	P
842	Arboretum	P	P	P	P	P	P	
*	Conference center	P8, C	P8, C	P		P	P	

GENERAL CROSS REFERENCES:

- Land Use Table Instructions, see SMC 18.08.020 and 18.02.070.
- Development Standards, see Chapter 18.12 through 18.30 SMC.
- General Provisions, see Chapters 18.32 through 18.38 SMC.
- Application and Review Procedures, see Chapters 18.40 through 18.44 SMC.
- (*) Definition of this specific land use, see Chapter 18.06 SMC.

B. Development Conditions.

1. The following conditions and limitations shall apply, where appropriate:
 - a. No stadiums on sites less than 10 acres;
 - b. Lighting for structures and fields shall be directed away from residential areas;

c. Structures or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.

2. Limited to recreation facilities for residents of a specified residential development.

3. Limited to day moorage.

4. Adult use facilities shall be prohibited within 400 feet of any residential zone, other adult use facility, school, licensed daycare center, public park, community center, public library or church which conducts religious or educational classes for minors.

5. Structures, driving ranges and lighted areas shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.

6. Only as an accessory to golf courses.

7. Only in an enclosed building, and subject to the licensing provisions of SMC Title 5. Indoor ranges shall be designed and operated so as to provide a healthful environment for users and operators by:

a. Installing ventilation systems which provide sufficient clean air in the user's breathing zone; and

b. Adopting appropriate procedures and policies which monitor and control exposure time to air-borne lead for individual users.

8. Only as accessory to a park or in a building listed on the National Register as an historic site or designated as a King County landmark subject to the provisions of Chapter 18.32 SMC. [Ord. 140 § 1, 1997; Ord. 125 § 1, 1997]

SMC 18.08.050
A. GENERAL SERVICES LAND USES

KEY
P- Permitted Use
C- Conditional Use
S- Specific Use

RESIDENTIAL	COMMERCIAL/INDUSTRIAL							
R	N	B	C	B	R	B	O	I
E	E	U	O	U	E	U	F	N
S	I	S	M	S	G	S	F	D
I	G	I	M	I	I	I	I	U
D	H	N	U	N	O	N	C	S
E	B	E	N	E	N	E	E	T
N	O	S	I	S	A	S		R
T	R	S	T	S	L	S		I
I	H		Y					A
A	O							L
L	O							
	D							

SIC #	SPECIFIC LAND USE	R4-8	R12-48	NB	CB	RB	O	I
	PERSONAL SERVICES:							
72	General personal service	C20	C20	P	P	P	P3	P3
7216	Drycleaning plants							P
7218	Industrial launderers							P
7261	Funeral home/crematory	C4	C4		P	P		
*	Cemetery, columbarium, mausoleum	P19, C5	P19, C5	P19	P19	P19, C5	P19	
*	Day care I	P6	P	P	P	P	P7	P7
*	Day care II	P8	P8, C	P	P	P	P7	P7
074	Veterinary clinic			P9	P9	P9		P
753	Automotive repair (1)				P	P		P
754	Automotive service			P10	P	P		P
76	Miscellaneous repair				P	P		P
866	Churches, synagogue, temple	P11, C	P11, C	P	P	P	P	
83	Social services (2)	P11, C12	P11, C12	P12	P	P	P	
*	Kennel or cattery				C	P		
	HEALTH SERVICES:							
801-04	Office/outpatient clinic	P11, C12	P11, C12	P	P	P	P	P
805	Nursing and personal care facilities		C		P	P		
806	Hospital	C12	C12		P	P	C	
807	Medical/dental lab				P	P	P	P
808-09	Miscellaneous health				P	P	P	
	EDUCATION SERVICES:							
*	Elementary school	P	P					
*	Middle/junior high school	P	P					
*	Secondary or high school	P21	P21		C	C		
*	Vocational school	P12, C	P12, C			P	P13	P
*	Specialized instruction school	P14, C15	P14, C15	P	P	P	P13	P
*	School district support facility	P18, C	P18, C	C	P	P	P	P
*	Interim recycling facility	P16	P16	P17	P17	P		P

GENERAL CROSS REFERENCES: Land Use Table Instructions, see SMC 18.08.020 and 18.02.070.
Development Standards, see Chapters 18.12 through 18.30 SMC.
General Provisions, see Chapters 18.32 through 18.38 SMC.
Application and Review Procedures, see Chapters 18.40 through 18.44 SMC.
(*) Definition of this specific land use, see Chapter 18.06 SMC.

B. Development Conditions.

1. Except SIC Industry No. 7534 – Tire retreading, see manufacturing permitted use table.
2. Except SIC Industry Group Nos.:
 - a. 835 – Day care services; and
 - b. 836 – Residential care, which is otherwise provided for on the residential permitted land use table.
3. Limited to SIC Industry Group and Industry Nos.:
 - a. 723 – Beauty shops;
 - b. 724 – Barber shops;
 - c. 725 – Shoe repair shops and shoeshine parlors;
 - d. 7212 – Garment pressing and agents for laundries and drycleaners;
 - e. 7217 – Carpet and upholstery cleaning.
4. Only as an accessory to a cemetery.
5. Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.
6. Only as an accessory to residential use, provided:
 - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and
 - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones.
7. Permitted as an accessory use, see commercial/industrial accessory, SMC 18.08.060(A).
8. Only as a re-use of a public school facility subject to the provisions of Chapter 18.32 SMC, or an accessory use to a school or church, provided:
 - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet;
 - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
 - c. Direct access to a developed arterial street shall be required in any residential zone; and
 - d. Hours of operation may be restricted to assure compatibility with surrounding development.
9.
 - a. No burning of refuse or dead animals is allowed;
 - b. The portion of the building or structure in which animals are kept or treated shall be soundproofed.All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surface with concrete or other impervious material; and
 - c. The provisions of Chapter 18.30 SMC relative to animal keeping are met.
10. Only as an accessory to a gasoline service station, see retail and wholesale permitted use table.
11. Only as a re-use of a public school facility subject to the provisions of Chapter 18.32 SMC.
12. Only as a re-use of a surplus nonresidential facility subject to Chapter 18.32 SMC.
13. All instruction must be within an enclosed structure.
14. Only as an accessory to residential use, provided:
 - a. Students are limited to 12 per one hour session;
 - b. All instruction must be within an enclosed structure; and
 - c. Structures used for the school shall maintain a distance of 25 feet from property lines adjoining residential zones.
15. Subject to the following:
 - a. Structures used for the school and accessory uses shall maintain a minimum distance of 25 feet from property lines adjoining residential zones; and

b. On lots over 2.5 acres:

(1) Retail sales of items related to the instructional courses is permitted, provided total floor area for retail sales is limited to 2,000 square feet;

(2) Sales of food prepared in the instructional courses is permitted, provided total floor area for food sales is limited to 1,000 square feet and is located in the same structure as the school;

(3) Other incidental student-supporting uses are allowed, provided such uses are found to be both compatible with and incidental to the principal use.

16. Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.

17. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.

18. Only when adjacent to an existing or proposed school.

19. Limited to columbariums accessory to a church; provided, that required landscaping and parking are not reduced.

20. Limited to a maximum of 5,000 square feet per establishment and subject to the additional requirements in SMC 18.12.230.

21. a. New high schools shall be permitted in urban residential zones subject to the review process set forth in SMC Title 16, Division II.

b. Renovation, expansion, modernization, or reconstruction of a school or the addition of relocatable facilities is permitted.

SMC 18.08.060

**A. GOVERNMENT/
BUSINESS SERVICES**

KEY
P- Permitted Use
C- Conditional Use
S- Specific Use

RESIDENTIAL		COMMERCIAL/INDUSTRIAL						
R	N	B	C	B	R	B	O	I
E	E	U	O	U	E	U	F	N
S	I	S	M	S	G	S	F	D
I	G	I	M	I	I	I	I	U
D	H	N	U	N	O	N	C	S
E	B	E	N	E	N	E	E	T
N	O	S	I	S	A	S		R
T	R	S	T	S	L	S		I
I	H		Y					A
A	O							L
L	D							

SIC #	SPECIFIC LAND USE	R4-8	R12-48	NB	CB	RB	O	I
	GOVERNMENT SERVICES:							
*	Public agency or utility office	P2			P2, C	P2, C	P3	P
*	Public agency or utility yard	P22	P22			P		P
*	Public agency archives					P	P	P
921	Court				P4	P	P	
9221	Police facility				P	P	P	P
9224	Fire facility	C4	C4	P	P	P	P	P
*	Utility facility	P24, C23	P24, C23	P	P	P	P	P
*	Minor communication facility (14)	C	C	C	P	P	P	P
*	Private storm water management facility	C5	C5	C5	P5	P5	P5	P5
	BUSINESS SERVICES:							
15-17	Construction and trade					P6	P	P
*	Individual transportation and taxi				P21	P	P7	P
421	Trucking and courier service				P8	P9	P10	P
*	Warehousing and wholesale trade							P
*	Self-service storage		C11		P	P	P	P
4221, 4222	Farm product warehousing, refrigeration, storage							P
*	Log storage							P
47	Transportation service							P
473	Freight and cargo service					P	P	P
48	Communication offices					P	P	P
482	Telegraph and other communications				P	P	P	P
*	General business service			P	P	P	P	P12
*	Professional office			P	P	P	P	P12
7312	Outdoor advertising service					P	P13	P
735	Miscellaneous equipment rental				P13	P	P13	P
751	Automotive rental and leasing				P	P		P
752	Automotive parking	P15	P15	P16	P16	P17	P16	P
7941	Professional sport teams/promoters					P	P	
873	Research, development and testing					P1	P1	P1
*	Heavy equipment and truck repair							P
*	Commercial/industrial accessory uses			P18	P18	P	P	P
*	Helistop	C19	C19	C19	C19	C20	C19	C20

GENERAL CROSS REFERENCES:

Land Use Table Instructions, see SMC 18.08.020 and 18.02.070.
Development Standards, see Chapters 18.12 through 18.30 SMC.
General Provisions, see Chapters 18.32 through 18.38 SMC.
Application and Review Procedures, see Chapters 18.40 through 18.44 SMC.
(*) Definition of this specific land use, see Chapters 18.06 SMC.

B. Development Conditions.

1. Except SIC Industry No. 8732 – Commercial economic, sociological, and educational research, see general business service/office.
2. a. Only as a re-use of a public school facility or a surplus nonresidential facility subject to the provisions of Chapter 18.32 SMC; or
b. Only when accessory to a fire facility and the office is no greater than 1,500 square feet of floor area.
3. Only as a re-use of a surplus nonresidential facility subject to Chapter 18.32 SMC.
4. a. All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
b. Any buildings from which firefighting equipment emerges onto a street shall maintain a distance of 35 feet from such street; and
c. No outdoor storage.
5. Except in commercial/industrial zones, such facilities shall be located on the same lot that they are designed to serve except in subdivisions that set aside a separate tract for such facilities. In commercial/industrial zones, such facilities which are not located on the lot they are designed to serve shall be located on a lot with the same or more intensive zoning designation.
6. No outdoor storage of materials.
7. Limited to office uses.
8. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.
9. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry No. 4215 – Courier services, except by air.
10. Limited to SIC Industry No. 4215 – Courier services, except by air.
11. Accessory to an apartment development of at least 12 units provided:
 - a. The gross floor area in self service storage shall not exceed the total gross floor area of the apartment dwellings on the site;
 - b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
 - c. The use of the facility shall be limited to dead storage of household goods;
 - d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
 - e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
 - f. No residential occupancy of the storage units;
 - g. No business activity other than the rental of storage units; and
 - h. A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
12. Only as an accessory use to another permitted use.
13. No outdoor storage.
14. Minor communication facilities shall be regulated relative to setback, height and review process pursuant to Chapter 18.26 SMC.
15. Limited to commuter parking facilities for users of transit, carpools or rideshare programs, provided:
 - a. They are located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours; and
 - b. The site is adjacent to a designated arterial that has been improved to a standard acceptable to the department of public works.
16. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.
17. No dismantling or salvage of damaged, abandoned or otherwise impounded vehicles.
18. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
19. Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility.

20. Allowed as accessory to an allowed use.
21. Limited to private road ambulance services with no outside storage of vehicles.
22. a. Utility yards only on sites with utility district offices; or
b. Public agency yards are limited to material storage for road maintenance facilities.
23. Limited to bulk gas storage tanks which pipe to individual residences but excluding liquefied natural gas storage tanks.
24. Excluding bulk gas storage tanks. [Ord. 125 § 1, 1997]

SMC 18.08.070
A. RETAIL LAND USES

KEY
P- Permitted Use
C- Conditional Use
S- Special Use

RESIDENTIAL		COMMERCIAL/INDUSTRIAL							
R	E	N	B	C	B	R	B	O	I
E	S	E	U	O	U	E	U	F	N
S	I	I	S	M	S	G	S	F	D
I	G	H	I	M	I	I	I	I	U
D	H	N	N	U	N	O	N	C	S
E	B	E	N	E	N	E	E	E	T
N	O	S	I	S	A	S			R
T	R	S	T	S	L	S			I
I	H		Y						A
A	O								L
L	O								
	D								

SIC #	SPECIFIC LAND USE	R4-8	R12-48	NB	CB	RB	O	I
*	Building, hardware and garden materials			P1	P	P		
*	Forest products sales					P		
*	Department and variety stores	C10	C10	P5	P	P		
54	Food stores	C11	C11	P	P	P	C	P2
*	Agricultural product sales	P1						
*	Motor vehicle and boat dealers					P3		P
553	Auto supply stores				P4	P4		P
554	Gasoline service stations			P	P	P		P
56	Apparel and accessory stores				P	P		
*	Furniture/home furnishings stores				P	P		
58	Eating and drinking places	C12	C12	P6	P	P	P	P
*	Drug stores	C11	C11	P	P	P	C	
592	Liquor stores				P	P		
593	Antiques/secondhand shops				P	P		
*	Sporting goods and related stores				P	P		
*	Book, stationery, video and art supply stores	C11, 7	C11, 7	P7	P7	P7		
*	Jewelry stores				P	P		
*	Monuments, tombstones, gravestones					P		
*	Hobby, toy, game shops			P	P	P		
*	Photographic and electronic shops			P	P	P		
*	Fabric shops				P	P		
598	Fuel dealers				C8	P		P
*	Florist shops	C11	C11	P	P	P	P	
*	Personal medical supply stores				P	P		
*	Pet shops			P	P	P		
*	Bulk retail			P	P	P		
*	Auction houses					P9		P
*	Livestock sales							P
*	Adult use facility			P7	P7	P7		

GENERAL CROSS REFERENCES:

Land Use Table Instructions, see SMC 18.08.020 and 18.02.070.
 Development Standards, see Chapters 18.12 through 18.30 SMC.
 General Provisions, see 18.32 through 18.38 SMC.
 Application and Review Procedures, see Chapters 18.40 through 18.44 SMC.
 (*) Definition of this specific land use, see Chapter 18.06 SMC.

B. Development Conditions.

1. Only hardware and garden materials stores shall be permitted.
2. Limited to a maximum of 2,000 square feet of gross floor area.
3. Excluding retail sale of trucks exceeding one ton capacity.
4. Only the sale of new or reconditioned automobile supplies is permitted.
5. Limited to SIC Industry No. 5331 – Variety stores, and further limited to a maximum of 2,000 square feet of gross floor area.
6. Excluding SIC Industry No. 5813 – Drinking places.
7. Adult use facilities shall be prohibited within 400 feet of any residential zone, other adult use facility, school, licensed daycare center, public park, community center, public library, or church which conducts religious or educational classes for minors.
8. No outside storage of fuel trucks and equipment.
9. Excluding vehicle and livestock auctions.
10. Limited to SIC Industry No. 5331 – Variety stores, limited to a maximum of 5,000 square feet of gross floor area, and subject to the requirements in SMC 18.12.230.
11. Limited to a maximum of 5,000 square feet of gross floor area and subject to the requirements in SMC 18.12.230.
12. Excluding SIC Industry No. 5813 – Drinking places, and limited to a maximum of 5,000 square feet of gross floor area and subject to the requirements in SMC 18.12.230. [Ord. 216 § 3, 1999; Ord. 140 § 2, 1997; Ord. 125 § 1, 1997]

SMC 18.08.080
A. MANUFACTURING
LAND USES

KEY
P- Permitted Use
C- Conditional Use
S- Special Use

RESIDENTIAL	COMMERCIAL/INDUSTRIAL							
R	N	B	C	B	R	B	O	I
E	E	U	O	U	E	U	F	N
S	I	S	M	S	G	S	F	D
I	G	I	M	I	I	I	I	U
D	H	N	U	N	O	N	C	S
E	B	E	N	E	N	E	E	T
N	O	S	I	S	A	S		R
T	R	S	T	S	L	S		I
I	H		Y					A
A	O							L
L	O							
	D							

SIC #	SPECIFIC LAND USE	R4-8	R12-48	NB	CB	RB	O	I
20	Food and kindred products					C		P1, C
2082/2084	Winery/brewery					C		P
22	Textile mill products							C
23	Apparel and other textile products					C		P
24	Wood products, except furniture					C2		P
25	Furniture and fixtures					C		P
26	Paper and allied products							C
27	Printing and publishing			P3	P3	P3, C	P3, C	P
28	Chemicals and allied products							C
2911	Petroleum refining industries							C
30	Rubber and misc. plastics products							C
31	Leather and leather goods					C		P
32	Stone, clay, glass, concrete products				P4	P5		P
33	Primary metal industries							C
34	Fabricated metal products							P
35	Industrial/commercial machinery							P
351-55	Heavy machinery and equipment							C
357	Computer and office equipment					C	C	P
36	Electronic/electric equipment					C		P
374	Railroad equipment							C
376	Guided missile and space vehicle parts							C
379	Misc. transportation vehicles							C
38	Measuring and controlling instruments					C	C	P
39	Misc. light manufacturing					C		P
*	Motor vehicle manufacturing							C
*	Aircraft, ship and boat building							P6, C
7534	Tire retreading					C		P
781-82	Movie production/distribution					P		P

GENERAL CROSS REFERENCES:

- Land Use Table Instructions, see SMC 18.08.020 and 18.02.070.
- Development Standards, see Chapters 18.12 through 18.30 SMC.
- General Provisions, see Chapters 18.32 through 18.38 SMC.
- Application and Review Procedures, see Chapters 18.40 through 18.44 SMC.
- (*) Definition of this specific land use, see Chapter 18.06 SMC.

B. Development Conditions.

1. Except slaughterhouses.
2. Limited to uses found in SIC Industry No. 2434– Wood kitchen cabinets and No. 2431 – Millwork (excluding planing mills).
3. Limited to photocopying and printing services offered to the general public.
4. Only within enclosed buildings, and as an accessory use to retail sales.
5. Only within enclosed buildings.
6. Limited to boat building of craft not exceeding 48 feet in length. [Ord. 125 § 1, 1997]

SMC 18.08.090
A. RESOURCE LAND USE

KEY
P- Permitted Use
C- Conditional Use
S- Specific Use

RESIDENTIAL	COMMERCIAL/INDUSTRIAL							
R	N	B	C	B	R	B	O	I
E	E	U	O	U	E	U	F	N
S	I	S	M	S	G	S	F	D
I	G	I	M	I	I	I	I	U
D	H	N	U	N	O	N	C	S
E	B	E	N	E	N	E	E	T
N	O	S	I	S	A	S		R
T	R	S	T	S	L	S		I
I	H		Y					A
A	O							L
L	D							

SIC #	SPECIFIC LAND USE	R4-8	R12-48	NB	CB	RB	O	I
	AGRICULTURE:							
1	Growing and harvesting crops	P						P
2	Raising small animals	P						P
	FORESTRY:							
8	Growing and harvesting forest product	P						P
*	Forest research						P1	P
	FISH AND WILDLIFE MANAGEMENT:							
921	Hatchery/fish preserve	C						P
273	Aquaculture (1)	C						P
*	Wildlife shelters							
	MINERAL:							
2951, 3271,3273	Asphalt/concrete mixtures and block							P

GENERAL CROSS REFERENCES:

Land Use Table Instructions, see SMC 18.08.020 and 18.02.070.
 Development Standards, see Chapters 18.12 through 18.30 SMC.
 General Provisions, see Chapters 18.32 through 18.38 SMC.
 Application and Review Procedures, see Chapters 18.40 through 18.44 SMC.
 (*) Definition of this specific land use, see Chapter 18.06 SMC.

B. Development Conditions.

1. Only forest research conducted within an enclosed building. [Ord. 125 § 1, 1997]

SMC 18.08.100
A. REGIONAL LAND USES

KEY
P- Permitted Use
C- Conditional Use
S- Specific Use

RESIDENTIAL	COMMERCIAL/INDUSTRIAL							
R	N	B	C	B	R	B	O	I
E	E	U	O	U	E	U	F	N
S	I	S	M	S	G	S	F	D
I	G	I	M	I	I	I	I	U
D	H	N	U	N	O	N	C	S
E	B	E	N	E	N	E	E	T
N	O	S	I	S	A	S		R
T	R	S	T	S	L	S		I
I	H		Y					A
A	O							L
L	O							
	D							

SIC #	SPECIFIC LAND USE	R4-8	R12-48	NB	CB	RB	O	I
*	Jail	S	S	S	S	S	S	S
*	Work farm/camp							
*	Work release facility	S	S	S	S	S	S	
*	Public agency animal control facility					S		P
*	Public agency training facility				S1	S1	S1	C2
*	Nonhydroelectric generation facility	C8, S	C8, S	C8, S	C8, S	C8, S	C8, S	C8, S
*	Major communication facility	C4c, S	C4c, S	C4c, S	P	P	P	P
*	Earth station	C4a, S	C4a, S	P4b, S	P	P	P	P
13	Oil and gas extraction	S	S	S	S	S	S	C
*	Energy resource recovery facility	S	S	S	S	S	S	S
*	Soil recycling facility							C
*	Landfill	S	S	S	S	S	S	S
*	Transfer station	S	S	S	S	S		P
*	Wastewater treatment facility	S	S	S	S	S	S	C
*	Municipal water production	S	S	S	S	S	S	S
*	Airport/heliport	S	S	S	S	S	S	S
*	Transit bus base	S	S	S	S	S	S	P
*	Transit park and ride lot	S	S	P	P	P	P	P
*	School bus base	C3, S	C3, S	S	S	S	S	P
7948	Racetrack	S5	S5	S5	S5	S5	S5	S
*	Fairground				S	S		S
8422	Zoo/wildlife exhibit (2)	S	S		S	S		
651	Stadium/arena					S		S
8221/8222	College/university (1)	P6, C7, S	P6, C7, S	P6, C7, S	P	P	P	P

GENERAL CROSS REFERENCES:

- Land Use Table Instructions, see SMC 18.08.020 and 18.02.070.
- Development Standards, see Chapters 18.12 through 18.30 SMC.
- General Provisions, see Chapters 18.32 through 18.38 SMC.
- Application and Review Procedures, see Chapters 18.40 through 18.44 SMC.
- (*) Definition of this specific land use, see Chapter 18.06 SMC.

B. Development Conditions.

1. Except weapons armories and outdoor shooting ranges.
2. Except outdoor shooting range.
3. Only in conjunction with an existing or proposed school.

18.08.100

4. a. Limited to no more than three satellite dish antenna.
b. Limited to one satellite dish antenna.
c. Limited to tower consolidations.
5. Except racing of motorized vehicles.
6. Only as a re-use of a public school facility subject to the provisions of Chapter 18.32 SMC.
7. Only as a re-use of surplus nonresidential facility subject to the provisions of Chapter 18.32 SMC.
8. Limited to cogeneration facilities for on-site use only. [Ord. 125 § 1, 1997]

Chapter 18.12

DEVELOPMENT STANDARDS – DENSITY AND DIMENSIONS

Sections:

- 18.12.010 Purpose.
- 18.12.020 Interpretation of tables.
- 18.12.030 Residential zones.
- 18.12.040 Commercial/industrial zones.
- 18.12.050 Measurement methods.
- 18.12.060 Minimum urban residential density.
- 18.12.070 Calculations – Allowable dwelling units or floor area.
- 18.12.080 Calculations – Site area used for base density and floor area calculations.
- 18.12.085 Calculations – Site area used for minimum density and floor area calculations.
- 18.12.090 Lot area – Prohibited reduction.
- 18.12.100 Lot area – Minimum lot area for construction.
- 18.12.105 Lot line definitions.
- 18.12.107 Lot type definitions.
- 18.12.108 Measurement of residential setbacks.
- 18.12.110 Measurement of setbacks.
- 18.12.120 Setbacks – Specific building or use.
- 18.12.130 Setbacks – Modifications.
- 18.12.140 Setbacks – From regional utility corridors.
- 18.12.150 Setbacks – From alley.
- 18.12.160 Setbacks – Adjoining half-street or designated arterial.
- 18.12.170 Setbacks – Projections allowed.
- 18.12.180 Height – Exceptions to limits.
- 18.12.200 Lot divided by zone boundary.
- 18.12.210 Sight distance requirements.
- 18.12.220 Nonresidential land uses in residential zones.
- 18.12.230 Personal services and retail uses in residential zones.

18.12.010 Purpose.

The purpose of this chapter is to establish basic dimensional standards for development relative to residential density and as well as specific rules for general application. The standards and rules are established to provide flexibility in project design, and maintain privacy between adjacent uses. [Ord. 125 § 1, 1997]

18.12.020 Interpretation of tables.

A. SMC 18.12.030 and 18.12.040 contain general density and dimension standards for the various zones and limitations specific to a particular zone(s). Additional rules, exceptions, and methodologies are set forth in SMC 18.12.050 through 18.12.210.

B. The density and dimension tables are arranged in a matrix format on two separate tables and are delineated into two general land use categories:

1. Residential; and
2. Commercial/industrial.

C. Development standards are listed down the left side of both tables, and the zones are listed at the top. The matrix cells contain the minimum dimensional requirements of the zone. The parenthetical numbers in the matrix identify specific requirements applicable either to a specific use or zone. A blank box indicates that there are no specific requirements. If more than one standard appears in a cell, each standard will be subject to any applicable parenthetical footnote following the standard. [Ord. 125 § 1, 1997]

18.12.030 Residential zones.

A. Densities and Dimensions.

STANDARDS	RESIDENTIAL						
	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Unit/Acre(7)	4 du/ac (4)	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Minimum Density: % of Base Density (9)	85%	85%	85%	80%	75%	70%	65%
Minimum Lot Width (1)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft
Minimum Lot Size (1)	5000 sq ft	5000 sq ft	2500 sq ft	2500 sq ft	2500 sq ft	2500 sq ft	2500 sq ft
Minimum Front Yard Setback (1)	20 ft	20 ft	10 ft (5)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft (5)
Minimum Side Yard Setback (1)(5)	5 ft; 15 ft total two side yards (5)(8)(10)	5 ft; 15 ft total two side yards (5)(8)(10)	5 ft (8)	5 ft (6, 8)	5 ft (6, 8)	5 ft (6, 8)	5 ft (6, 8)
Minimum Rear Yard Setback (1)	15 ft	15 ft	5 ft (8)	5 ft (6, 8)	5 ft (6, 8)	5 ft (6, 8)	5 ft (6, 8)
Base Height (2a, b)	30 ft (2a)	30 ft (2a)	35 ft (2b)	60 ft (2b)	60 ft (2b)	60 ft (2b)	60 ft (2b)
Maximum Building Coverage: Percentage (3)	35%	35%	55%	60%	60%	70%	70%
Maximum Impervious Surface: Percentage (3)	45%	50%	75%	85%	85%	85%	90%

B. Development Conditions.

1. These standards may be modified under the provisions for zero lot line and townhouse developments.
2. Height limits may be increased:
 - a. On a principal building with a pitched roof in the R-4 and R-6 zones up to five feet above the base height limit; provided, that all parts of the roof above the height limit must be pitched at a rate of not less than three to 12; or
 - b. When portions of the structure which exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit; provided, that the maximum height may not exceed 75 feet.
3. Applies to each individual lot. Building coverage and impervious surface area standards for:
 - a. Regional uses shall be established at the time of permit review; or
 - b. Nonresidential uses in residential zones shall comply with SMC 18.12.120 and 18.12.220; or
 - c. Individual lots in the R-4 through R-8 zones which are less than 6,500 square feet in area shall be subject to the applicable provisions of the R-8 zone.
4. Mobile home parks shall be allowed a base density of six dwelling units per acre.
5. At least 20 linear feet of driveway shall be provided between any garage, carport, or other fenced parking entrance and the property line. The linear distance shall be measured along the centerline of the driveway from the access point to such garage, carport or fenced area to the street property line.
6.
 - a. For developments consisting of three or more single-detached dwellings located on a single parcel, the setback shall be 10 feet along any property line abutting R-4 through R-8 zones.
 - b. For townhouse and apartment development, the setback shall be 20 feet along any property line abutting R-4 through R-8 zones.
7. Density applies only to dwelling units and not to sleeping units.

8. Vehicle access points from garages, carports or fenced parking areas shall be set back from the property line upon which a joint use driveway is located to provide a straight line length of at least 26 feet from the access point to the opposite side of the joint use driveway.

9. See SMC 18.12.085.

10. The sum of two side yard setbacks cannot be less than 15 feet; provided, that no side yard setback is less than five feet. On interior lots adjacent to the public street right-of-way, private road or access easement, side yard setback shall not be less than 15 feet. [Ord. 153 § 1, 1998; Ord. 125 § 1, 1997]

18.12.040 Commercial/Industrial zones.

A. Densities and Dimensions.

Z O N E S	COMMERCIAL/INDUSTRIAL				
	NEIGHBOR- HOOD BUSINESS	COMMUNITY BUSINESS	REGIONAL BUSINESS	OFFICE	INDUSTRIAL
STANDARDS	NB	CB	RB	O	I
Base Density:	8 du/ac	18 du/ac	36 du/ac	36 du/ac	
Dwelling Unit/Acre	(1)	(1)	(1)	(1)	
Minimum Street Setback	10 ft (2)	10 ft (2)	10 ft (2)	10 ft	25 ft
Minimum Interior Setback	20 ft (4)	20 ft (4)	20 ft (4)	20 ft (4)	20 ft (4) 50 ft (5)
Base Height (7)	35 ft 45 ft (3)	35 ft 60 ft (3)	35 ft 65 ft (3)	45 ft 60 ft (3)	45 ft
Maximum Floor/Lot Ratio: Square Feet	1/1 (6)	1.5/1 (6)	2.5/1 (6)	2.5/1 (6)	2.5/1
Maximum Impervi- ous Surface: Percentage	85%	85%	90%	75%	90%

B. Development Conditions.

1. These densities are allowed only through the application of mixed use development standards.
2. Gas station pump islands shall be placed no closer than 25 feet to street front lines.
3. This base height allowed only for mixed use developments.
4. Required on property lines adjoining residential zones.
5. Required on property lines adjoining residential zones for industrial uses established by conditional use permits.
6. The floor/lot ratio for mixed use developments shall conform to Chapter 18.14 SMC.
7. Height limits may be increased when portions of the structure building which exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit, provided the maximum height may exceed 75 feet only in mixed use developments. [Amended at city request, March, 1998; Ord. 125 § 1, 1997]

18.12.050 Measurement methods.

The following provisions shall be used to determine compliance with this title:

18.12.050

A. Street setbacks shall be measured from the existing edge of a street right-of-way or temporary turn-around, except as provided by SMC 18.12.150;

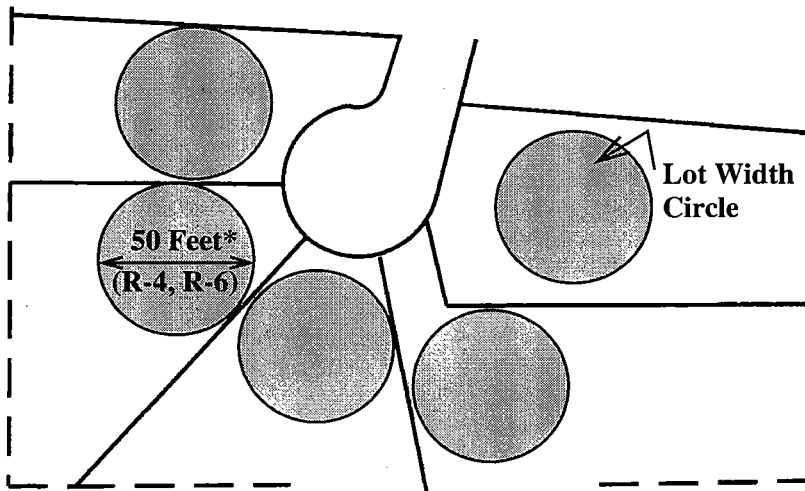
B. Lot widths shall be measured by scaling a circle of the applicable diameter within the boundaries of the lot; provided, that an access easement shall not be included within the circle;

C. Building height shall be measured from the average finished grade to the highest point of the roof except that in R-4 and R-6 zones the ridge of a pitched roof on a principal building may extend up to five feet above the base height limit; provided, that all parts of the roof above the height limit must be pitched at a rate of not less than three to 12;

The average finished grade shall be determined by first delineating the smallest square or rectangle which can enclose the building and then averaging the elevations taken at the midpoint of each side of the square or rectangle; provided, that the measured elevations do not include berms;

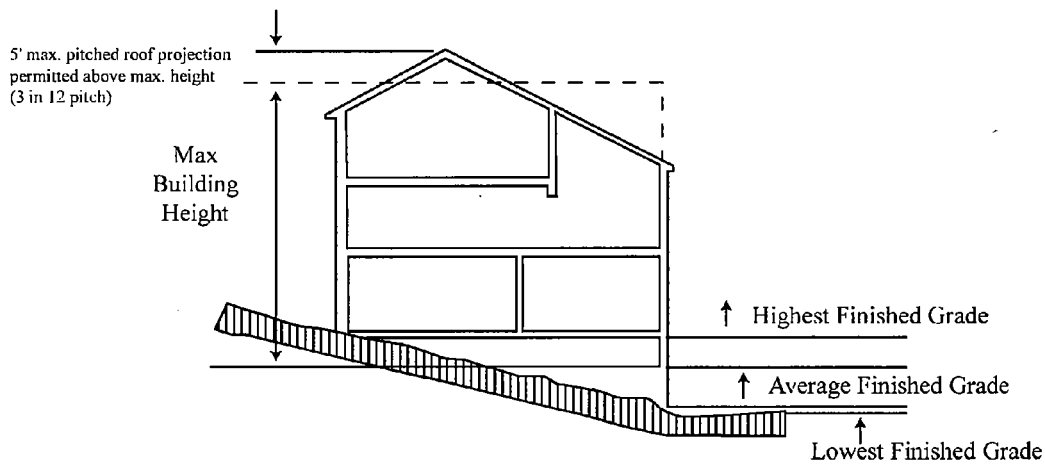
D. Lot area shall be the total horizontal land area contained within the boundaries of a lot; and

E. Impervious surface calculations shall not include areas of turf, landscaping, natural vegetation, or surface water retention/detention facilities. [Ord. 153 § 1, 1998; Ord. 125 § 1, 1997]



* Minimum lot width is determined by zone size. Please refer to the table in 18.12.030A.

LOT WIDTH MEASUREMENT



BUILDING HEIGHT MEASUREMENT

18.12.060 Minimum urban residential density.

Minimum density for residential development in the urban areas designated by the comprehensive plan shall be based on the tables in SMC 18.12.030, adjusted as provided for in SMC 18.12.070 through 18.12.080.

A. A proposal may be phased, when compliance with the minimum density requirement results in noncompliance with the standards of Chapter 18.28 SMC, provided the overall density of the proposal is consistent with this section.

B. Minimum density requirements may be waived by the city of Shoreline if the applicant demonstrates one or more of the following:

1. The proposed layout of the lots in a subdivision or the buildings in a multiple dwelling development will not preclude future residential development consistent with the minimum density of the zone.

2. The nonsensitive area of the parcel is of a size or configuration that results in lots which cannot meet the minimum dimensional requirements of the zone.

3. In the R-12 through R-48 zones, the area of the parcel required to accommodate storm water facilities exceeds 10 percent of the area of the site.

4. The site contains a national, state or county historic landmark.

C. A proposal to locate a single residential unit on a lot shall be exempt from the minimum density requirement provided the applicant either pre-plans the site by demonstrating that the proposed single residence would be located in a manner compatible with future division of the site in a manner which would meet the minimum density requirements, or locates the dwelling within 15 feet of one or more of the site's interior lot lines. [Ord. 125 § 1, 1997]

18.12.070 Calculations – Allowable dwelling units or floor area.

Permitted number of units or floor area shall be determined as follows:

A. The maximum allowed number of dwelling units shall be computed by multiplying the site area (in acres) by the applicable residential density;

B. The allowed floor area, which excludes structured or underground parking areas and mechanical equipment shall be computed by multiplying the project site area by the applicable floor/lot area ratio; and

C. When calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:

1. Fractions of .50 or above shall be rounded up; and

2. Fractions below .50 shall be rounded down. [Ord. 125 § 1, 1997]

18.12.080 Calculations – Site area used for base density and floor area calculations.

A. All areas of a site may be used in the calculation of base and maximum allowed residential density or project floor area except as outlined under the provisions of subsection (B).

B. Submerged lands shall not be credited toward density or floor area calculations. [Amended at city request, March, 1998; Ord. 125 § 1, 1997]

18.12.085 Calculations – Site area used for minimum density and floor area calculations.

Minimum density shall be determined by multiplying the base density (dwelling units/acre) as set in SMC 18.12.030(A) by the net buildable area of the project site. [Ord. 125 § 1, 1997]

18.12.090 Lot area – Prohibited reduction.

Any portion of a lot that was used to calculate compliance with the standards and regulations of this title shall not be subsequently subdivided or segregated from such lot. [Ord. 125 § 1, 1997]

18.12.100 Lot area – Minimum lot area for construction.

A. In each of the residential (R) zones, no construction shall be permitted on an existing legally established lot that is less than 2,500 square feet in area. Townhouse developments and zero lot line subdivisions are exempted from this requirement.

18.12.105

B. In the R-4 and R-6 zones, all lots created by division of land or lot line adjustment after January 21, 1997 shall be a minimum of 50 feet in width and a minimum of 5,000 square feet in area. No construction shall be permitted after January 21, 1997 on an R-4 or R-6 lot created by the division of land or by lot line adjustment that contains less than 5,000 square feet or that does not comply with the applicable 50-foot minimum lot width. [Ord. 125 § 1, 1997]

18.12.105 Lot line definitions.

A. "Front lot line" means the lot line abutting a public street right-of-way; or, for an interior lot located on a dead-end private access road, a lot line from which the designated front yard setback is measured.

B. "Rear lot line" means the lot line opposite and/or most distant from the front line.

C. "Side lot line" means the lot line other than a front or rear lot line. [Ord. 153 § 1, 1998]

18.12.107 Lot type definitions.

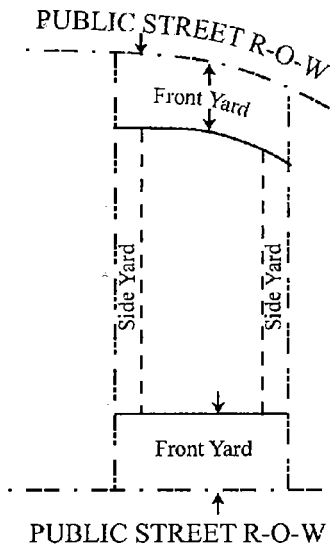
A. "Through lot" means a lot fronting on two public street rights-of-way that do not intersect at the boundaries of the lot.

B. "Corner lot" means a lot situated at the intersection of and fronting on two or more public street rights-of-way.

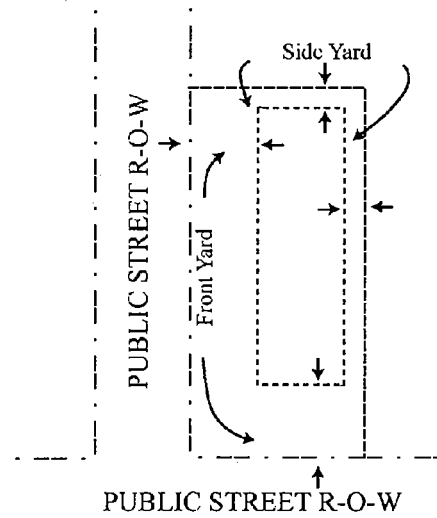
C. "Interior lot" means a lot fronting on one public street right-of-way or lot fronting on a dead-end private access road.

D. "Flag lot" means a lot where access to the public street right-of-way is by a private driveway, access tract or easement. [Ord. 153 § 1, 1998]

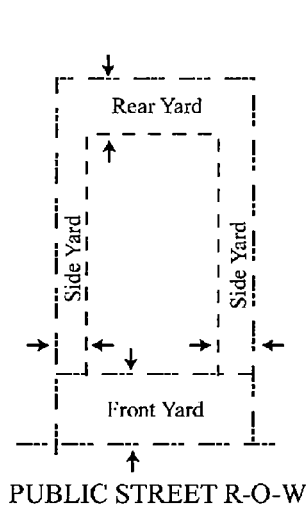
LOT TYPES AND MEASUREMENT OF SETBACKS



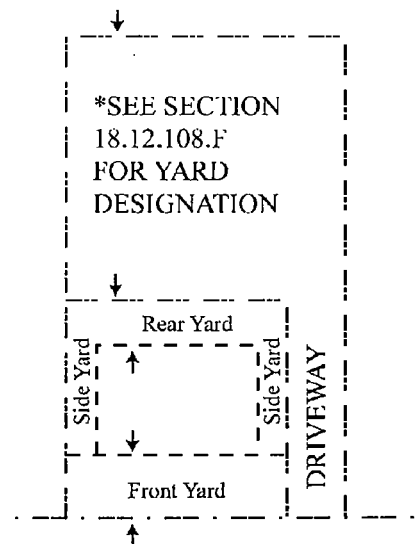
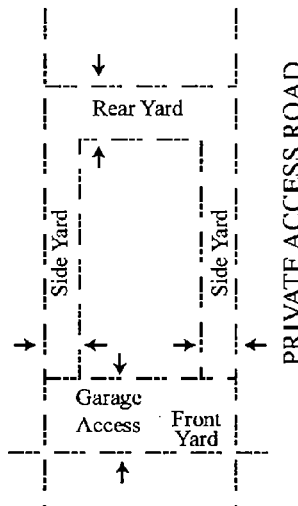
THROUGH LOT



CORNER LOT



INTERIOR LOTS



FLAG LOT

18.12.108 Measurements of residential setbacks.

A. Side Yard Setback. The side yard setback is measured from the side lot line to a line parallel to and measured perpendicularly from the side lot lines at the depth prescribed for each zone.

B. Front yard setback is measured from:

1. The lot line separating a lot from the public street right-of-way or the edge of a surface improvement which extends beyond a right-of-way, whichever is closer to the proposed structure, to a line parallel to and measured perpendicularly from the public street right-of-way or the edge of the surface improvement at the depth prescribed for each zone; or

18.12.110

2. The lot line parallel to the side of the building where the vehicle access to a garage or carport is located.

C. Rear Yard Setback. The rear yard setback is measured from the rear lot line to a line parallel to and measured perpendicularly from the rear lot line.

D. Through lots shall have only front and side yards.

E. Corner lots shall have only front and side yards.

F. Yard Designation. Yard setbacks on flag lots and interior lots fronting on a dead-end private access road shall be designated at the time of a proposed short or long subdivision, or with the application of a single-family building permit on existing legally established lots. The front yard shall be designated on the side of the building where the vehicle access to a garage or carport is located. All other yard setbacks will be defined in relation to the established front yard setback. [Ord. 153 § 1, 1998]

18.12.110 Measurement of setbacks.

A. Interior Setback. The interior setback is measured from the interior lot line to a line parallel to and measured perpendicularly from the interior lot lines at the depth prescribed for each zone.

B. Street Setback. The street setback is measured from the street right-of-way or the edge of a surface improvement which extends beyond a right-of-way, whichever is closer to the proposed structure, to a line parallel to and measured perpendicularly from the street right-of-way or the edge of the surface improvement at the depth prescribed for each zone. [Ord. 125 § 1, 1997]

18.12.120 Setbacks – Specific building or use.

When a building or use is required to maintain a specific setback from a property line or other building, such setback shall apply only to the specified building or use. [Ord. 125 § 1, 1997]

18.12.130 Setbacks – Modifications.

The following setback modifications are permitted:

A. When the common property line of two lots is covered by a building(s), the setbacks required by this chapter shall not apply along the common property line.

B. When a lot is located between lots having nonconforming street setbacks, the required street setback for such lot may be the average of the two nonconforming setbacks or 60 percent of the required street setback, whichever results in the greater street setback.

C. Additions to Existing Single-Family Buildings. Additions may extend into a required yard when the existing single-family building is already nonconforming with respect to that yard. The presently nonconforming portion must be at least 60 percent of the total width of the respective facade of the building prior to the addition. The line formed by the nonconforming wall of the building shall be the limit to which any additions may be built as described below, except that roof elements, i.e., eaves and beams may be extended to the limits of existing roof elements. The additions may extend up to the height limit and may include basement additions. New additions to the nonconforming wall or walls shall comply with the following requirements:

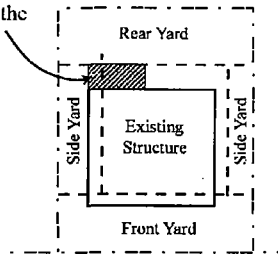
1. Side Yard. When the addition is a side wall, the existing wall line may be continued by the addition except that in no case shall the addition be closer than three feet to the side lot line;

2. Rear Yard. When the addition is a rear wall, the existing wall line may be continued by the addition;

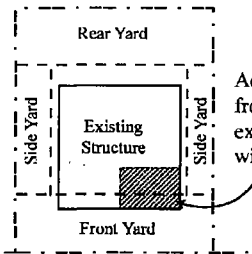
3. Front Yard. When the addition is a front wall, the existing wall line may be continued by the addition except in no case shall the addition be closer than 10 feet to the front lot line;

4. When the nonconforming wall of the single-family building is not parallel or is otherwise irregular, relative to the lot line, then the director shall determine the limit of the wall extensions.

Addition may extend into side yard if at least 60% of existing wall is located in the required side yard setback

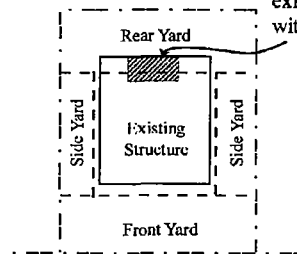


Addition may extend into front yard if at least 60% of existing wall is already within the front yard setback



Required yard setback line: - - - - -

Addition may extend into rear yard if at least 60% of existing wall is already within the rear yard setback



PERMITTED ADDITIONS INTO A REQUIRED YARD FOR EXISTING NONCONFORMING SINGLE-FAMILY BUILDINGS

D. Aggregate yard setbacks totaling a minimum of 50 feet may be permitted for development proposals for short or long subdivisions on interior and/or flag lots if the following criteria are satisfied and the approved setbacks are recorded on final plat:

1. No setback is less than a minimum of five feet, except for a front yard setback or setback adjacent to public street right-of-way, which cannot be less than 15 feet; and
2. The applicant can demonstrate that existing unique and/or significant natural or historical features shall be preserved without disturbance. [Ord. 153 § 1, 1998; Ord. 125 § 1, 1997]

18.12.140 Setbacks – From regional utility corridors.

- A. In subdivisions and short subdivisions, areas used as regional utility corridors shall be contained in separate tracts.
- B. In other types of land development permits, easements shall be used to delineate such corridors.
- C. All buildings and structures shall maintain a minimum distance of five feet from property or easement lines delineating the boundary of regional utility corridors, except for utility structures necessary to the operation of the utility corridor. [Ord. 125 § 1, 1997]

18.12.150 Setbacks – From alley.

- A. Structures may be built to a property line abutting an alley, except as provided in subsection (B).
- B. Vehicle access points from garages, carports or fenced parking areas shall be set back from the alley property line to provide a straight line length of at least 26 feet from the access point to the opposite edge of the alley. No portion of the garage or the door in motion may cross the property line. [Ord. 125 § 1, 1997]

18.12.160

18.12.160 Setbacks – Adjoining half-street or designated arterial.

In addition to providing the standard street setback, a lot adjoining a half-street or designated arterial shall provide an additional width of street setback sufficient to accommodate construction of the planned half-street or arterial. [Ord. 125 § 1, 1997]

18.12.170 Setbacks – Projections allowed.

Projections may extend into required setbacks as follows, except that no projections shall be allowed in the five-foot interior/side yard setbacks other than permitted in subsection (F) of this section:

A. Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into any setback, provided such projections are:

1. Limited to two per facade;
2. Not wider than 10 feet;
3. Not more than 24 inches into an interior/side yard setback which is greater than seven feet; or
4. Not more than 30 inches into a street/front and rear yard setback.

B. Uncovered porches and decks which exceed 18 inches above the finished grade may project:

1. Eighteen inches into interior/side yard setback which is greater than six feet, six inches; and
2. Five feet into the street/front yard setback.

C. Uncovered porches and decks not exceeding 18 inches above the finished grade may project to the property line.

D. Eaves may not project more than:

1. Eighteen inches into an interior/side yard setback, which is greater than six feet, six inches; or
2. Twenty-four inches into a street/front yard and rear yard setback; or
3. Eighteen inches across a lot line in a zero lot line development.

E. Fences with a height of six feet or less may project into any setback; provided, that the sight distance requirements of SMC 18.12.210 are maintained.

F. The following projections may extend into the minimum five-foot interior/side yard setbacks:

1. Gutters; or
2. Fixtures not exceeding three square feet in area, e.g., overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems and air duct termination, i.e., dryer, bathroom, and kitchens; or
3. On-site drainage systems. [Ord. 153 § 1, 1998; Ord. 125 § 1, 1997]

18.12.180 Height – Exceptions to limits.

The following structures may be erected above the height limits of SMC 18.12.030 through 18.12.050:

A. Roof structures housing or screening elevators, stairways, tanks, ventilating fans or similar equipment required for building operation and maintenance;

B. Fire or parapet walls, skylights, flagpoles, chimneys, smokestacks and utility line towers and poles; and

C. Steeples, crosses and spires when integrated as an architectural element of a building. [Ord. 176 § 1, 1998; Ord. 125 § 1, 1997]

18.12.200 Lot divided by zone boundary.

When a lot is divided by a zone boundary, the following rules shall apply:

A. 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;

B. When a lot contains residential zones of varying density:

1. Any residential density transfer within the lot shall be allowed from the portion with the lesser residential density to that of the greater residential density,

2. Residential density transfer from the higher density zone to the lower density zone may be allowed only when:

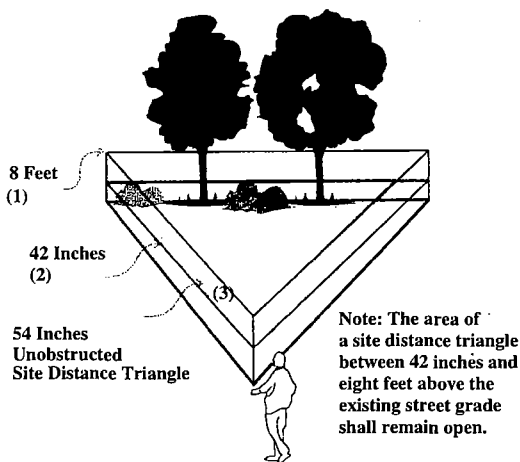
a. The units transferred from any R-12 to R-48 zoned portion of the lot are maintained in an attached dwelling unit configuration on the lower density portion receiving such units,

- b. The transfer does not reduce the minimum density achievable on the lot,
 - c. The transfer enhances the efficient use of needed infrastructure,
 - d. The transfer does not result in significant adverse impacts to the low density portion of the lot,
 - e. The transfer contributes to preservation of environmentally sensitive areas, wildlife corridors, or other natural features, and
 - f. The transfer does not result in significant adverse impacts to adjoining lower density properties,
3. Compliance with these criteria shall be evaluated during review of any development proposals in which such a transfer is proposed; and
- C. Uses on each portion of the lot shall only be those permitted in each zone pursuant to Chapter 18.08 SMC. [Ord. 125 § 1, 1997]

18.12.210 Sight distance requirements.

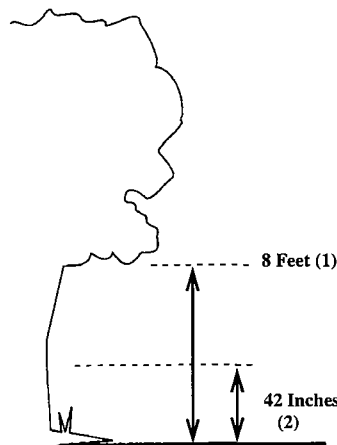
Except for utility poles and traffic control signs, the following sight distance provisions shall apply to all intersections and site access points:

- A. A sight distance triangle area as determined by SMC 18.12.210(B) shall contain no fence, berm, vegetation, on-site vehicle parking area, signs or other physical obstruction between 42 inches and eight feet above the existing street grade;
- B. The sight distance triangle at:
 - 1. A street intersection shall be determined by measuring 15 feet along both street property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the endpoints of the first two sides of the triangle, or
 - 2. A site access point shall be determined by measuring 15 feet along the street lines and 15 feet along the edges of the driveway beginning at the respective points of intersection. The third side of each triangle shall be a line connecting the endpoints of the first two sides of each triangle; and
- C. The director may require modification or removal of structures or landscaping located in required street setbacks, if:
 - 1. Such improvements prevent adequate sight distance to drivers entering or leaving a driveway, and
 - 2. No reasonable driveway relocation alternative for an adjoining lot is feasible. [Ord. 125 § 1, 1997]

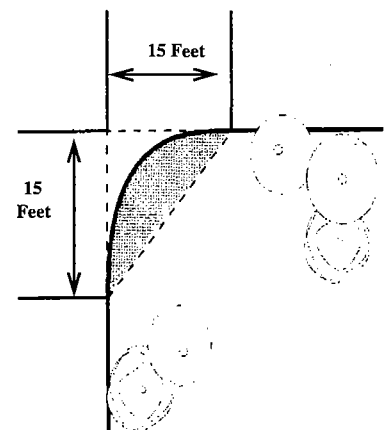


**SITE DISTANCE TRIANGLE
(PERSPECTIVE VIEW)**

- (1) Trees, overhangs, eaves cannot extend below 8 feet.
- (2) Hedges, shrubs, retaining walls, fences - maximum 42 inches high.
- (3) Open, unobstructed area.



SITE DISTANCE (SECTION VIEW)



**SITE DISTANCE TRIANGLE
(PLAIN VIEW)**

Note: The area of a site distance triangle between 42 inches and eight feet above the existing street grade shall remain open.

18.12.220 Nonresidential land uses in residential zones.

Except for utility facilities, uses listed in SMC 18.08.100, and nonresidential uses regulated by SMC 18.12.230, all nonresidential uses located in the R zones shall be subject to the following requirements:

- A. Building coverage shall not exceed:
 - 1. Forty percent of the site in the R-4 through R-8 zones.
 - 2. Sixty percent of the site in the R-12 through R-48 zones.
- B. Impervious surface coverage shall not exceed:
 - 1. Seventy percent of the site in the R-4 through R-8 zones.
 - 2. Eighty percent of the site in the R-12 through R-48 zones.
- C. Buildings and structures, except fences and wire or mesh backstops, shall not be closer than 30 feet to any property line, except as provided in subsection (D).
- D. Single detached dwelling allowed as accessory to a church or school shall conform to the setback requirements of the zone.
- E. Parking areas are permitted within the required setback area from property lines, provided such parking areas are located outside of the required landscape area.

F. Sites shall abut or be accessible from at least one public street functioning at a level consistent with the city of Shoreline road design standards. New high school sites shall abut or be accessible from a public street functioning as an arterial per the city of Shoreline design standards.

G. The base height shall conform to the zone in which the use is located.

H. Building illumination and lighted signs shall be designed so that no direct rays of light are projected into neighboring residences or onto any street right-of-way. [Ord. 125 § 1, 1997]

18.12.230 Personal services and retail uses in residential zones.

The general personal service use (SIC No. 72 except 7216, 7218 and 7261) listed in SMC 18.08.050 and the retail uses, except agricultural crop sales, listed in SMC 18.08.070 which are located in the R-4 through R-48 zones shall be subject to the following requirements:

A. Each individual establishment shall not exceed 5,000 square feet of gross floor area and the combined total of all contiguous commercial establishments shall not exceed 15,000 square feet of gross floor area;

B. Establishments shall not be located less than one mile from another commercial establishment, unless located with other establishments meeting the criteria in subsection (A);

C. Establishment sites shall abut an intersection of two public streets, each of which is designated as a neighborhood collector or arterial and which has improved pedestrian facilities for at least one-quarter mile from the site;

D. The maximum on-site parking ratios for establishments and sites shall be two per 1,000 square feet and required parking shall not be located between the building(s) and the street;

E. Buildings shall comply with the building facade modulation and roofline variation requirements in SMC 18.14.090 and 18.14.100 and at least one facade of the building shall be located within five feet of the sidewalk;

F. If the personal service or retail use is located in a building with multifamily uses, then the commercial use shall be on the ground floor and shall not exceed 25 percent of the total floor area of the building; and

G. Sign and landscaping standards for the use apply. [Ord. 125 § 1, 1997]

Chapter 18.14

DEVELOPMENT STANDARDS – DESIGN REQUIREMENTS

Sections:

- 18.14.010 Purpose.
- 18.14.020 General layout standards.
- 18.14.030 Lot segregations – Zero lot line development.
- 18.14.040 Lot segregations – Clustered development.
- 18.14.060 Townhouse development.
- 18.14.070 Attached dwellings and group residences – Applicability.
- 18.14.080 Attached dwellings and group residences – Vehicular access and parking location.
- 18.14.090 Attached dwellings and group residences – Building facade modulation.
- 18.14.100 Attached dwellings and group residences – Roofline variation.
- 18.14.110 Mixed use development – Percentages of residential uses.
- 18.14.120 Mixed use development – Residential density.
- 18.14.130 Mixed use development – Building floor area.
- 18.14.140 Mixed use development – Shared parking.
- 18.14.150 Mobile home parks – Standards for existing parks.
- 18.14.160 Mobile home parks – Standards for new parks.
- 18.14.170 Mobile home parks – Alternative design standards.
- 18.14.180 On-site recreation – Space required.
- 18.14.190 On-site recreation – Play areas required.
- 18.14.200 On-site recreation – Maintenance of recreation space or dedication.
- 18.14.210 Storage space and collection points for recyclables.
- 18.14.220 Fences.
- 18.14.230 Trail corridors – Applicability.
- 18.14.240 Trail corridors – Design standards.
- 18.14.250 Trail corridors – Maintenance of trail corridors/improvements.

18.14.010 Purpose.

The purpose of this chapter is to improve the quality of urban development by providing building and site design standards that:

- A. Reduce the visual impact of large residential buildings from adjacent streets and properties;
 - B. Enhance the aesthetic character of large residential buildings;
 - C. Contain sufficient flexibility of standards to encourage creative and innovative site and building design;
- and
- D. Meet the on-site recreation needs of project residents. [Ord. 125 § 1, 1997]

18.14.020 General layout standards.

For residential developments in the R zones:

- A. The maximum length of blocks shall be 1,320 feet; and
- B. Except for corner lots, lots for single detached dwellings shall not have street frontage along two sides unless one of said streets is a neighborhood collector street or an arterial street. [Ord. 125 § 1, 1997]

18.14.030 Lot segregations – Zero lot line development.

In any zone, interior setbacks may be modified during subdivision or short subdivision review as follows:

- A. If a building is proposed to be located within a normally required interior setback:
 - 1. An easement shall be provided on the abutting lot of the subdivision that is wide enough to ensure a 10-foot separation between the walls of structures on adjoining lots, except as provided for common wall construction;
 - 2. The easement area shall be free of structures and other obstructions that would prevent normal repair and maintenance of the structure's exterior;

3. Buildings utilizing reduced setbacks shall not have doors that open directly onto the private yard areas of abutting property. Windows in such buildings shall not be oriented toward such private yard areas unless they consist of materials such as glass block, textured glass, or other opaque materials, and shall not be capable of being opened, except for clerestory-style windows or skylights; and

4. The final plat or short plat shall show the approximate location of buildings proposed to be placed in a standard setback area.

B. In the R zones, setbacks on existing individual lots may be modified provided that the standards set forth in subsection (A)(1) of this section are met. [Ord. 125 § 1, 1997]

18.14.040 Lot segregations – Clustered development.

When residential lot clustering is proposed, the following provisions shall be met: any open space resulting from lot clustering shall not be altered or disturbed except as specified on recorded documents creating the open space. Such open spaces may be retained under ownership by the subdivider, conveyed to residents of the development, or conveyed to a third party. [Ord. 125 § 1, 1997]

18.14.060 Townhouse development.

In the R-4 through R-8 zones, a building that contains a grouping of attached townhouse units shall not exceed a 200-foot maximum length without a separation of at least 20 feet from other groupings or rows of townhouses. [Ord. 125 § 1, 1997]

18.14.070 Attached dwellings and group residences – Applicability.

The standards of SMC 18.14.080 through 18.14.100 shall apply to all new apartment developments exceeding four dwelling units, new townhouse development and new group residences except Class I community residential facilities (CRF-I). Expansions of existing development that involve four or more dwelling units shall be subject to compliance with SMC 18.14.080 through 18.14.100. [Ord. 125 § 1, 1997]

18.14.080 Attached dwellings and group residences – Vehicular access and parking location.

A. On sites abutting an alley constructed to a width of at least 20 feet, apartment and townhouse development and all group residences except Class I community residential facilities (CRF-I) shall have parking areas placed to the rear of buildings with primary vehicular access via the alley, except when waived by the director due to physical site limitations.

B. When alley access is provided, no additional driveway access from the public street shall be allowed except as necessary to access parking under the structure.

C. When common parking facilities for attached dwellings and group residences exceed 30 spaces, no more than 50 percent of the required parking shall be permitted between the street property line and any building, except when authorized by the director due to physical site limitations. [Ord. 125 § 1, 1997]

18.14.090 Attached dwellings and group residences – Building facade modulation.

Apartment and townhouse developments and all group residences shall provide building facade modulation on facades exceeding 60 feet and facing abutting streets or properties zoned R-4 through R-8. The following standards shall apply:

A. The maximum wall length without modulation shall be 30 feet; and

B. The sum of the modulation depth and the modulation width shall be no less than eight feet. Neither the modulation depth nor the modulation width shall be less than two feet. [Ord. 125 § 1, 1997]

18.14.100 Attached dwellings and group residences – Roofline variation.

Apartments and townhouse developments and all group residences shall provide roofline variation on rooflines exceeding 60 feet according to the following standards:

A. The maximum roof length without variation shall be 30 feet;

B. The minimum horizontal or vertical offset shall be three feet;

18.14.110

- C. The minimum variation length shall be eight feet; and
- D. Roofline variation shall be achieved using one or more of the following methods:
 - 1. Vertical offset in ridge line;
 - 2. Horizontal offset in ridge line;
 - 3. Variations of roof pitch;
 - 4. Gables;
 - 5. False facades; or
 - 6. Any other technique approved by the city manager or his or her designee that achieves the intent of this section. [Ord. 125 § 1, 1997]

18.14.110 Mixed use development – Percentages of residential uses.

Residential uses in mixed use developments shall be provided as follows:

- A. A minimum of 25 percent to a maximum of 50 percent of the total built floor area when located in NB zones; and
- B. A minimum of 50 percent to a maximum of 75 percent of the total built floor area when located in CB, RB and O zones; provided, that the total percentage may be increased by an additional 15 percent with the approval of a conditional use permit. [Ord. 125 § 1, 1997]

18.14.120 Mixed use development – Residential density.

Base residential density for mixed use developments shall be determined using total site area according to SMC 18.12.040(A). [Ord. 125 § 1, 1997]

18.14.130 Mixed use development – Building floor area.

- A. The building floor area ratio for mixed use developments shall be as follows:
 - 1. 1.5/1 in NB zones;
 - 2. 3.5/1 in CB zones; and
 - 3. 4.0/1 in RB and O zones;
- B. Building floor area ratios of SMC 18.14.130(A) may be increased when all required parking is contained within a common parking structure, as follows:
 - 1. 2.0/1 in NB zones;
 - 2. 4.5/1 in CB zones; and
 - 3. 5.0/1 in RB and O zones. [Ord. 125 § 1, 1997]

18.14.140 Mixed use development – Shared parking.

For mixed use developments, a 20 percent reduction of required parking shall be permitted when the criteria of SMC 18.18.040 for shared parking facilities are met. [Ord. 125 § 1, 1997]

18.14.150 Mobile home parks – Standards for existing parks.

A. Mobile home parks established prior to the effective date of this code shall continue to be governed by all standards relating to density, setbacks, landscaping and off-street parking in effect at the time they were approved.

B. Placement of new accessory structures and replacement mobile homes, either standard or nonstandard, in these mobile home parks shall be governed by the dimensional standards in effect when the parks were approved, unless two or more replacement mobile homes are proposed to be installed adjacent to each other under the flexible setback option set forth in SMC 18.14.170. Where internal setbacks are not specified, the average of the prevailing setbacks on the pads to either side of the proposed new or replacement structure shall apply.

C. No spaces or pads in an existing mobile home park shall be used to accommodate recreational vehicles (RVs), except when the spaces or pads were specifically for RVs at the time the park was established.

D. An existing mobile home park may be enlarged, provided the proposed enlargement meets the standards set forth in SMC 18.14.160 and 18.14.170.

E. Both insignia and noninsignia mobile homes may be installed in established parks; provided, that all mobile homes supported by piers shall be fully skirted, and that nonstandard mobile homes shall meet the minimum livability and safety requirements set forth in SMC Title 15, Buildings and Construction. [Ord. 125 § 1, 1997]

18.14.160 Mobile home parks – Standards for new parks.

New mobile home parks shall be developed subject to the following standards:

- A. A mobile home park shall be at least three acres in area;
- B. Residential densities in a mobile home park shall be as follows:
 - 1. Six dwellings per acre in R-4 zone;
 - 2. The base density of the zone in which the park is located in all R-6 through R-48 zones; and
 - 3. Mobile home parks shall be eligible to achieve the maximum density permitted in the zone by providing the affordable housing benefit for mobile home parks set forth in Chapter 21A.34 KCC;
- C. Both insignia and noninsignia mobile homes may be installed in mobile home parks; provided, that noninsignia mobile homes shall meet the minimum livability and safety requirements set forth in Chapter 15.05 SMC;
- D. A mobile home park shall be exempt from the building coverage and impervious surface limits set forth in Chapter 18.12 SMC;
- E. At least one of the off-street parking spaces required for each mobile home shall be located on or adjacent to each mobile home pad;
- F. Internal roads and sidewalks shall provide access to each mobile home space and shall be constructed in accordance with the adopted city of Shoreline road standards for residential minor access streets;
- G. There shall be a minimum of 10 feet of separation maintained between all mobile homes on the site, unless the flexible setback option set forth in SMC 18.14.170 is used. Accessory structures shall be located no closer than:
 - 1. Ten feet to mobile homes on adjacent spaces, unless constructed of noncombustible materials, in which case the minimum setback shall be five feet;
 - 2. Five feet to accessory structures of mobile homes on adjacent spaces; and
 - 3. Five feet to the mobile home or other accessory structures on the same space, except a carport or garage may be attached to the mobile home, and the separation may be waived when such structures are constructed of noncombustible materials;
- H. All mobile homes and RVs supported by piers shall be fully skirted; and
- I. A mobile home park may include a storage area for RVs owned by residents of the park, provided the storage area contains no utility hookups and no RV within the storage area shall be used as living quarters. [Ord. 125 § 1, 1997]

18.14.170 Mobile home parks – Alternative design standards.

As an alternative to the building separation and internal street standards of SMC 18.14.160:

- A. Building separation requirements or setbacks between mobile homes and accessory structures on adjacent spaces may be modified, provided:
 - 1. The common walls meet the fire protection standards set forth in the Uniform Building Code and the standards set forth in the Uniform Fire Code for duplexes, multifamily and condominium developments, as applicable; and
 - 2. Rental agreement clauses, bylaws or other legal mechanisms stipulate maintenance responsibilities for structures, fences and yards;
- B. Private streets may be used with a minimum driving surface of 22 feet in width, provided:
 - 1. The streets comply in all other respects with the road standards;
 - 2. All required parking is located off-street and as specified in SMC 18.14.160(E); and

3. Such streets shall not:

- a. Directly connect two or more points of vehicular access to the park; or
- b. Serve over 100 dwelling units within the park. [Ord. 125 § 1, 1997]

18.14.180 On-site recreation – Space required.

A. Residential developments if more than four units in the R zones, and mixed use developments if more than four units, shall provide recreation space for leisure, play and sport activities as follows:

1. Residential subdivision and townhouses developed at a density of eight units or less per acre – 390 square feet per unit;
2. Mobile home park – 260 square feet per unit; and
3. Apartment, townhouses developed at a density of greater than eight units per acre, and mixed use:
 - a. Studio and one bedroom – 90 square feet per unit;
 - b. Two bedroom – 130 square feet per unit; and
 - c. Three or more bedroom – 170 square feet per unit.

B. Any recreation space located outdoors shall:

1. Be of a grade and surface suitable for recreation;
2. Be on the site of the proposed development;
3. Have no dimensions less than 20 feet (except trail segments);
4. In single detached or townhouse subdivision development with at least 5,000 square feet of required outdoor recreation space, have a street roadway or parking area frontage along 10 to 50 percent of the recreation space perimeter (except trail segments);
5. Be centrally located and accessible and convenient to all residents within the development; and
6. Be connected by trail or walkway to any existing or planned community park, public open space or trail system, which may be located on adjoining property.

C. Indoor recreation areas may be credited towards the total recreation space requirement, when the city of Shoreline determines that such areas are located, designed and improved in a manner which provides recreational opportunities functionally equivalent to those recreational opportunities available outdoors. For senior citizen assisted housing, indoor recreation areas need not be functionally equivalent but may include social areas, game and craft rooms, and other multipurpose entertainment and education areas.

D. Storm water runoff tracts may be credited for up to 50 percent of the on-site recreation space requirement, subject to the following criteria:

1. The storm water runoff tract is dedicated or reserved as a part of a recreation space tract;
2. The detention pond shall be constructed to meet the following conditions:
 - a. The side slope of the storm water facilities shall not exceed 33 percent unless slopes are existing, natural and covered with vegetation,
 - b. A bypass system or an emergency overflow pathway shall be designed to handle flow exceeding the facility design and located so that it does not pass through active recreation areas or present a safety hazard,
 - c. The storm water facilities shall be landscaped in a manner to enhance passive recreation opportunities such as trails and aesthetic viewing, and
 - d. The storm water facilities shall be designed so they do not require fencing pursuant to the surface water design manual;
3. In the case of joint use of the tract for storm water facilities and recreation space, the city manager or his or her designee shall be responsible for maintenance of the storm water facilities only and will require an access easement for that purpose. [Ord. 125 § 1, 1997]

18.14.190 On-site recreation – Play areas required.

A. All single detached subdivisions, apartment, townhouse, and mixed use development, excluding age restricted senior citizen housing, shall provide tot/children play areas within the recreation space on-site, except when facilities are available within one-quarter mile that are developed as public parks or playgrounds and are accessible without crossing of arterial streets.

B. If any play apparatus is provided in the play area, the apparatus shall meet consumer product safety standards for equipment, soft surfacing and spacing, and shall be located in an area that is:

1. At least 400 square feet in size with no dimension less than 20 feet; and
2. Adjacent to main pedestrian paths or near building entrances. [Ord. 125 § 1, 1997]

18.14.200 On-site recreation – Maintenance of recreation space or dedication.

A. Recreation space as defined in SMC 18.14.180(B) may be dedicated as a public park in lieu of providing the on-site recreation required above when the following criteria are met:

1. The dedicated area is at least 20 acres in size, except when adjacent to an existing or planned city park; and
2. The dedicated land provides one or more of the following:
 - a. Shoreline access,
 - b. Regional trail linkages,
 - c. Habitat linkages,
 - d. Recreation facilities, or
 - e. Heritage sites; and
3. The dedicated area is located within one mile of the project site.

B. Unless the recreation space is dedicated to the city of Shoreline pursuant to subsection (A), maintenance of any recreation space retained in private ownership shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to parks division. [Ord. 125 § 1, 1997]

18.14.210 Storage space and collection points for recyclables.

Developments shall provide storage space for the collection of recyclables as follows:

A. The storage space shall be provided at the rate of:

1. One and one-half square feet per dwelling unit in multiple-dwelling developments except where the development is participating in a city-sponsored or approved direct collection program in which individual recycling bins are used for curbside collection;
2. Two square feet per every 1,000 square feet of building gross floor area in office, educational and institutional developments;
3. Three square feet per every 1,000 square feet of building gross floor area in manufacturing and other nonresidential developments; and
4. Five square feet per every 1,000 square feet of building gross floor area in retail developments.

B. The storage space for residential developments shall be apportioned and located in collection points as follows:

1. The required storage area shall be dispersed in collection points throughout the site when a residential development comprises more than one building.
2. There shall be one collection point for every 30 dwelling units.
3. Collection points may be located within residential buildings, in separate buildings/structures without dwelling units, or outdoors.
4. Collection points located in separate buildings/structures or outdoors shall be no more than 200 feet from a common entrance of a residential building.
5. Collection points shall be located in a manner so that hauling trucks do not obstruct pedestrian or vehicle traffic on-site, or project into any public right-of-way.

C. The storage space for nonresidential development shall be apportioned and located in collection points as follows:

1. Storage space may be allocated to a centralized collection point.
2. Outdoor collection points shall not be located in any required setback areas.
3. Collection points shall be located in a manner so that hauling trucks do not obstruct pedestrian or vehicle traffic on-site, or project into any public right-of-way.

18.14.220

4. Access to collection points may be limited, except during regular business hours and/or specified collection hours.

D. The collection points shall be designed as follows:

1. Dimensions of the collection points shall be of sufficient width and depth to enclose containers for recyclables.

2. Architectural design of any structure enclosing an outdoor collection point or any building primarily used to contain a collection point shall be consistent with the design of the primary structure(s) on the site.

3. Collection points shall be identified by signs not exceeding two square feet.

4. A six foot wall or fence shall enclose any outdoor collection point, excluding collection points located in industrial developments that are greater than 100 feet from residentially zoned property.

5. Enclosures for outdoor collection points and buildings used primarily to contain a collection point shall have gate openings at least 12 feet wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12 feet.

6. Weather protection of recyclables shall be ensured by using weatherproof containers or by providing a roof over the storage area.

E. Only recyclable materials generated on-site shall be collected and stored at such collection points. Except for initial sorting of recyclables by users, all other processing of such materials shall be conducted off-site. [Ord. 125 § 1, 1997]

18.14.220 Fences.

Fences are permitted as follows:

A. Fences exceeding a height of six feet shall comply with the applicable street and interior setbacks of the zone in which the property is located;

B. The height of a fence located on a rockery, retaining wall, or berm shall be measured from the top of the fence to the ground on the low side of the rockery, retaining wall, or berm;

C. When a protective fence is located on top of a rockery within the required setback area, any portion of the fence above a height of six feet shall be an open-work fence;

D. Electric fences shall:

1. Be permitted in all zones; provided, that when placed within R-4 through R-48 zones, additional fencing or other barriers shall be constructed to prevent inadvertent contact with the electric fence from abutting property;

2. Comply with the following requirements:

a. An electric fence using an interrupted flow of current at intervals of about one second on and two seconds off shall be limited to 2,000 volts at 17 milliamp;

b. An electric fence using continuous current shall be limited to 1,500 volts at seven milliamp;

c. All electric fences in the R-4 through R-48 zones shall be posted with permanent signs a minimum of 36 square inches in area at 50-foot intervals stating that the fence is electrified; and

d. Electric fences sold as a complete and assembled unit can be installed by an owner if the controlling elements of the installation are certified by an ANSI approved testing agency; and

E. Except as specifically required for the necessary security related to a nonresidential use, no barbed or razor-wire fence shall be located in any R-4 through R-48 zone. [Ord. 125 § 1, 1997]

18.14.230 Trail corridors – Applicability.

Trail easements shall be provided by any development, except for single detached residential permits, when such developments are located within any community or regional trail corridor identified by an adopted comprehensive plan or community plan identifying community and/or regional trail systems. The residents or tenants of the development shall be provided access to the trail easement. The area of the trail easement shall be counted as part of the site for purposes of density and floor area calculations. [Ord. 125 § 1, 1997]

18.14.240 Trail corridors – Design standards.

Trail design shall be reviewed by the parks department for consistency with adopted standards for:

- A. Width of the trail corridor;
- B. Location of the trail corridor on the site;
- C. Surfacing improvements; and
- D. Use(s) permitted within the corridor. [Ord. 125 § 1, 1997]

18.14.250 Trail corridors – Maintenance of trail corridors/improvements.

Maintenance of any trail corridor or improvements, retained in private ownership, shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the parks division. [Ord. 125 § 1, 1997]

Chapter 18.16

DEVELOPMENT STANDARDS – LANDSCAPING AND WATER USE

Sections:

- 18.16.010 Purpose.
- 18.16.020 Application.
- 18.16.030 Land use grouping.
- 18.16.040 Landscaping – Screen types and description.
- 18.16.050 Landscaping – Street frontages.
- 18.16.060 Landscaping – Interior lot lines.
- 18.16.070 Landscaping – Surface parking areas.
- 18.16.080 Landscaping – Adjacent to freeway rights-of-way.
- 18.16.085 Landscaping – General standards for all landscape areas.
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- 18.16.100 Landscaping – Alternative options.
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18.16.010 Purpose.

The purpose of this chapter is to preserve the aesthetic character of communities, to improve the aesthetic quality of the built environment, to promote retention and protection of existing vegetation, to promote water efficiency, to promote native wildlife, to reduce the impacts of development on drainage systems and natural habitats, and to increase privacy for residential zones by:

- A. Providing visual relief from large expanses of parking areas and reduction of perceived building scale;
- B. Providing physical separation between residential and nonresidential areas;
- C. Providing visual screens and barriers as a transition between differing land uses;
- D. Retaining existing vegetation and significant trees by incorporating them into the site design;
- E. Providing increased areas of permeable surfaces to allow for:
 - 1. Infiltration of surface water into ground water resources,
 - 2. Reduction in the quantity of storm water discharge, and
 - 3. Improvement in the quality of storm water discharge;
- F. Encouraging the use of native plant species by their retention or use in the landscape design;
- G. Requiring water use efficiency through water budgeting and efficient irrigation design standards;
- H. Encouraging the use of a diversity of plant species which promote native wildlife habitat. [Ord. 125 § 1, 1997]

18.16.020 Application.

Except for communication facilities regulated pursuant to Chapter 18.26 SMC, all new development listed in SMC 18.16.030 shall be subject to the landscaping provisions of this chapter; provided, that specific landscaping and tree retention provisions for uses established through a conditional use permit, a special use permit, or an urban planned development application shall be determined during the applicable review process. [Ord. 125 § 1, 1997]

18.16.030 Land use grouping.

In order to facilitate the application of this chapter, the land uses of Chapter 18.08 SMC have been grouped in the following manner.

A. Residential development shall refer to those uses listed in SMC 18.08.030, except those uses listed under accessory uses, provided:

1. Attached/group residences shall refer to:
 - a. Townhouses, except as provided in subsection (2)(a);
 - b. Apartments;
 - c. Senior citizen assisted;
 - d. Temporary lodging;
 - e. Group residences other than Type I community residential facilities;
 - f. Mobile home parks; and

2. Single-family development shall refer to:
 - a. Residential subdivisions, including attached and detached dwelling units on individually platted lots;
 - b. Any detached dwelling units located on a lot; and
 - c. Type I community residential facilities.

B. Commercial development shall refer to those uses in:

1. SMC 18.08.040 as amusement/entertainment uses, except golf facilities;
2. SMC 18.08.050 except recycling centers, health and educational services, daycare I, churches, synagogues, and temples; and
3. SMC 18.08.070, except forest product sales and agricultural crop sales.

C. Industrial development shall refer to those uses listed in:

1. SMC 18.08.050 as recycling center;
2. SMC 18.08.060 except government services;
3. SMC 18.08.080; and
4. SMC 18.08.090 as mineral extraction and processing.

D. Institutional development shall refer to those uses listed in:

1. SMC 18.08.040 as cultural uses, except arboretums;
2. SMC 18.08.050 as churches, synagogues and temples, health services, and education services except specialized instruction schools permitted as an accessory use; and
3. SMC 18.08.060 as government services.

E. Utility development shall refer to those listed in SMC 18.08.060 as utility facilities.

F. Uses contained in Chapter 18.08 SMC that are not listed in subsections (A) through (E) of this section shall not be subject to landscaping and tree retention requirements except as specified in any applicable review of a conditional use or special use permits. [Ord. 125 § 1, 1997]

18.16.040 Landscaping – Screen types and description.

The three types of landscaping screens are described and applied as follows:

A. Type I landscaping screen:

1. Type I landscaping is a “full screen” that functions as a visual barrier. This landscaping is typically found adjacent to freeways and between residential and nonresidential areas;
2. Type I landscaping shall minimally consist of:
 - a. A mix of primarily evergreen trees and shrubs generally interspersed throughout the landscaped strip and spaced to form a continuous screen;
 - b. Between 70 and 90 percent evergreen trees;
 - c. Trees provided at the rate of one per 10 linear feet of landscaped strip and spaced no more than 30 feet apart on center;
 - d. Evergreen shrubs provided at the rate of one per linear four feet of landscape strip and spaced no more than eight feet apart on center; and

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e. Ground cover pursuant to SMC 18.16.090.

B. Type II landscaping screen:

1. Type II landscaping is a "filtered screen" that functions as a visual separator. This landscaping is typically found between commercial and industrial uses, between differing types of residential development, and to screen industrial uses from the street;

2. Type II landscaping shall minimally consist of:

a. A mix of evergreen and deciduous trees and shrubs generally interspersed throughout the landscape strip spaced to create a filtered screen;

b. At least 50 percent deciduous trees and at least 30 percent evergreen trees;

c. Trees provided at the rate of one per 20 linear feet of landscaped strip and spaced no more than 30 feet apart on center;

d. Shrubs provided at the rate of one per four linear feet of landscape strip and spaced no more than eight feet apart on center; and

e. Ground cover pursuant to SMC 18.16.090.

C. Type III landscaping screen:

1. Type III landscaping is a "see-through screen" that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between apartment developments;

2. Type III landscaping shall minimally consist of:

a. A mix of evergreen and deciduous trees generally interspersed throughout the landscaped strip and spaced to create a continuous canopy;

b. At least 70 percent deciduous trees;

c. Trees provided at the rate of one per linear 25 feet of landscaped spaced no more than 30 feet apart on center;

d. Shrubs, provided at the rate of one per four linear feet of landscape strip and spaced no more than eight feet apart on center; and

e. Ground cover pursuant to SMC 18.16.090. [Ord. 125 § 1, 1997]

18.16.050 Landscaping – Street frontages.

The average width of perimeter landscaping along street frontages shall be provided as follows:

A. Twenty feet of Type II landscaping shall be provided for an institutional use, excluding playgrounds and playfields;

B. Ten feet of Type II landscaping shall be provided for an industrial development;

C. Ten feet of Type II landscaping shall be provided for an above-ground utility facilities development, excluding distribution and transmission corridors, located outside a public right-of-way;

D. Ten feet of Type III landscaping shall be provided for a commercial or attached/group residence development; and

E. For single-family subdivisions:

1. Trees shall be planted at the rate of one tree for every 40 feet of frontage along a neighborhood collector street or arterial street.

2. The trees shall be:

a. Located within the street right-of-way if permitted by the custodial state or local agency;

b. No more than 20 feet from the street right-of-way line when located within a lot;

c. Maintained by the adjacent landowner unless part of a county maintenance program; and

d. A species approved by the county.

3. The trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and intersections. [Ord. 125 § 1, 1997]

18.16.060 Landscaping – Interior lot lines.

The average width of perimeter landscaping along interior lot lines shall be provided as follows:

A. Twenty feet of Type I landscaping shall be included in a commercial or industrial development along any portion adjacent to a residential development;

B. Ten feet of Type II landscaping shall be included in an attached/group residence development, except that along portions of the development adjacent to another attached/group residence development or adjacent to any nonresidential use the requirement shall be five feet of Type II landscaping;

C. Ten feet of Type II landscaping shall be included in an industrial development along any portion adjacent to a commercial or institutional development; and

D. Ten feet of Type II landscaping shall be included in an institutional use, excluding of playgrounds and playfields, or an above-ground utility facility development, excluding distribution or transmission corridors, when located outside a public right-of-way. [Ord. 125 § 1, 1997]

18.16.070 Landscaping – Surface parking areas.

Parking area landscaping shall be provided within surface parking areas with 10 or more parking stalls for the purpose of providing shade and diminishing the visual impacts of large paved areas as follows:

A. Residential developments with common parking areas shall provide planting areas at the rate of 20 square feet per parking stall;

B. Commercial, industrial, or institutional developments, shall provide landscaping at a rate of:

1. Twenty square feet per parking stall when 10 to 30 parking stalls are provided; and
2. Twenty-five square feet per parking stall when 31 or more parking stalls are provided;

C. Trees shall be provided and distributed throughout the parking area at a rate of:

1. One tree for every five parking stalls for a commercial or industrial development; and
2. One tree for every 10 parking stalls for residential or institutional development;

D. The maximum distance between any parking stall and landscaping shall be no more than 100 feet;

E. Permanent curbs or structural barriers shall be provided to protect the plantings from vehicle overhang; and

F. Parking area landscaping shall consist of:

1. Canopy-type deciduous trees, evergreen trees, evergreen shrubs and ground covers planted in islands or strips;

2. Shrubs that do not exceed a maintained height of 42 inches;

3. Plantings contained in planting islands or strips having an area of at least 100 square feet and with a narrow dimension of no less than five feet;

4. Ground cover pursuant to SMC 18.16.090; and

5. At least 70 percent of trees are deciduous. [Ord. 125 § 1, 1997]

18.16.080 Landscaping – Adjacent to freeway rights-of-way.

A. All residential developments shall provide a minimum average width of 20 feet of Type I landscaping adjacent to freeway rights-of-way.

B. All other developments shall provide a minimum average width of 20 feet of Type III landscaping adjacent to freeway rights-of-way. [Ord. 125 § 1, 1997]

18.16.085 Landscaping – General standards for all landscape areas.

All new landscape areas proposed for a development shall be subject to the following provisions:

A. Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1).

B. All new turf areas, except all-weather, sand-based athletic fields shall:

1. Be augmented with a two-inch layer of organic material cultivated a minimum of six inches deep; or
2. Have an organic content of five percent or more to a depth of six inches as shown in a soil sample analysis. The soil analysis shall include:

a. Determination of soil texture, indicating percentage of organic matter,

b. An approximated soil infiltration rate (either measured or derived from soil/texture/infiltration rate tables). A range of infiltration rates shall be noted where appropriate, and

c. Measure pH value.

C. Except as specifically outlined for turf areas in subsection (B), the organic content of soils in any landscape area shall be as necessary to provide adequate nutrient and moisture-retention levels for the establishment of plantings.

D. Landscape areas, except turf or areas of established groundcover, shall be covered with at least two inches of mulch to minimize evaporation.

E. Plants having similar water use characteristics shall be grouped together in distinct hydrozones.

F. Plant selection shall consider adaptability to climatic, geologic, and topographical conditions of the site. Preservation of existing vegetation is encouraged. [Ord. 125 § 1, 1997]

18.16.090 Landscaping – Additional standards for required landscape areas.

In addition to the general standards of SMC 18.16.085, landscape areas required pursuant to SMC 18.16.050 through 18.16.080 shall conform to the following standards:

A. All plants shall conform to American Association of Nurserymen (AAN) grades and standards as published in the "American Standard for Nursery Stock" manual; provided, that existing healthy vegetation used to augment new plantings shall not be required to meet the standards of this manual.

B. Single-stemmed trees required pursuant to this chapter shall at the time of planting conform to the following standards:

1. In parking area landscaping and in street rights-of-way:

- a. Deciduous trees shall have a minimum caliper of 1.75 inches and a height of 10 feet, and
- b. Coniferous and broadleaf evergreens shall be at least five feet in height;

2. In all other required landscape areas:

- a. Deciduous trees shall have a minimum caliper of 1.5 inches and a height of 10 feet, and
- b. Coniferous and broadleaf evergreen trees shall be at least five feet in height.

C. Multiple-stemmed trees shall be permitted as an option to single-stemmed trees; provided, that such multiple-stemmed trees are:

- 1. At least six feet in height; and
- 2. Not allowed within street rights-of-way.

D. When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows.

E. Shrubs shall be:

- 1. At least an AAN container class No. 2 size at time of planting in Type II, III and parking area landscaping;
- 2. At least 24 inches in height at the time of planting for Type I landscaping; and
- 3. Maintained at a height not exceeding 42 inches when located in Type III or parking area landscaping.

F. Ground covers shall be planted and spaced to result in total coverage of the majority of the required landscape area within three years.

G. All fences shall be placed on the inward side of any required perimeter landscaping along the street frontage.

H. Required street landscaping may be placed within city street rights-of-way subject to the city of Shoreline road design standards with the permission of the city of Shoreline department of public works, provided adequate space is maintained along the street line to replant the required landscaping should subsequent street improvements require the removal of landscaping within the rights-of-way.

I. Required street landscaping may be placed within Washington state rights-of-way subject to permission of the Washington State Department of Transportation.

J. New landscape material provided within areas of undisturbed vegetation or within the protected area of significant trees shall give preference to utilizing indigenous plant species. [Ord. 125 § 1, 1997]

18.16.100 Landscaping – Alternative options.

The following alternative landscape options may be allowed, subject to county approval, only if they accomplish equal or better levels of screening or when existing conditions on or adjacent to the site, such as significant topographic differences, vegetation, structures or utilities would render application of this chapter ineffective or result in scenic view obstruction:

A. The amount of required landscape area may be reduced to ensure that the total area for required landscaping, and/or the area remaining undisturbed for the purpose of wildlife habitat or corridors does not exceed 15 percent of the net developable area of the site. For the purpose of this subsection, the net developable area of the site shall not include areas deemed unbuildable due to their location within sensitive areas and any associated buffers.

B. The average width of the perimeter landscape strip may be reduced up to 25 percent along any portion where:

1. Berms at least three feet in height or architectural barriers at least six feet in height are incorporated into the landscape design; or

2. The landscape materials are incorporated elsewhere on-site.

C. In pedestrian district overlays, street perimeter landscaping may be waived provided a site plan, consistent with the applicable adopted area zoning document, is approved that provides street trees and other pedestrian-related amenities.

D. When an existing structure precludes installation of the total amount of required site perimeter landscaping, such landscaping material shall be incorporated on another portion of the site.

E. Single-stemmed deciduous tree species that cannot generally be planted and established in larger sizes may have a caliper of less than 1.5 inches.

F. The number of trees and shrubs to be provided in required perimeter and parking area landscaping may be reduced up to 25 percent when a development uses landscaping materials consisting of species typically associated with the Puget Sound Basin in the following proportions:

1. Seventy-five percent of groundcover and shrubs; and
2. Fifty percent of trees.

G. The department shall develop and maintain an advisory listing of trees recommended for new plantings. Such list shall describe their general characteristics and suitability, and provide guidelines for their inclusion within required landscape areas. [Ord. 125 § 1, 1997]

18.16.115 Landscaping – Plan design, design review, and installation.

A. The landscape plan shall be drawn on the same base map as the development plans and shall identify the following:

1. Total landscape area and separate hydrozones;
2. Landscape materials botanical/common name and applicable size;
3. Property lines;
4. Impervious surfaces;
5. Natural or manmade water features or bodies;
6. Existing or proposed structures, fences, and retaining walls;
7. Natural features or vegetation left in natural state; and
8. Designated recreational open space areas.

B. The proposed landscape plan shall be certified by a Washington state registered landscape architect, Washington state certified nurseryman, or Washington state certified landscaper.

C. A person certified pursuant to subsection (B) shall submit (within 30 days of completed installation) a signed affidavit that landscaping has been installed per the plan.

D. The required landscaping shall be installed no later than three months after issuance of a certificate of occupancy for the project or project phase. However, the time limit for compliance may be extended to allow installation of such required landscaping during the next appropriate planting season. [Ord. 125 § 1, 1997]

18.16.180

18.16.180 Maintenance.

- A. All landscaping shall be maintained for the life of the project;
- B. All landscape materials shall be pruned and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure;
- C. With the exception of dead, diseased or damaged trees specifically retained to provide wildlife habitat; other dead, diseased, damaged or stolen plantings shall be replaced within three months or during the next planting season if the loss does not occur in a planting season; and
- D. Landscape areas shall be kept free of trash. [Ord. 125 § 1, 1997]

18.16.190 Bonds/security.

Performance bonds or other appropriate security (including letters of credit and set aside letters) shall be required for a period of no less than six months after the planting or transplanting of vegetation to insure proper installation, establishment and maintenance. This time period may be extended to one year by the director, if necessary to cover a planting and growing season. [Ord. 125 § 1, 1997]

18.16.300 Water use – Applicability of water budget for landscape areas.

Irrigation systems of any type are optional components of a landscape area. However, a water budget for irrigation purposes shall be established for all new development, except for:

- A. Individually platted single dwelling (attached or detached) residential lots; provided, that developer-installed landscaping in common areas of residential projects is not exempt; and
- B. Any project with a total landscaped area less than 500 square feet. [Ord. 125 § 1, 1997]

18.16.310 Water use – Irrigation water budget calculated.

A. The water budget (WB) allocation shall be calculated using the following formula:

$$WB = (Eto) \times (AF) \times (LA) \times (CF)$$

Eto: Referenced Evapotranspiration Rate (net seasonal irrigation requirement in inches – see table below)

AF: Adjustment factor value of 0.8 (i.e., 0.5 x (Eto)/ 0.625 irrigation efficiency coefficient)

LA: Landscape area (square feet)

CF: Conversion factor value of 0.62 (Eto inches to gallons per square foot)

Reference Eto Table – Historical Data*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Season Total
Monthly Net Irrig. Requirement (Inches)	.00	.00	.00	.00	1.59	3.13	4.46	3.51	1.77	.03	.00	.00	14.49

* These figures are based on a 30-year average of National Weather Service Data and represent the amount of additional irrigation required for turf grass. The figures are adjusted for turf typically used in commercial landscaping.

B. The county shall within three years of the implementation of this chapter, submit an evaluation of the WB calculation formula outlined in subsection (A). The evaluation shall include a recommendation to retain or modify the adjustment factor or components thereof, and shall be made in consultation with groups including landscape professionals and water purveyors.

C. The water budget will be calculated upon the total area of the site in landscape areas and in landscape water features (such as decorative ponds, pools or fountains) that are fed by irrigation water. For the purpose of calculating the water budget, “landscape area” shall mean the entire parcel, less:

1. Sensitive areas and their buffers;
2. The building footprint;
3. Driveways;
4. Paved portions of parking lots; and
5. Hardscapes (e.g., decks, patios, sidewalks, and other nonporous areas).

D. Areas such as playgrounds, sport fields, golf courses, school yards, or other recreational spaces where the turf provides a playing surface or serves other recreational purposes may be allowed additional water beyond the established water budget. In order to receive additional water for such turf areas, the applicant shall submit a statement designating such turf areas for recreational purposes and specifying additional water needs above the water budget. This additional water need will be based upon the Eto information for the turfgrass species or species mix used in such turf areas.

E. Landscape water features shall not use potable water unless the water feature recirculates water used in its operation.

F. The irrigation water use may be monitored by the water purveyor on a yearly basis after the date of release of the performance bond.

G. Alternative water sources such as recycled waste water or rainwater are encouraged. Such water sources shall not be subject to the limits of the water budget. [Ord. 125 § 1, 1997]

18.16.320 Water use – Estimated water use calculated.

The estimated water use shall be calculated using the following provisions.

A. Estimated water use (EWU) shall be calculated for each hydrozone by using the following formula:

$$EWU = \frac{(Eto) \times (PF) \times (HA) \times (CF)}{IE}$$

Eto: Referenced Evapotranspiration Rate (net seasonal irrigation requirement in inches – see table)

PF: Plant factor value (see subsection (B))

HA: Hydrozone area (square feet)

CF: Conversion factor value of 0.62 (Eto inches to gallons per square foot)

IE: Irrigation efficiency value

B. Plant factor values shall be as follows, but may be adjusted pursuant to subsection (C):

1. 0 to 0.3 for low water use plants;
2. 0.4 to 0.6 for average water use plants; and
3. 0.7 to 1.0 for high water use plants.

C. For each hydrozone, plant factor values may be determined and adjusted by the designer (based on professional judgment and applicable reference materials) considering the relevant factors such as:

1. Water requirements of the various plant species proposed;
2. Density of the plantings;
3. Microclimate of the site; and
4. Soil conditions. [Ord. 125 § 1, 1997]

18.16.330 Water use – Irrigation efficiency goals and system design standards.

For purposes of this section, irrigation shall include any means of applying water to landscaped areas. All irrigation is at the applicant's option. Manually applied irrigation methods shall comply with subsections (A) and (B). Irrigation applied through installed irrigation systems shall comply with subsections (A) through (C):

A. Irrigation water shall be applied with goals of avoiding runoff, low head drainage, overspray, or other similar conditions where water flows onto adjacent property, nonirrigated areas, and impervious surfaces by:

1. Considering soil type and infiltration rates;
2. Using proper irrigation equipment and schedules, including features such as repeat cycles, to closely match application rates with infiltration rates; and
3. Considering special problems posed by irrigation on slopes and in median strips.

B. All irrigation water outlets, except those using alternative water sources, shall be downstream of the meter used to measure irrigation water use.

C. Irrigation systems shall be subject to the following additional provisions:

1. Systems shall not be located on any:

18.16.340

- a. Turfgrass slopes exceeding a slope of three horizontal feet to one vertical foot (3:1), and
 - b. Turfgrass portions of median strips.
2. Systems in landscape strips less than five feet in width shall be designed to ensure that overspray and/or runoff does not occur by use of system design options such as low volume emitters.
 3. Systems shall be designed to be consistent with the requirements of the hydrozone in which they are located.
 4. Systems shall be designed with the minimum average irrigation efficiency of 0.625.
 5. The use of automatic shutoff or override capabilities using rain shutoffs or moisture sensors is encouraged.
 6. Systems shall utilize a master control valve connected to an automatic controller.
 7. Systems shall make provisions for winterization either by providing:
 - a. Manual drains (automatic drain valves are not permitted at all low points), or
 - b. Means to blow out lines with pressurized air.
 8. Separate valves shall be used to irrigate plants with differing water needs.
 9. Sprinkler heads with consistent application rates shall be selected for proper area coverage, operating pressure, and adjustment capability. [Ord. 125 § 1, 1997]

18.16.340 Water use – Irrigation system design, design review and audit at installation.

A. Irrigation plan design shall be certified by an Irrigation Association (IA)-certified designer or a registered landscape architect or professional engineer with irrigation design experience.

B. The irrigation system must be audited and accepted at installation by an IA-certified irrigation auditor. [Ord. 125 § 1, 1997]

18.16.350 Water use – Irrigation design plan contents.

Proposed irrigation system design plans shall be drawn on the same base project map as the landscape plan and shall identify:

- A. Location and size of any proposed separate water meters for the landscape;
- B. Location, type, and size of all components of the irrigation system;
- C. Static water pressure at the point of connection to the water supply; and
- D. Flow rate (gallons per minute), application rates (inches per hour), and design operating pressure (PSI) for each station. [Ord. 125 § 1, 1997]

18.16.360 Water use – Irrigation schedules.

Irrigation schedules consistent with the following shall be submitted:

- A. A recommended irrigation program with monthly irrigation schedules based, at a minimum on average monthly Eto, shall be required for before and after establishment.
- B. The irrigation schedule shall:
 1. Include for each station the run time (in minutes per cycle) and cycles per week;
 2. Indicate the amount of applied water (in the applicable billing unit used by a purveyor);
 3. Incorporate use of evapotranspiration data reflecting local microclimates;
 4. Be adjusted for additional water need in recreational areas;
 5. Incorporate additional operating criteria such as avoiding irrigation at times of high temperatures or winds. [Ord. 125 § 1, 1997]

18.16.370 Water use – Irrigation system maintenance.

Irrigation systems shall be maintained and inspected periodically to assure proper functioning. Replacement of components shall be of originally specified parts or materials, or their equivalents. [Ord. 125 § 1, 1997]

Chapter 18.18

DEVELOPMENT STANDARDS – PARKING AND CIRCULATION

Sections:

- 18.18.010 Purpose.
- 18.18.020 Authority and application.
- 18.18.030 Computation of required off-street parking spaces.
- 18.18.040 Shared parking requirements.
- 18.18.050 Exceptions for community residential facilities (CRFs) and senior citizen assisted housing.
- 18.18.060 Handicapped parking requirements.
- 18.18.070 Loading space requirements.
- 18.18.080 Stacking spaces for drive-through facilities.
- 18.18.090 Transit and rideshare provisions.
- 18.18.100 Pedestrian circulation and access.
- 18.18.110 Off-street parking plan design standards.
- 18.18.120 Off-street parking construction standards.
- 18.18.130 Compact car allowance requirements.
- 18.18.140 Internal circulation road standards.

18.18.010 Purpose.

The purpose of this chapter is to provide adequate parking for all uses allowed in this title, to reduce demand for parking by encouraging alternative means of transportation including public transit, rideshare and bicycles, and to increase pedestrian mobility in urban areas by:

- A. Setting minimum off-street parking standards for different land uses that assure safe, convenient and adequately sized parking facilities within activity centers;
- B. Providing incentives to rideshare through preferred parking arrangements;
- C. Providing for parking and storage of bicycles;
- D. Providing safe direct pedestrian access from public rights-of-way to structures and between developments; and
- E. Requiring uses which attract large numbers of employees or customers to provide transit stops. [Ord. 125 § 1, 1997]

18.18.020 Authority and application.

A. Before an occupancy permit may be granted for any new or enlarged building or for a change of use in any existing building, the use shall be required to meet the provisions of this chapter.

B. If this chapter does not specify a parking requirement for a land use, the director shall establish the minimum requirement based on a study of anticipated parking demand. In the study the applicant shall provide sufficient information to demonstrate that the parking demand for a specific land use will be satisfied. Parking studies shall be prepared by a professional engineer with expertise in traffic and parking analyses, unless an equally qualified individual is authorized by the director.

C. If the required amount of off-street parking has been proposed to be provided off-site, the applicant shall provide written contracts with affected landowners showing that required off-street parking shall be provided in a manner consistent with the provisions of this chapter. The contracts shall be reviewed by the city manager or his or her designee for compliance with this chapter, and, if approved, the contracts shall be recorded with the county records and elections division as a deed restriction on the title to all applicable properties. These deed restrictions may not be revoked or modified without authorization by the director. [Ord. 125 § 1, 1997]

18.18.030 Computation of required off-street parking spaces.

A. Except as modified in SMC 18.18.070 (B) through (D), off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in the following table. Off-street parking ratios expressed as number of spaces per square feet means the usable or net square footage of floor area, exclusive of nonpublic

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areas. Nonpublic areas include but are not limited to building maintenance areas, storage areas, closets, or restrooms. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number with fractions of .50 or greater rounding up and fractions below .50 rounding down.

LAND USE

MINIMUM PARKING SPACES REQUIRED

RESIDENTIAL (SMC 18.08.030(A)):

Single detached/townhouse	2.0 per dwelling unit
Apartment:	
Studio units	1.2 per dwelling unit
One-bedroom units	1.5 per dwelling unit
Two-bedroom units	1.8 per dwelling unit
Three-bedroom units or larger	2.0 per dwelling unit
Mobile home park	2.0 per dwelling unit
Senior citizen assisted	1 per 2 dwelling or sleeping units
Community residential facilities	1 per two bedrooms
Dormitory, including religious	1 per two bedrooms
Hotel/motel including organizational hotel/lodging	1 per bedroom
Bed and breakfast guesthouse	1 per guest room, plus 2 per facility

RECREATION/CULTURAL (SMC 18.08.040(A)):

Recreation/culture uses:	1 per 300 square feet
Exceptions:	
Bowling center	5 per lane
Golf course	3 per hole, plus 1 per 300 square feet of club house facilities
Golf driving range	1 per tee
Park/playfield	(director)
Theater	1 per 3 fixed seats
Conference center	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces.

GENERAL SERVICES (SMC 18.08.050(A)):

General services uses:	1 per 300 square feet
Exceptions:	
Funeral home/crematory	1 per 50 square feet of chapel area
Daycare I	2 per facility
Daycare II	2 per facility, plus 1 space for each 20 children
Churches, synagogue, temple	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
Outpatient and veterinary clinic offices	1 per 300 square feet of office, labs and examination rooms
Nursing and personal care facilities	1 per 4 beds

Hospital	1 per bed
Elementary schools	1 per classroom, plus 1 per 50 students
Secondary schools	
Middle/junior high schools	1 per classroom, plus 1 per 50 students
High schools	1 per classroom, plus 1 per 10 students
High schools with stadiums	Greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium
Vocational schools	1 per classroom, plus 1 per five students
Specialized instruction schools	1 per classroom, plus 1 per two students

GOVERNMENT/BUSINESS SERVICES (SMC 18.08.060(A)):

Government/business services uses:	1 per 300 square feet
Exceptions:	
Public agency yard	1 per 300 square feet of offices, plus .9 per 1,000 square feet of indoor storage or repair areas
Public agency archives	.9 per 1,000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas
Courts	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
Police facility	(director)
Fire facility	(director)
Construction and trade	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area
Warehousing and storage	1 per 300 square feet of office, plus .9 per 1,000 square feet of storage area
Self-service storage	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
Outdoor advertising services	1 per 300 square feet of office, plus .9 per 1,000 square feet of storage area
Heavy equipment repair	1 per 300 square feet of office, plus .9 per 1,000 square feet of indoor repair areas
Office	1 per 300 square feet

RETAIL/WHOLESALE (SMC 18.08.070(A)):

Retail trade uses:	1 per 300 square feet
Exceptions:	
Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet
Gasoline service stations w/o grocery	3 per facility, plus 1 per service bay
Gasoline service stations w/grocery, no service bays	1 per facility, plus 1 per 300 square feet of store
Restaurants	1 per 75 square feet in dining or lounge areas
Wholesale trade uses	.9 per 1,000 square feet
Retail and wholesale trade mixed use	1 per 300 square feet

MANUFACTURING (SMC 18.08.080(A)):

Manufacturing uses	.9 per 1,000 square feet
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Winery/brewery

.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area

REGIONAL (SMC 18.08.100(A)):

Regional uses

(director)

B. An applicant may request a modification of the minimum required number of parking spaces by providing that parking demand can be met with a reduced parking requirement. In such cases, the director may approve a reduction of up to 50 percent of the minimum required number of spaces.

C. When the city of Shoreline has received a shell building permit application, off-street parking requirements shall be based on the possible tenant improvements or uses authorized by the zone designation and compatible with the limitations of the shell permit. When the range of possible uses result in different parking requirements, the director will establish the amount of parking based on a likely range of uses.

D. Where other provisions of this code stipulate maximum parking allowed or reduced minimum parking requirements, those provisions shall apply.

E. In any development required to provide six or more parking spaces, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type parking facilities unless otherwise specified.

1. Off-street parking areas shall contain at least one bicycle parking space for every 12 spaces required for motor vehicles except as follows:

a. The director may reduce bike rack parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location.

b. The director may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination will include but not be limited to the following uses:

- (1) Park/playfield;
- (2) Marina;
- (3) Library/museum/arboretum;
- (4) Elementary/secondary school;
- (5) Sports club; or
- (6) Retail business (when located along a developed bicycle trail or designated bicycle route).

2. Bicycle facilities for patrons shall be located within 100 feet of the building entrance and shall be designed to allow either a bicycle frame or wheels to be locked to a structure attached to the pavement.

3. All bicycle parking and storage shall be located in safe, visible areas that do not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime use.

4. When more than 10 people are employed on-site, enclosed locker-type parking facilities for employees shall be provided. The director shall allocate the required number of parking spaces between bike rack parking and enclosed locker-type parking facilities.

5. One indoor bicycle storage space shall be provided for every two dwelling units in townhouse and apartment residential uses, unless individual garages are provided for every unit. The director may reduce the number of bike rack parking spaces if indoor storage facilities are available to all residents. [Ord. 125 § 1, 1997]

18.18.040 Shared parking requirements.

The amount of off-street parking required by SMC 18.18.030 may be reduced by an amount determined by the director when shared parking facilities for two or more uses are proposed, provided:

- A. The total parking area exceeds 5,000 square feet;
- B. The parking facilities are designed and developed as a single on-site common parking facility, or as a system of on-site and off-site facilities, if all facilities are connected with improved pedestrian facilities and no building or use involved is more than 800 feet from the most remote shared facility;
- C. The amount of the reduction shall not exceed 10 percent for each use, unless:

1. The normal hours of operation for each use are separated by at least one hour; or
 2. A parking demand study is prepared by a professional traffic engineer and submitted by the applicant documenting that the hours of actual parking demand for the proposed uses will not conflict and that uses will be served by adequate parking if shared parking reductions are authorized;
 3. The director will determine the amount of reduction but subject to subsection (D);
- D. The total number of parking spaces in the common parking facility is not less than the minimum required spaces for any single use;
- E. A covenant or other contract for shared parking between the cooperating property owners is approved by the director. This covenant or contract must be recorded with the King County Records and Elections Division as a deed restriction on both properties and cannot be modified or revoked without the consent of the director; and
- F. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the director or provide the full amount of required off-street parking for each use, in accordance with the requirements of this chapter, unless a satisfactory alternative remedy is approved by the director. [Ord. 125 § 1, 1997]

18.18.050 Exceptions for community residential facilities (CRFs) and senior citizen assisted housing.

- A. The minimum requirement of one off-street parking space per two bedrooms for CRFs and one off-street parking space per two senior citizen assisted housing units may be reduced by up to 50 percent, as determined by the director based on the following considerations:
1. Availability of private, convenient transportation services to meet the needs of the CRF residents;
 2. Accessibility to and frequency of public transportation; and
 3. Pedestrian access to health, medical, and shopping facilities.
- B. If a CRF or senior citizen assisted housing is no longer used for such purposes, additional off-street parking spaces shall be required in compliance with this chapter prior to the issuance of a new certificate of occupancy. [Ord. 125 § 1, 1997]

18.18.060 Handicapped parking requirements.

Off-street parking and access for physically handicapped persons shall be provided in accordance with Section 7503 of the regulations adopted pursuant to Chapter 19.27 RCW, State Building Code, and Chapter 70.92 RCW, Public Buildings – Provisions for Aged and Handicapped. [Ord. 125 § 1, 1997]

18.18.070 Loading space requirements.

A. Every nonresidential building engaged in retail, wholesale, manufacturing or storage activities, excluding self-service storage facilities, shall provide loading spaces in accordance with the standards listed below.

<u>GROSS FLOOR AREA</u>	<u>REQUIRED NUMBER OF OF LOADING SPACES</u>
10,000 to 16,000 square feet	1
16,001 to 40,000 square feet	2
40,001 to 64,000 square feet	3
64,001 to 96,000 square feet	4
96,001 to 128,000 square feet	5
128,001 to 160,000 square feet	6
160,001 to 196,000 square feet	7
For each additional 36,000 square feet	1 additional

B. Every building engaged in retail, hotel, office building, restaurant, hospital, auditorium, convention hall, exhibition hall, sports arena/stadium, or other similar use shall provide loading spaces in accordance with the standards listed below.

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<u>GROSS FLOOR AREA</u>	<u>REQUIRED NUMBER OF LOADING SPACES</u>
40,000 to 60,000 square feet	1
60,001 to 160,000 square feet	2
160,001 to 264,000 square feet	3
264,001 to 388,000 square feet	4
388,001 to 520,000 square feet	5
520,001 to 652,000 square feet	6
652,001 to 784,000 square feet	7
784,001 to 920,000 square feet	8
For each additional 140,000 square feet	1 additional

C. Each loading space required by this section shall be a minimum of 10 feet wide, 30 feet long, and have an unobstructed vertical clearance of 14 feet six inches, and shall be surfaced, improved and maintained as required by this chapter. Loading spaces shall be located so that trucks shall not obstruct pedestrian or vehicle traffic movement or project into any public right-of-way. All loading space areas shall be separated from required parking areas and shall be designated as truck loading spaces.

D. Any loading space located within 100 feet of areas zoned for residential use shall be screened and operated as necessary to reduce noise and visual impacts. Noise mitigation measures may include architectural or structural barriers, beams, walls, or restrictions on the hours of operation.

E. Multistory self-service storage facilities shall provide two loading spaces, and single story facilities one loading space, adjacent to each building entrance that provides common access to interior storage units. Each loading berth shall measure not less than 25 feet by 12 feet with an unobstructed vertical clearance of 14 feet six inches, and shall be surfaced, improved and maintained as required by this chapter. Any floor area additions or structural alterations to a building shall be required to provide loading space or spaces as set forth in this chapter. [Ord. 125 § 1, 1997]

18.18.080 Stacking spaces for drive-through facilities.

A. A stacking space shall be an area measuring eight feet by 20 feet with direct forward access to a service window of a drive-through facility. A stacking space shall be located to prevent any vehicles from extending onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other parking space areas. Stacking spaces for drive-through or drive-in uses may not be counted as required parking spaces.

B. Uses providing drive-up or drive-through services shall provide vehicle stacking spaces as follows:

1. For each drive-up window of a bank/financial institution, business service, or other drive-through use not listed, a minimum of five stacking spaces shall be provided; and
2. For each service window of a drive-through restaurant, a minimum of seven stacking spaces shall be provided. [Ord. 125 § 1, 1997]

18.18.090 Transit and rideshare provisions.

A. All land uses listed in SMC 18.08.060(A), government/business services, and in SMC 18.08.080(A), manufacturing, shall be required to reserve one parking space of every 20 required spaces for rideshare parking as follows:

1. The parking spaces shall be located closer to the primary employee entrance than any other employee parking except handicapped;
2. Reserved areas shall have markings and signs indicating that the space is reserved; and
3. Parking in reserved areas shall be limited to vanpools and carpools established through ride share programs by public agencies and to vehicles meeting minimum rideshare qualifications set by the employer;

B. The director may reduce the number of required off-street parking spaces when one or more scheduled transit routes provide service within 660 feet of the site. The amount of reduction shall be based on the number of scheduled transit runs between 7:00 – 9:00 a.m. and 4:00 – 6:00 p.m. each business day up to a maximum reduction as follows:

1. Four percent for each run serving land uses in SMC 18.08.060(A), government/business services and SMC 18.08.080(A), manufacturing, up to a maximum of 40 percent; and

2. Two percent for each run serving land uses in SMC 18.08.040(A), recreation/culture, 18.08.050(A), general services, and 18.08.060(A), retail/wholesale, up to a maximum of 20 percent; and

C. All uses which are located on an existing transit route and are required under the computation for required off-street parking spaces in SMC 18.18.030(A) to provide more than 200 parking spaces may be required to provide transit shelters, bus turnout lanes or other transit improvements as a condition of permit approval. Uses which reduce required parking under subsection (B) of this section shall provide transit shelters if transit routes adjoin the site. [Ord. 125 § 1, 1997]

18.18.100 Pedestrian circulation and access.

A. All uses, except single detached building permits, shall provide pedestrian access onto the site. Pedestrian access points shall be provided at all pedestrian arrival points to the development including the property edges, adjacent lots, abutting street intersections, crosswalks, and at transit stops. Pedestrian access shall be located as follows:

1. Access points at property edges and to adjacent lots shall be coordinated with existing development to provide circulation patterns between developments; and

2. Residential developments shall provide links between cul-de-sacs or groups of buildings to allow pedestrian access from within the development and from adjacent developments to activity centers, parks, common tracts, open spaces, schools or other public facilities, transit stops and public streets.

B. Pedestrian walkways shall form an on-site circulation system that minimizes the conflict between pedestrians and traffic at all points of pedestrian access to on-site parking and building entrances. Pedestrian walkways shall be provided when the pedestrian access point or any parking space is more than 75 feet from the building entrance or principal on-site destination and as follows:

1. All developments which contain more than one building shall provide walkways between the principal entrances of the buildings;

2. All nonresidential buildings set back more than 100 feet from the public right-of-way shall provide for direct pedestrian access from the building to buildings on adjacent lots; and

3. Pedestrian walkways across parking areas shall be located as follows:
a. Walkways running parallel to the parking rows shall be provided for every four rows. Rows without walkways shall be landscaped or contain barriers or other means to encourage pedestrians to use the walkways; and

b. Walkways running perpendicular to the parking rows shall be no further than 20 parking spaces. Landscaping, barriers or other means shall be provided between the parking rows to encourage pedestrians to use the walkways.

C. Pedestrian access and walkways shall meet the following minimum design standards:

1. Access and walkways shall be well lit and physically separated from driveways and parking spaces by landscaping, berms, barriers, grade separation or other means to protect pedestrians from vehicular traffic;

2. Access and walkways shall be a minimum of 60 inches of unobstructed width and meet the surfacing standards of the city of Shoreline road standards for walkways or sidewalks;

3. Access shall be usable by mobility impaired persons and shall be designed and constructed to be easily located by the sight impaired pedestrian by either grade change, texture or other equivalent means;

4. A crosswalk shall be required when a walkway crosses a driveway or a paved area accessible to vehicles;

5. Wherever walkways are provided, raised crosswalks or speed bumps shall be located at all points where a walkway crosses the lane of vehicle travel.

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D. Blocks in excess of 900 feet shall be provided with a crosswalk at the approximate midpoint of the block.
 [Ord. 125 § 1, 1997]

18.18.110 Off-street parking plan design standards.

A. Off-street parking areas shall not be located more than 500 feet from the building they are required to serve for all uses except those specified below; where the off-street parking areas do not abut the buildings they serve, the required maximum distance shall be measured from the nearest building entrance that the parking area serves:

1. For all single detached dwellings the parking spaces shall be located on the same lot they are required to serve;
2. For all other residential dwellings at least a portion of parking areas shall be located within 100 feet from the building(s) they are required to serve; and
3. For all nonresidential uses permitted in residential zones, the parking spaces shall be located on the same lot they are required to serve and at least a portion of parking areas shall be located within 150 feet from the nearest building entrance they are required to serve.

B. The minimum parking space and aisle dimensions for the most common parking angles are shown on chart below. For parking angles other than those shown on the chart, the minimum parking space and aisle dimensions shall be determined by the director. Regardless of the parking angle, one-way aisles shall be at least 10 feet wide, and two-way aisles shall be at least 20 feet wide. Parking plans for angle parking shall use space widths no less than eight feet six inches for a standard parking space design and eight feet for a compact car parking space design.

MINIMUM PARKING STALL AND AISLE DIMENSIONS

A PARKING ANGLE	B STALL WIDTH	C CURB LENGTH	D STALL DEPTH	E AISLE WIDTH		F UNIT DEPTH	
				1-WAY	2-WAY	1-WAY	2-WAY
0	8.0*	20.0*	8.0	12.0	20.0	**	**
	Min 8.5	22.5	8.5	12.0	20.0	29.0	37.0
	Desired 9.0	22.5	9.0	12.0	20.0	30.0	38.0
30	8.0*	16.0*	15.0	10.0	20.0	**	**
	Min 8.5	17.0	16.5	10.0	20.0	42.0	53.0
	Desired 9.0	18.0	17.0	10.0	20.0	44.0	54.0
45	8.0*	11.5*	17.0*	12.0	20.0	**	**
	Min 8.5	12.0		12.0	20.0	50.0	58.0
	Desired 9.0	12.5		12.0	20.0	51.0	59.0
60	8.0*	9.6*	18.0	18.0	20.0	**	**
	Min 8.5	10.0	20.0	18.0	20.0	58.0	60.0
	Desired 9.0	10.5	21.0	18.0	20.0	60.0	62.0
90	8.0*	8.0*	16.0*	23.0	23.0	**	**
	Min 8.5	8.5	20.0	23.0	23.0	63.0	63.0
	Desired 9.0	9.0	20.0	23.0	23.0	63.0	63.0

* for compact stalls only

** variable with compact and standard combinations

C. Any parking spaces abutting a landscaped area on the driver or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement to provide a place to step other than in the landscaped area. The additional width shall be separated from the adjacent parking space by a parking space division stripe. The parking space depth may be reduced when vehicles overhang a walkway under the following conditions:

1. Wheelstops or curbs are installed; and

2. The remaining walkway provides a minimum of 60 inches of unimpeded passageway for pedestrians.

D. The amount of space depth reduction is limited to a maximum of 18 inches.

E. Driveways providing ingress and egress between off-street parking areas and abutting streets shall be designed, located and constructed in accordance with the provisions of Chapter 12.10 SMC. Driveways for single detached dwellings, no more than 20 feet in width, may cross required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 15 percent of the required landscaping or setback area is displaced by the driveway. Driveways for all other developments may cross required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 10 percent of the required landscaping or setback area is displaced by the driveway.

F. Required parking spaces shall be located outside of any required setbacks, provided driveways located in setbacks may be used for parking.

G. Lighting shall be provided for safety of traffic and pedestrian circulation on the site, as required by Chapter 15.05 SMC. It shall be designed to minimize direct illumination of abutting properties and adjacent streets. The director shall have the authority to waive the requirement to provide lighting.

H. Tandem or end-to-end parking is allowed in residential developments. Apartment/townhouse developments may have tandem parking areas for each dwelling unit but shall not combine parking for separate dwelling units in tandem parking areas.

I. All vehicle parking and storage for single detached dwellings must be in a garage, carport or on an approved impervious surface. Any impervious surface used for vehicle parking or storage must have direct and unobstructed driveway access.

J. The total number of vehicles parked or stored outside of a building on a single-family lot in the R-4 through R-8 zones, excluding recreational vehicles and trailers, shall not exceed six vehicles on lots 12,500 square feet or less and eight vehicles on lots greater than 12,500 square feet.

K. Vanpool/carpool parking areas shall meet the following minimum design standards:

1. A minimum vertical clearance of seven feet three inches shall be provided to accommodate van vehicles if designated vanpool/carpool parking spaces are located in a parking structure; and

2. A minimum turning radius of 26 feet four inches with a minimum turning diameter (curb to curb) of 52 feet five inches shall be provided from parking aisles to adjacent carpool/vanpool parking spaces.

L. Direct access from the street right-of-way to off-street parking areas shall be subject to the requirements of SMC 18.28.120.

M. No dead-end alley may provide access to more than eight required off-street parking spaces.

N. Any parking stalls located in enclosed buildings must be totally within the enclosed building. [Ord. 125 § 1, 1997]

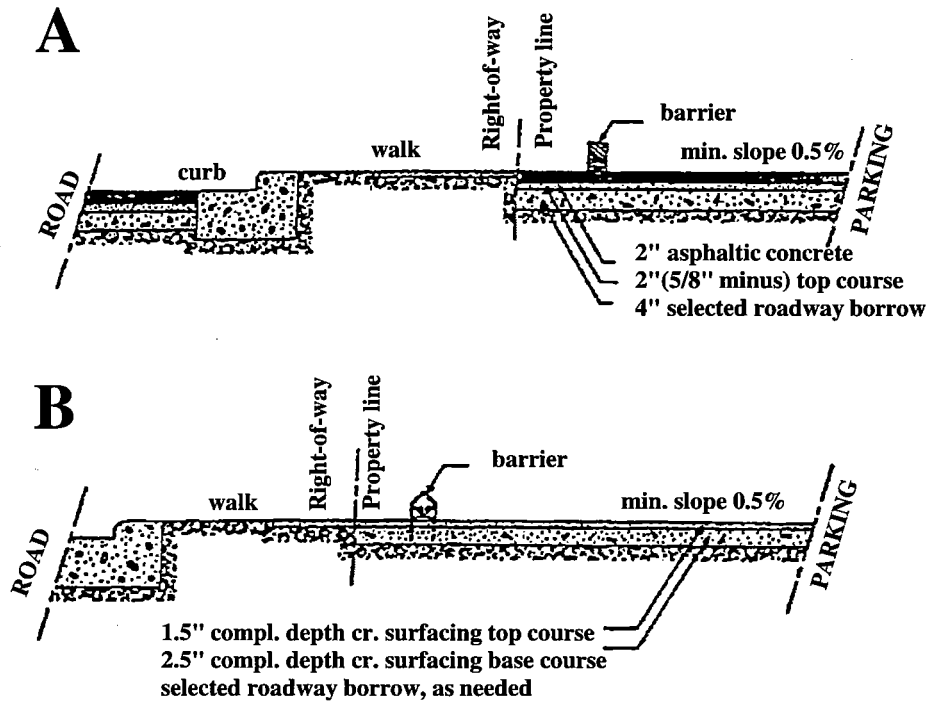
18.18.120 Off-street parking construction standards.

A. Off-street parking areas shall have dust-free, all-weather surfacing. Typical approved sections are illustrated below. Frequently used (at least five days a week) off-street parking areas shall conform to the standards shown in (A) below or an approved equivalent. If the parking area is to be used more than 30 days per year but less than five days a week, then the standards to be used shall conform to the standards shown in (B) below or an approved equivalent. An exception to these surfacing requirements may be made for certain uses that require intermittent use of their parking facilities less than 30 days per year. Any surface treatment other than those graphically illustrated below must be approved by the director.

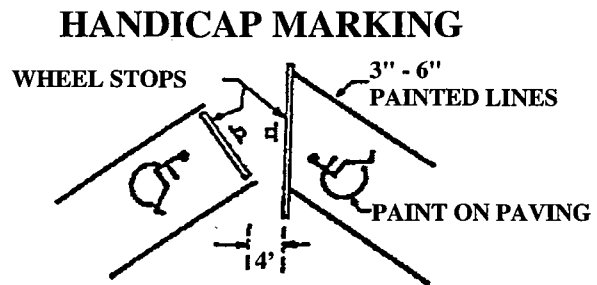
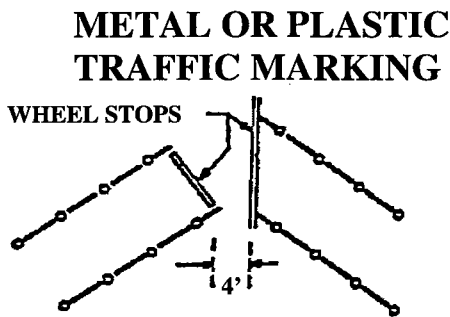
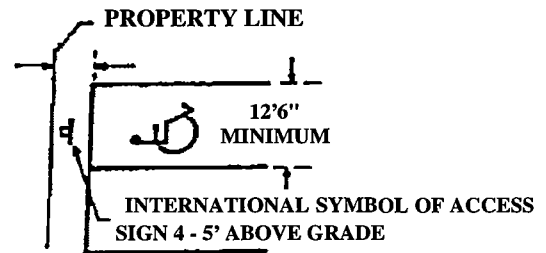
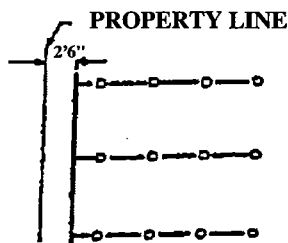
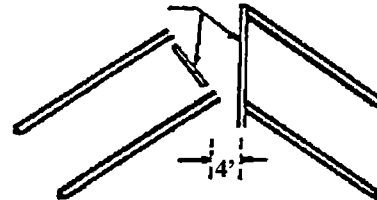
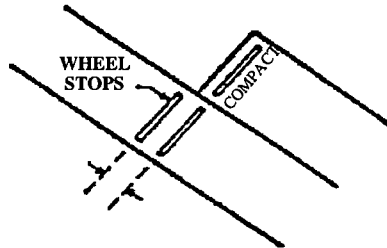
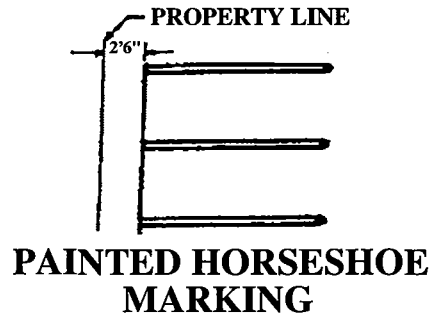
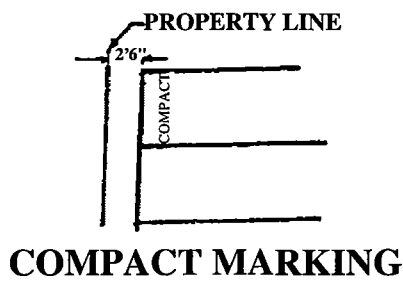
B. Grading work for parking areas shall meet the requirements in Chapter 16.82 KCC. Drainage and erosion/sedimentation control facilities shall be provided in accordance with Chapter 13.10 SMC.

C. Asphalt or concrete surfaced parking areas shall have parking spaces marked by surface paint lines or suitable substitute traffic marking material in accordance with the Washington state department of transportation standards. Wheel stops are required where a parked vehicle would encroach on adjacent property, pedestrian access or circulation areas, right-of-way or landscaped areas. Typically approved markings and wheel stop locations are illustrated below. [Ord. 125 § 1, 1997]

Minimum Surfacing Requirements



Stall Markings and Wheel Stop Locations



18.18.130 Compact car allowance requirements.

In any development containing more than 20 parking spaces, up to 50 percent of the total number of spaces may be sized to accommodate compact cars, subject to the following:

- A. Each space shall be clearly identified as a compact car space by painting the word "COMPACT" in capital letters, a minimum of eight inches high, on the pavement at the base of the parking space and centered between the striping;
- B. Aisle widths shall conform to the standards set for standard size cars; and
- C. Apartment developments with less than 20 parking spaces may designate up to 40 percent of the required parking spaces as compact spaces. [Ord. 125 § 1, 1997]

18.18.140

18.18.140 Internal circulation road standards.

Internal access roads to off-street parking areas shall conform with the surfacing and design requirements for private commercial roads set forth in Chapter 12.10 SMC. [Ord. 125 § 1, 1997]

Chapter 18.20

DEVELOPMENT STANDARDS – SIGNS

Sections:

- 18.20.010 Purpose.
- 18.20.020 Permit requirements.
- 18.20.030 Exempt signs.
- 18.20.040 Prohibited signs.
- 18.20.050 Sign area calculation.
- 18.20.060 General sign requirements.
- 18.20.065 Community bulletin board signs.
- 18.20.080 Residential zone signs.
- 18.20.090 Office zone signs.
- 18.20.095 Neighborhood business zone signs.
- 18.20.100 Community business and industrial zone signs.
- 18.20.110 Regional business zone signs.
- 18.20.120 Signs or displays of limited duration.
- 18.20.130 Billboards – Location and height standards.
- 18.20.140 Billboards – General requirements.
- 18.20.150 Billboards – Special restrictions in the CB zone.
- 18.20.160 Billboards – Alteration or relocation limitations.
- 18.20.170 Billboards – View and vegetative screening protections.
- 18.20.180 Billboard free areas.

18.20.010 Purpose.

The purpose of this chapter is to enhance the visual environment of the city by:

- A. Establishing standards that regulate the type, number, location, size, and lighting of signs;
- B. Recognizing the private purposes of signs for the identification of businesses and promotion of products and services; and
- C. Recognizing the public purposes of signs which includes considerations of traffic safety, economic and aesthetic welfare. [Ord. 125 § 1, 1997]

18.20.020 Permit requirements.

- A. Except as otherwise permitted by this chapter, no sign shall be erected, altered or relocated without approval by the county.
- B. No building permit shall be required for repainting, cleaning, or other normal maintenance and repair of a sign, or for sign face and copy changes that do not alter the size or structure of the sign. [Ord. 125 § 1, 1997]

18.20.030 Exempt signs.

The following signs or displays are exempted from the regulations under this chapter:

- A. Historic site markers or plaques, gravestones, and address numbers;
- B. Signs required by law, including but not limited to:
 - 1. Official or legal notices issued and posted by any public agency or court, or
 - 2. Traffic directional or warning signs;
- C. Plaques, tablets or inscriptions indicating the name of a building, date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, which are nonilluminated, and which do not exceed four square feet in surface area;
- D. Incidental signs, which shall not exceed two square feet in surface area; provided, that said size limitation shall not apply to signs providing directions, warnings or information when established and maintained by a public agency;
- E. State or federal flags;

18.20.040

F. Religious symbols; and

G. The flag of a commercial institution, provided no more than one flag is permitted per business premises; and further provided, the flag does not exceed 20 square feet in surface area. [Ord. 125 § 1, 1997]

18.20.040 Prohibited signs.

Except as indicated by this chapter, the following signs or displays are prohibited:

A. Portable signs including, but not limited to, sandwich/A-frame signs and mobile readerboard signs, and excluding signs permitted under SMC 18.20.120;

B. Private signs on utility poles;

C. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination may be confused with traffic control signs or signals;

D. Signs located in the public right-of-way, except where permitted in this chapter;

E. Posters, pennants, string of lights, blinking lights, balloons, searchlights and other displays of a carnival nature; except as architectural features, or on a limited basis as seasonal decorations or as provided for in SMC 18.20.120 as grand opening displays; and

F. Changing message center signs, where the message changes more frequently than every three minutes. [Ord. 125 § 1, 1997]

18.20.050 Sign area calculation.

A. Sign area for nonmonument freestanding signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.

B. Sign area for letters or symbols painted or mounted directly on walls or monument signs shall be calculated by measuring the smallest single rectangle which will enclose the combined letters and symbols.

C. Sign area for signs contained entirely within a cabinet and mounted on a wall or monument shall be calculated by measuring the entire area of the cabinet. [Ord. 125 § 1, 1997]

18.20.060 General sign requirements.

A. All signs, except billboards, community bulletin boards, political signs, real estate signs and special event signs, shall be on-premises signs; provided, that uses located on lots without public street frontage in business, office and industrial zones may have one off-premises directional sign of no more than 16 square feet.

B. Fuel price signs shall not be included in sign area or number limitations of SMC 18.20.090 through 18.20.110, provided such signs do not exceed 20 square feet per street frontage.

C. Projecting and awning signs shall not be permitted for uses in the resource and residential zones. In other zones, projecting and awning signs may be used in lieu of wall signs, provided:

1. They maintain a minimum clearance of eight feet above finished grade;
2. They do not project more than six feet from the supporting building facade; and
3. They shall not exceed the number or size permitted for wall signs in a zone.

D. Changing message center signs, and time and temperature signs, which can be a wall or freestanding sign, shall not exceed the size permitted for a wall or freestanding sign, and shall be permitted only in the NB, CB, RB, O, and I zones. Changing message center signs and time and temperature signs shall not exceed the maximum sign height permitted in the zone.

E. Directional signs shall not be included in the sign area or number limitation of SMC 18.20.080 through 18.20.110, provided they shall not exceed six square feet in surface area and are limited to one for each entrance or exit to surface parking areas or parking structure.

F. Sign illumination and glare:

1. All signs in the NB, CB, RB, O, or I zone districts may be illuminated. Signs in all other zones may be indirectly illuminated, provided, the light source for indirectly illuminated signs shall be no farther away from the sign than the height of the sign;

2. Indirectly illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences or any street right-of-way.

3. Electrical requirements for signs shall be governed by Chapter 19.28 RCW and WAC 296-46-910, and

4. Signs with an on/off operation shall be permitted only in the CB, RB, and I zones.

G. Maximum height for wall signs shall not extend above the highest exterior wall upon which the sign is located.

H. Except as otherwise permitted by this chapter, off-premises directional signs shall not exceed four square feet in sign area.

I. Mixed use developments in the NB, CB, RB, or O zones are permitted one permanent residential identification sign not exceeding 32 square feet in addition to the maximum sign area requirements in the zone where the mixed use development is located. [Ord. 125 § 1, 1997]

18.20.065 Community bulletin board signs.

One community bulletin board sign is permitted within each community plan designated activity center with the following limitations:

A. In the R zones community bulletin board signs may not exceed 32 square feet and are only permitted at public schools, police stations, fire stations or other public facilities;

B. In the O and NB zones community bulletin board signs may not exceed 40 square feet;

C. In the CB and I zones community bulletin board signs may not exceed 60 square feet; and

D. In the RB zone community bulletin board signs may not exceed 100 square feet. [Ord. 125 § 1, 1997]

18.20.080 Residential zone signs.

Signs in the R zones are limited as follows:

A. Nonresidential use:

1. One sign identifying nonresidential uses, not exceeding 25 square feet and not exceeding six feet in height is permitted.

2. Schools are permitted at least one sign not exceeding 32 square feet and one additional sign not exceeding 32 square feet if the parking areas or vehicular entrances utilize more than one street or are separated by at least 660 feet.

3. Home occupation and home industry signs are limited to wall signs not exceeding six square feet.

B. Residential use:

1. One residential identification sign not exceeding two square feet is permitted; and

2. One permanent residential development identification sign not exceeding 32 square feet is permitted per development. The maximum height for the sign shall be six feet. The sign may be freestanding or mounted on a wall, fence, or other structure. [Ord. 125 § 1, 1997]

18.20.090 Office zone signs.

Signs in the O zones shall be limited as follows:

A. Wall signs are permitted, provided they do not total an area more than 10 percent of the building facade on which they are located and provided they are limited to building facades with street frontage.

B. Freestanding Signs.

1. One freestanding sign not exceeding 50 square feet is permitted for each street frontage of the lot, provided corner lots with a street frontage of less than 100 feet on each street shall be permitted only one freestanding sign;

2. On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined; provided the combined sign does not exceed 80 square feet; and

3. The maximum height for freestanding signs shall be 15 feet. [Ord. 125 § 1, 1997]

18.20.095 Neighborhood business zone signs.

Signs in the NB zones shall be limited as follows:

18.20.100

A. Wall signs are permitted, provided they do not total an area more than 10 percent of the building facade on which they are located.

B. Freestanding Signs.

1. One freestanding sign not exceeding 50 square feet is permitted for each street frontage of the lot, provided corner lots with a street frontage of less than 100 feet on each street shall be permitted only one freestanding sign;

2. Multiple tenant developments that have more than 300 feet of street frontage on one street may have one additional freestanding sign for each 300 feet of street frontage, or portion thereof. Such signs shall be separated from one another by a minimum of 150 feet, if located on the same street frontage;

3. On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined; provided the combined sign does not exceed 150 square feet; and

4. The maximum height for freestanding signs shall be 15 feet. [Ord. 125 § 1, 1997]

18.20.100 Community business and industrial zone signs.

Signs in the CB and I zones shall be limited as follows:

A. Wall signs are permitted, provided they do not total an area more than 15 percent of the building facade on which they are located.

B. Freestanding Signs.

1. One freestanding sign not exceeding 85 square feet, plus an additional 20 square feet for each additional business in a multiple tenant structure but not to exceed 145 square feet total, is permitted for each street frontage of the lot, provided corner lots with a street frontage of less than 100 feet on each street shall be permitted only one freestanding sign;

2. Multiple tenant developments that have more than 300 feet of street frontage on one street may have one additional freestanding sign for each 300 feet of street frontage, or portion thereof. Such signs shall be separated from one another by a minimum of 150 feet, if located on the same street frontage;

3. On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined provided the combined sign area does not exceed 250 square feet; and

4. The maximum height for freestanding signs shall be 20 feet. [Ord. 125 § 1, 1997]

18.20.110 Regional business zone signs.

Signs in the RB zone shall be limited as follows:

A. Wall signs are permitted, provided they do not total an area more than 15 percent of the building facade on which they are located.

B. Freestanding Signs.

1. One freestanding sign not exceeding 170 square feet is permitted for each street frontage of the lot, provided corner lots with a street frontage of less than 100 feet on each street shall be permitted only one freestanding sign;

2. Multiple tenant developments that have more than 300 feet of street frontage on one street may have one additional freestanding sign for each 300 feet of street frontage, or portion thereof. Such signs shall be separated from one another by a minimum of 150 feet, if located on the same street frontage not exceeding 150 square feet;

3. On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined; provided, the combined sign area does not exceed 300 square feet; and

4. The maximum height for a freestanding sign shall be 25 feet. [Ord. 125 § 1, 1997]

18.20.120 Signs or displays of limited duration.

The following temporary signs or displays are permitted and except as required by the Uniform Building Code, or as otherwise permitted in this chapter, do not require building permits.

A. Grand Opening Displays.

1. Signs, posters, pennants, strings of lights, blinking lights, balloons and searchlights are permitted for a period of up to one month to announce the opening of a new enterprise or the opening of an enterprise under new management; and

2. All grand opening displays shall be removed upon the expiration of 30 consecutive days.

B. Construction Signs.

1. Construction signs identifying architects, engineers, planners, contractors or other individuals or firms involved with the construction of a building and announcing the character of the building or the purpose for which the building is intended may be displayed;

2. One nonilluminated, double-faced sign is permitted for each public street upon which the project fronts;

3. No sign shall exceed 32 square feet in surface area or 10 feet in height, or be located closer than 30 feet from the property line of the adjoining property; and

4. Construction signs must be removed by the date of first occupancy of the premises or one year after placement of the sign, whichever occurs first.

C. Political Signs.

1. Signs, posters or bills promoting or publicizing candidates for public office or issues that are to be voted upon in a general or special election may be displayed on private property with the consent of the property owner. Any such sign, poster or bill shall be removed within 10 days following the election; and

2. No sign, poster, bill or other advertising device shall be located on public property or within public easements or street right-of-way.

D. Real Estate Signs. All temporary real estate signs may be single or double-faced signs.

1. Signs advertising an individual residential unit for sale or rent shall be limited to one sign per street frontage. The sign may not exceed eight square feet in area, and shall not exceed six feet in height. The sign shall be removed within five days after closing of the sale, lease or rental of the property.

2. Portable off-premises residential directional signs announcing directions to an open house at a specified residence which is offered for sale or rent shall not exceed six square feet in area for each sign, and shall not exceed 42 inches in height. Such signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent and may be located on the right-of-way outside of vehicular and bicycle lanes.

3. On-site commercial or industrial property for sale or rent signs shall be limited to one sign per street frontage, and shall not exceed 32 square feet in area. The sign shall not exceed 12 feet in height. The sign shall be removed within 30 days after closing of the sale, lease or rental of the property. A building permit is required and shall be issued for a one year period. The permit is renewable for one year increments up to a maximum of three years.

4. On-site residential development for sale or rent signs shall be limited to one sign per development. The sign shall not exceed 32 square feet in area, and shall not exceed 12 feet in height. A building permit is required and shall be issued for a one year period. The permit is renewable annually for up to a maximum of three years.

5. Off-site directional signs for residential developments shall be limited to six signs. Each sign shall not exceed 16 square feet in area, and shall include only the name of and directions to the residential development. The sign(s) shall be placed a maximum of two miles from the nearest residential development entrance. No two signs for one residential development shall be located closer than 500 feet from one another on the same street. A single building permit is required for all signs and shall be issued for a one year period. The permit number and the permit expiration date must be clearly displayed on the face of each sign. The permit is renewable for one year increments up to a maximum of three years; provided, that extensions will only be granted if the sign permit applicant has complied with the applicable regulations.

6. Residential on-premises informational signs shall be limited to one sign per feature, including but not limited to signs for information centers, model homes, parking areas or announcing features such as parks, playgrounds, or trails. Each sign shall not exceed 16 square feet in area, and shall not exceed six feet in height.

E. Community Event Signs.

18.20.130

1. Community event signs shall be limited to announcing or promoting a nonprofit sponsored community fair, festival or event;
2. Community event signs may be displayed no more than the time period specified in the temporary use permit issued pursuant to Chapter 18.44 SMC; and
3. Community event signs shall be removed by the event sponsor within two weeks following the end of the community fair, festival or event. [Ord. 125 § 1, 1997]

18.20.130 Billboards – Location and height standards.

- A. All billboard alterations or relocations shall comply with the following location and design standards:
 1. Billboards shall only be located on sites zoned CB, RB, or I;
 2. No more than five billboard faces shall be oriented toward and visible from the same direction of travel within one mile of the proposed relocation site as measured along the adjacent roadway;
 3. Billboards shall be located at least 100 feet from any other billboard, provided side-by-side, v-type and back-to-back billboard faces shall be considered one billboard for purposes of this subsection only;
 4. The zoning on the opposite side of the street from a proposed relocation site must also permit billboards;
 5. Type II billboards shall be at least 100 feet from any residential zone. Type I billboards shall be at least 330 feet from any residential zone;
 6. No billboard shall extend beyond the property line of the billboard site;
 7. No billboard shall be located more than 100 feet from any adjacent arterial;
 8. Billboards shall observe the same street setback as all buildings within 50 feet of the proposed billboard location;
 9. Type I billboard faces shall only be located adjacent to arterials developed with at least two primary travel lanes in each direction. In all other locations, billboards shall be limited to Type II billboard faces; and
 10. No single billboard structure shall support a total of more than two Type I billboard faces or the equivalent, and no single billboard structure shall orient more than one Type I billboard face or the equivalent in any single direction.
- B. Height.
 1. Billboards located in the CB or RB zone shall not exceed 15 feet above the average height of all buildings within 330 feet of the billboard or 35 feet, whichever is less; and
 2. Billboards located in the I zone shall not exceed 15 feet above the average height of all buildings within 330 feet of the billboard or 45 feet, whichever is less. [Ord. 125 § 1, 1997]

18.20.140 Billboards – General requirements.

- A. The total number of billboard faces within the city of Shoreline shall not exceed the total number of billboard faces existing on August 31, 1995, except as provided in SMC 18.20.160(E). In addition, the total number of existing billboard faces within each zone permitting billboards shall not be exceeded except as provided in SMC 18.20.150.
- B. In the event that portions of unincorporated King County annex to the city of Shoreline, the total number of allowable billboard faces shall be increased by the number of faces existing in such areas on the effective date of annexation.
- C. As soon as practical after August 31, 1995, the city shall compile an inventory of existing billboards within the city. Until the inventory is completed, no billboard shall be erected, modified, or relocated, nor shall the city of Shoreline issue any permits. Following completion of the inventory, the city shall grant a billboard permit for each existing billboard reflecting the location, size, height, zoning, and the degree of conformity with the requirements of this chapter. Only inventoried billboards may be subsequently issued billboard alteration or relocation permits. Billboard owners can accelerate the inventory process by providing the necessary inventory information for their billboards. If owners have provided necessary inventory information for all billboards in their ownership, the city shall release billboard permits for that ownership, regardless of the degree of completion of the remainder of the inventory. [Ord. 125 § 1, 1997]

18.20.150 Billboards – Special restrictions in the CB zone.

A. In the event that a billboard owner elects to relocate CB zoned billboards outside of the CB zone, the CB zone designation shall be removed and that permit may not later be used to relocate a billboard in the CB zone.

B. Billboards may be relocated only within the zone district identified on the valid billboard permit, except the number of billboards permitted within a non-CB zone district may increase only as a result of billboard relocation from within the CB zone district. [Ord. 125 § 1, 1997]

18.20.160 Billboards – Alteration or relocation limitations.

A. Except as provided in SMC 18.20.160(D), billboards shall not be altered with regard to size, shape, orientation, height, or location without the prior issuance of a billboard alteration or relocation permit. All such permits shall require full compliance with the provisions of SMC 18.20.130 through 18.20.180.

B. There shall be no time limit on the eligibility to alter or relocate inventoried billboards; however, individual alteration and relocation permits shall expire if the approved modifications are not completed within one year of permit issuance. Any project not completed within this period shall be placed in a holding category until a new permit is issued by the city of Shoreline, and no further work on the subject billboard shall occur until a permit is issued.

C. Relocation of inventoried billboards shall also require the issuance of a demolition permit for the removal of the existing billboard. Billboard demolitions shall be completed within 90 days of permit issuance and prior to installation of the relocated billboard.

D. Ordinary and necessary repairs which do not change the size, shape, orientation, height, or location of an inventoried billboard shall not require alteration permits. Billboard copy replacement may occur at any time and is exempt from the requirement for alteration permits, provided:

1. New Type II billboard faces do not exceed the size of previously inventoried faces; or
2. New Type I billboard faces may only exceed the size of the previously inventoried face with temporary cutout extensions if the billboard is otherwise conforming, and if the extensions do not exceed a total of 125 square feet. Any extension shall be removed with the next change of billboard copy.

E. Single Type I billboard faces may be replaced with two side-by-side Type II billboard faces, and likewise two side-by-side Type II billboard faces may be replaced with a single Type I billboard face, provided each resulting billboard face complies with the location and height standards of SMC 18.20.130.

F. Any location or orientation alteration of billboards conforming to the provisions of SMC 18.20.130 through 18.20.180 shall be accompanied by the alteration or relocation of an equal number of billboards under the control of the same applicant which do not fully conform to these provisions, if any nonconforming billboards exist. Whenever more than one nonconforming billboard exists under a single ownership, they shall be made conforming in the following order:

1. Billboards deemed nonconforming pursuant to SMC 18.20.170;
2. Billboards located in zones which do not allow billboards;
3. Billboards located in billboard free areas;
4. Billboards located in the CB zone district; and
5. Any other nonconforming billboard. [Ord. 125 § 1, 1997]

18.20.170 Billboards – View and vegetative screening protections.

A. Notwithstanding any other provision of SMC 18.20.130 through 18.20.180 or other applicable laws or regulations, no billboard shall be located or oriented in a manner that is within the direct line-of-sight of views of Mt. Rainier, Mt. Baker, the Olympic Mountains, Puget Sound, or any lake or river from adjacent public roadways. All applications for billboard alteration or relocation shall be certified by the applicant as meeting this provision. Any billboard subsequently found to violate this provision shall be deemed nonconforming and shall be required to become the next nonconforming billboard relocated pursuant to SMC 18.20.160(F).

18.20.180

B. Notwithstanding any other provision of SMC 18.20.130 through 18.20.180 or other applicable law or regulation, no billboard owner or his agent shall remove, cut, or otherwise alter any vegetative screening on public property or private landscaping required by code as a condition of permit approval in order to improve the visibility of a nearby billboard. Should such an alteration occur, any billboard so benefited shall be deemed nonconforming and shall be required to become the next nonconforming billboard relocated pursuant to SMC 18.20.160(F). [Ord. 125 § 1, 1997]

18.20.180 Billboard free areas.

A. Notwithstanding any other provision of SMC 18.20.130 through 18.20.180, no billboard shall be relocated in any of the following areas:

1. Sites listed in either the Washington State or National Register of Historic Places or on sites designated as county landmarks or community landmarks;
2. Open space and scenic resource sites identified in the adopted the city of Shoreline open space plan;
3. Between any sites identified in SMC 18.20.180(A)(1) or (A)(2) and the nearest adjacent public roadways;
4. Within 660 feet of any state or county park;

B. After June 20, 1988, any billboard located in a designated billboard free area shall be deemed nonconforming and shall be relocated pursuant to SMC 18.20.160(F). [Ord. 125 § 1, 1997]

Chapter 18.24

ENVIRONMENTALLY SENSITIVE AREAS

Sections:

- 18.24.010 Purpose.
- 18.24.020 Applicability.
- 18.24.030 Appeals.
- 18.24.040 Sensitive areas rules.
- 18.24.050 Complete exemptions.
- 18.24.060 Partial exemptions.
- 18.24.070 Exceptions.
- 18.24.080 Sensitive area maps and inventories.
- 18.24.090 Disclosure by applicant.
- 18.24.100 Sensitive area review.
- 18.24.110 Sensitive area special study requirement.
- 18.24.120 Contents of sensitive area special study.
- 18.24.130 Mitigation, maintenance, monitoring and contingency.
- 18.24.140 Bonds to insure mitigation, maintenance and monitoring.
- 18.24.150 Vegetation management plan.
- 18.24.160 Sensitive area markers and signs.
- 18.24.170 Notice on title.
- 18.24.180 Sensitive area tracts and designations on site plans.
- 18.24.190 Alteration.
- 18.24.200 Building setbacks.
- 18.24.210 Coal mine hazard areas – Development standards and permitted alterations.
- 18.24.220 Erosion hazard areas – Development standards and permitted alterations.
- 18.24.230 Flood hazard areas – Components.
- 18.24.240 Flood fringe – Development standards and permitted alterations.
- 18.24.250 Zero-rise floodway – Development standards and permitted alterations.
- 18.24.260 FEMA floodway – Development standards and permitted alterations.
- 18.24.270 Flood hazard areas – Certification by engineer or surveyor.
- 18.24.280 Landslide hazard areas – Development standards and permitted alterations.
- 18.24.290 Seismic hazard areas – Development standards and permitted alterations.
- 18.24.310 Steep slope hazard areas – Development standards and permitted alterations.
- 18.24.320 Wetlands – Development standards.
- 18.24.330 Wetlands – Permitted alterations.
- 18.24.340 Wetlands – Mitigation requirements.
- 18.24.350 Wetlands – Limited exemption.
- 18.24.360 Streams – Development standards.
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- 18.24.380 Streams – Mitigation requirements.
- 18.24.390 Sensitive areas mitigation – Creation of fund.
- 18.24.400 Sensitive areas mitigation – Source of funds.
- 18.24.410 Sensitive areas mitigation – Use of funds.
- 18.24.420 Sensitive areas mitigation – Investment of funds.

18.24.010 Purpose.

The purpose of this chapter is to implement the goals and policies of the Washington State Environmental Policy Act, Chapter 43.21C RCW, and the city of Shoreline comprehensive plan which call for protection of the natural environment and the public health and safety by:

- A. Establishing development standards to protect defined sensitive areas;

18.24.020

B. Protecting members of the public and public resources and facilities from injury, loss of life, property damage or financial loss due to flooding, erosion, landslides, seismic and volcanic events, soil subsidence or steep slope failures;

C. Protecting unique, fragile and valuable elements of the environment including, but not limited to, wildlife and its habitat;

D. Requiring mitigation of unavoidable impacts on environmentally sensitive areas by regulating alterations in or near sensitive areas;

E. Preventing cumulative adverse environmental impacts on water availability, water quality, wetlands and streams;

F. Measuring the quantity and quality of wetland and stream resources and preventing overall net loss of wetland and stream functions;

G. Protecting the public trust as to navigable waters and aquatic resources;

H. Meeting the requirements of the National Flood Insurance Program and maintaining the city of Shoreline as an eligible community for federal flood insurance benefits;

I. Alerting members of the public including, but not limited to, appraisers, owners, potential buyers or lessees to the development limitations of sensitive areas; and

J. Providing county officials with sufficient information to protect sensitive areas. [Ord. 125 § 1, 1997]

18.24.020 Applicability.

A. The provisions of this chapter shall apply to all land uses in the city of Shoreline, and all persons within the county shall comply with the requirements of this chapter.

B. The city shall not approve any permit or otherwise issue any authorization to alter the condition of any land, water or vegetation or to construct or alter any structure or improvement without first assuring compliance with the requirements of this chapter.

C. Approval of a development proposal pursuant to the provisions of this chapter does not discharge the obligation of the applicant to comply with the provisions of this chapter.

D. When any provision of any other chapter of the city code conflicts with this chapter or when the provisions of this chapter are in conflict, that provision which provides more protection to environmentally sensitive areas shall apply unless specifically provided otherwise in this chapter or unless such provision conflicts with federal or state laws or regulations.

E. The provisions of this chapter shall apply to all forest practices over which the county has jurisdiction pursuant to Chapter 76.09 RCW and WAC Title 222. [Ord. 125 § 1, 1997]

18.24.030 Appeals.

Any decision to approve, condition or deny a development proposal based on the requirements of Chapter 18.24 SMC may be appealed according to and as part of the appeal procedure for the permit or approval involved. [Ord. 125 § 1, 1997]

18.24.040 Sensitive areas rules.

Applicable departments within the city of Shoreline are authorized to adopt such administrative rules and regulations as are necessary and appropriate to implement Chapter 18.24 SMC and to prepare and require the use of such forms as are necessary to its administration. [Ord. 125 § 1, 1997]

18.24.050 Complete exemptions.

The following are exempt from the provisions of this chapter and any administrative rules promulgated thereunder:

A. Alterations in response to emergencies which threaten the public health, safety and welfare or which pose an imminent risk of damage to private property as long as any alteration undertaken pursuant to this subsection is reported to the department immediately. The director shall confirm that an emergency exists and determine what, if any, mitigation shall be required to protect the health, safety, welfare and environment and to repair any resource damage;

B. Public water, electric and natural gas distribution, public sewer collection, cable communications, telephone utility and related activities undertaken pursuant to city-approved best management practices, as follows:

1. Normal and routine maintenance or repair of existing utility structures or rights-of-way;

2. Relocation of electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of 55,000 volts or less, only when required by a local governmental agency which approves the new location of the facilities;

3. Replacement, operation, repair, modification or installation or construction in an improved county road right-of-way or county authorized private roadway of all electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of 55,000 volts or less;

4. Relocation of public sewer local collection, public water local distribution, natural gas, cable communication or telephone facilities, lines, pipes, mains, equipment or appurtenances, only when required by a local governmental agency which approves the new location of the facilities; and

5. Replacement, operation, repair, modification, installation or construction of public sewer local collection, public water local distribution, natural gas, cable communication or telephone facilities, lines, pipes, mains, equipment or appurtenances when such facilities are located within an improved public right-of-way or county authorized private roadway;

C. Maintenance, operation, repair, modification or replacement of publicly improved roadways as long as any such alteration does not involve the expansion of roadways or related improvements into previously unimproved rights-of-way or portions of rights-of-way;

D. Maintenance, operation or repair of publicly improved recreation areas as long as any such alteration does not involve the expansion of improvements into previously unimproved recreation areas;

E. All clearing and grading activities which are exempt from the requirement for a clearing and grading permit as specified in KCC 16.82.050, unless these activities require other permits or authorizations as specified in SMC 18.24.020. [Ord. 125 § 1, 1997]

18.24.060 Partial exemptions.

A. The following are exempt from the provisions of this chapter and any administrative rules promulgated thereunder, except for the notice on title provisions, SMC 18.24.170 through 18.24.180, and the flood hazard area provisions, SMC 18.24.230 through 18.24.270:

1. Structural modification of, addition to or replacement of structures, except single detached residences, in existence before November 27, 1990, which do not meet the building setback or buffer requirements for wetlands, streams or steep slope hazard areas if the modification, addition, replacement or related activity does not increase the existing footprint of the structure lying within the above-described building setback area, sensitive area or buffer;

2. Structural modification of, addition to or replacement of single detached residences in existence before November 27, 1990, which do not meet the building setback or buffer requirements for wetlands, streams or steep slope hazard areas if the modification, addition, replacement or related activity does not increase the existing footprint of the residence lying within the above-described buffer or building setback area by more than 1,000 square feet over that existing before November 27, 1990, and no portion of the modification, addition or replacement is located closer to the sensitive area or, if the existing residence is in the sensitive area, extends farther into the sensitive area; and

3. Maintenance or repair of structures which do not meet the development standards of this chapter for landslide or seismic areas if the maintenance or repair does not increase the footprint of the structure and there is no increased risk to life or property as a result of the proposed maintenance or repair.

18.24.070

B. A permit or approval sought as part of a development proposal for which multiple permits are required is exempt from the provisions of this chapter and any administrative rules promulgated thereunder, except for the notice on title provisions, SMC 18.24.170 through 18.24.180, if:

1. The city of Shoreline previously reviewed all sensitive areas on the site;
2. There is no material change in the development proposal since the prior review;
3. There is no new information available which is important to any sensitive area review of the site or particular sensitive area;
4. The permit or approval under which the prior review was conducted has not expired or, if no expiration date, no more than five years lapsed since the issuance of that permit or approval; and
5. The prior permit or approval, including any conditions, has been complied with. [Ord. 125 § 1, 1997]

18.24.070 Exceptions.

If the application of this chapter would prohibit a development proposal by a public agency or public utility, the agency or utility may apply for an exception pursuant to this subsection:

A. The public agency or utility shall apply to the department and shall make available to the department other related project documents such as permit applications to other agencies, special studies and SEPA documents. The department shall prepare a recommendation to the zoning and subdivision examiner;

B. The examiner shall review the application and conduct a public hearing pursuant to the provisions of KCC 20.24.070. The examiner shall make a recommendation to the council based on the following criteria:

1. There is no other practical alternative to the proposed development with less impact on the sensitive area; and
2. The proposal minimizes the impact on sensitive areas;

C. This exception shall not allow the use of the following sensitive areas for regional retention/detention facilities except where there is a clear showing that the facility will protect public health and safety or repair damaged natural resources:

1. Class 1 streams or buffers;
2. Class 1 wetlands or buffers with plant associations of infrequent occurrence; or
3. Class 1 or 2 wetlands or buffers which provide critical or outstanding habitat for herons, raptors or state or federal designated endangered or threatened species unless clearly demonstrated by the applicant that there will be no impact on such habitat. [Ord. 125 § 1, 1997]

18.24.080 Sensitive area maps and inventories.

The distribution of many environmentally sensitive areas in the city of Shoreline is displayed on maps in the sensitive areas map folio. Many of the wetlands are inventoried and rated and that information is published in the King County Wetlands Inventory Notebooks. Many flood hazard areas are mapped by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for King County." If there is a conflict among the maps, inventory and site-specific features, the actual presence or absence of the features defined in this title as sensitive areas shall govern. [Ord. 125 § 1, 1997]

18.24.090 Disclosure by applicant.

A. The applicant shall disclose to the city of Shoreline the presence of sensitive areas on the development proposal site and any mapped or identifiable sensitive areas within 100 feet of the applicant's property.

B. If the development proposal site contains or is within a sensitive area, the applicant shall submit an affidavit which declares whether the applicant has knowledge of any illegal alteration to any or all sensitive areas on the development proposal site and whether the applicant previously has been found in violation of this chapter, pursuant to KCC Title 23. If the applicant previously has been found in violation, the applicant shall declare whether such violation has been corrected to the satisfaction of the city of Shoreline. [Ord. 125 § 1, 1997]

18.24.100 Sensitive area review.

A. The city of Shoreline shall perform a sensitive area review for any city of Shoreline development proposal permit application or other request for permission to proceed with an alteration on a site which includes a sensitive area or is within an identified sensitive area buffer or building setback area.

B. As part of the sensitive area review, the city of Shoreline shall:

1. Determine whether any sensitive area exists on the property and confirm its nature and type;
2. Determine whether a sensitive area special study is required;
3. Evaluate the sensitive area special study;
4. Determine whether the development proposal is consistent with this chapter;
5. Determine whether any proposed alteration to the sensitive area is necessary; and
6. Determine if the mitigation and monitoring plans and bonding measures proposed by the applicant are sufficient to protect the public health, safety and welfare, consistent with the goals, purposes, objectives and requirements of this chapter. [Ord. 125 § 1, 1997]

18.24.110 Sensitive area special study requirement.

A. An applicant for a development proposal which includes a sensitive area or is within an identified sensitive area buffer shall submit a sensitive area special study to adequately evaluate the proposal and all probable impacts.

B. The city of Shoreline may waive the requirement for a special study if the applicant shows, to the city of Shoreline's satisfaction, that:

1. There will be no alteration of the sensitive area or buffer;
2. The development proposal will not have an impact on the sensitive area in a manner contrary to the goals, purposes, objectives and requirements of this chapter; and
3. The minimum standards required by this chapter are met.

C. If necessary to insure compliance with this chapter, the city of Shoreline may require additional information from the applicant, separate from the special study. [Ord. 125 § 1, 1997]

18.24.120 Contents of sensitive area special study.

A. The sensitive area special study shall be in the form of a written report and shall contain the following, as applicable:

1. Identification and characterization of all sensitive areas on or encompassing the development proposal site;
2. Assessment of the impacts of any alteration proposed for a sensitive area or buffer, assessment of the impacts of any alteration on the development proposal, other properties and the environment, and/or assessment of the impacts to the development proposal resulting from development in the sensitive area or buffer;
3. Studies which propose adequate mitigation, maintenance, monitoring and contingency plans and bonding measures;
4. A scale map of the development proposal site; and
5. Detailed studies, as required by the city of Shoreline.

B. A sensitive area special study may be combined with any studies required by other laws and regulations.

C. If the development proposal will affect only a part of the development proposal site, the county may limit the scope of the required special study to include only that part of the site which may be affected by the development. [Ord. 125 § 1, 1997]

18.24.130 Mitigation, maintenance, monitoring and contingency.

A. As determined by the city of Shoreline, mitigation, maintenance and monitoring measures shall be in place to protect sensitive areas and buffers from alterations occurring on the development proposal site.

B. Where monitoring reveals a significant deviation from predicted impacts or a failure of mitigation or maintenance measures, the applicant shall be responsible for appropriate corrective action which, when approved, shall be subject to further monitoring. [Ord. 125 § 1, 1997]

18.24.140 Bonds to insure mitigation, maintenance and monitoring.

A. When mitigation required pursuant to a development proposal is not completed prior to the city of Shoreline finally approving the proposal, the city of Shoreline may delay final approval until mitigation is completed or may require the applicant to post a performance bond or other security in a form and amount deemed acceptable by the city of Shoreline. The bond shall be sufficient to guarantee that all required mitigation measures will be completed no later than the time established by the city of Shoreline in accordance with this chapter.

B. If the development proposal is subject to mitigation, maintenance or monitoring plans, the applicant shall post a maintenance/monitoring bond or other security in a form and amount deemed acceptable by the city of Shoreline. The bond shall be sufficient to guarantee satisfactory workmanship on, materials in and performance of or related to structures and improvements allowed or required by this chapter for a period of up to five years. The duration of maintenance/ monitoring obligations shall be established by the city of Shoreline, based upon the nature of the proposed mitigation, maintenance or monitoring and the likelihood and expense of correcting mitigation or maintenance failures.

C. Performance and maintenance/monitoring bonds or other security shall also be required for restoration of a sensitive area or buffer not performed as part of a mitigation or maintenance plan, except that no bond shall be required for minor stream restoration carried out pursuant to this chapter. The bond or other security shall be in a form and amount deemed acceptable by the city of Shoreline.

D. Performance and maintenance/monitoring bonds or other security authorized by this section shall remain in effect until the city of Shoreline determines, in writing, that the standards bonded for have been met.

E. Depletion, failure or collection of bond funds shall not discharge the obligation of an applicant or violator to complete required mitigation, maintenance, monitoring or restoration.

F. Public development proposals shall be relieved from having to comply with the bonding requirements of this section if public funds have previously been committed for mitigation, maintenance, monitoring or restoration. [Ord. 125 § 1, 1997]

18.24.150 Vegetation management plan.

A. For all development proposals where preservation of existing vegetation is required by this chapter, a vegetation management plan shall be submitted and approved prior to issuance of the permit or other request for permission to proceed with an alteration.

B. The vegetation management plan shall identify the proposed clearing limits for the project and any areas where vegetation in a sensitive area or its buffer is proposed to be disturbed.

C. Where clearing includes cutting any merchantable stand of timber, as defined in WAC 222-16-010(28), the vegetation management plan shall include a description of proposed logging practices which demonstrates how all sensitive areas will be protected in accordance with the provisions of this chapter.

D. Clearing limits as shown on the plan shall be marked in the field in a prominent and durable manner. Proposed methods of field marking shall be reviewed and approved by the city prior to any site alteration. Field marking shall remain in place until the certificate of occupancy or final project approval is granted.

E. The vegetation management plan may be incorporated into a temporary erosion and sediment control plan or landscaping plan where either of these plans is required by other laws or regulations.

F. Submittal requirements for vegetation management plans shall be set forth in administrative rules. [Ord. 125 § 1, 1997]

18.24.160 Sensitive area markers and signs.

A. Permanent survey stakes delineating the boundary between adjoining property and sensitive area tracts shall be set, using iron or concrete markers as established by current survey standards.

B. The boundary between a sensitive area tract and contiguous land shall be identified with permanent signs. [Ord. 125 § 1, 1997]

18.24.170 Notice on title.

A. The owner of any property containing sensitive areas or buffers on which a development proposal is submitted, except a public right-of-way or the site of a permanent public facility, shall file a notice approved by King County with the records and elections division. The required contents and form of the notice shall be set forth in administrative rules. The notice shall inform the public of the presence of sensitive areas or buffers on the property, of the application of this chapter to the property and that limitations on actions in or affecting such sensitive areas or buffers may exist. The notice shall run with the land.

B. The applicant shall submit proof that the notice has been filed for public record before Shoreline shall approve any development proposal for the property or, in the case of subdivisions, short subdivisions and binding site plans, at or before recording. [Ord. 125 § 1, 1997]

18.24.180 Sensitive area tracts and designations on site plans.

A. Sensitive area tracts shall be used to delineate and protect those sensitive areas and buffers listed below in development proposals for subdivisions, short subdivisions or binding site plans and shall be recorded on all documents of title of record for all affected lots:

1. All landslide hazard areas and buffers which are one acre or greater in size;
2. All steep slope hazard areas and buffers which are one acre or greater in size;
3. All wetlands and buffers; and
4. All streams and buffers.

B. Any required sensitive area tract shall be held in an undivided interest by each owner of a building lot within the development with this ownership interest passing with the ownership of the lot or shall be held by an incorporated homeowner's association or other legal entity which assures the ownership, maintenance and protection of the tract.

C. Site plans submitted as part of development proposals for building permits, master plan developments and clearing and grading permits shall include and delineate all flood hazard areas, (if they have been mapped by FEMA or King County or if a special study is required) landslide, volcanic, coal mine and steep slope hazard areas, streams and wetlands, buffers and building setbacks. If only a part of the development site has been mapped pursuant to SMC 18.24.120(C), the part of the site which has not been mapped shall be clearly identified and labeled on the site plans. The site plans shall be attached to the notice on title required by SMC 18.24.170. [Ord. 125 § 1, 1997]

18.24.190 Alteration.

Any human activity which results or is likely to result in an impact upon the existing condition of a sensitive area is an alteration which is subject to specific limitations as specified for each sensitive area. Alterations include, but are not limited to, grading, filling, dredging, draining, channelizing, applying herbicides or pesticides or any hazardous substance, discharging pollutants except storm water, grazing domestic animals, paving, constructing, applying gravel, modifying for surface water management purposes, cutting, pruning, topping, trimming, relocating or removing vegetation or any other human activity which results or is likely to result in an impact to existent vegetation, hydrology, wildlife or wildlife habitat. Alterations do not include walking, fishing or any other passive recreation or other similar activities. [Ord. 125 § 1, 1997]

18.24.200 Building setbacks.

Unless otherwise provided, buildings and other structures shall be set back a distance of 15 feet from the edges of all sensitive area buffers or from the edges of all sensitive areas, if no buffers are required. The following may be allowed in the building setback area:

- A. Landscaping;
- B. Uncovered decks;
- C. Building overhangs if such overhangs do not extend more than 18 inches into the setback area; and

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D. Impervious ground surfaces, such as driveways and patios; provided, that such improvements may be subject to special drainage provisions specified in administrative rules adopted for the various sensitive areas. [Ord. 125 § 1, 1997]

18.24.210 Coal mine hazard areas – Development standards and permitted alterations.

A. Alterations to coal mine hazard areas may be allowed only when mitigation based on the best available engineering and geological practices is implemented which eliminates or minimizes the risk of damage, death or injury resulting from abandoned mine workings.

B. Building setback areas may be required by the city of Shoreline to accomplish the objective stated in subsection (A).

C. Buildings with less than 2,500 square feet of floor area or roof area (whichever is greater) that contain no living quarters and that are not used as places of employment or public assembly are exempt from the provisions of this section; provided, that the city of Shoreline staff finds no site specific evidence indicating the presence of mine workings at a depth of less than 200 feet within a horizontal distance of 200 feet of the proposed structure.

D. Mobile homes which replace preexisting mobile homes at the same location are exempt from the provisions of this section; provided, that based on a field visit and review of existing information, the city of Shoreline finds no specific evidence indicating the presence of mine workings at a depth of less than 200 feet within a horizontal distance of 200 feet of the proposed structure. [Ord. 125 § 1, 1997]

18.24.220 Erosion hazard areas – Development standards and permitted alterations.

A. Clearing on an erosion hazard area is allowed only from April 1st to September 1st, except that:

1. Up to 15,000 square feet may be cleared on any lot, subject to any other requirement for vegetation retention and subject to any clearing and grading permit required by Chapter 16.82 KCC; and
2. Timber harvest may be allowed pursuant to an approved forest practice permit issued by the Washington Department of Natural Resources.

B. All development proposals on sites containing erosion hazard areas shall include a temporary erosion control plan consistent with this section and other laws and regulations prior to receiving approval. Specific requirements for such plans shall be set forth in administrative rules.

C. All subdivisions, short subdivisions or binding site plans on sites with erosion hazard areas shall comply with the following additional requirements:

1. Except as provided in this section, existing vegetation shall be retained on all lots until building permits are approved for development on individual lots;
2. If any vegetation on the lots is damaged or removed during construction of the subdivision infrastructure, the applicant shall be required to submit a restoration plan to the city of Shoreline for review and approval. Following approval, the applicant shall be required to implement the plan;
3. Clearing of vegetation on lots may be allowed without a separate clearing and grading permit if the city of Shoreline determines that:
 - a. Such clearing is a necessary part of a large scale grading plan,
 - b. It is not feasible to perform such grading on an individual lot basis, and
 - c. Drainage from the graded area will meet water quality standards to be established by administrative rules.

D. Where the city of Shoreline determines that erosion from a development site poses a significant risk of damage to downstream receiving waters, based either on the size of the project, the proximity to the receiving water or the sensitivity of the receiving water, the applicant shall be required to provide regular monitoring of surface water discharge from the site. If the project does not meet water quality standards established by law or administrative rules, the city may suspend further development work on the site until such standards are met.

E. The use of hazardous substances, pesticides and fertilizers in erosion hazard areas may be prohibited by the city of Shoreline. [Ord. 125 § 1, 1997]

18.24.230 Flood hazard areas – Components.

A. A flood hazard area consists of the following components:

1. Floodplain;
2. Flood fringe;
3. Zero-rise floodway; and
4. Federal Emergency Management Agency (FEMA) floodway.

B. The city of Shoreline shall determine the flood hazard area after obtaining, reviewing and utilizing base flood elevations and available floodway data for a flood having a one percent chance of being equaled or exceeded in any given year, often referred to as the “100-year flood.” The base flood is determined for existing conditions, unless a basin plan including projected flows under future developed conditions has been completed and adopted by the city of Shoreline, in which case these future flow projections shall be used. In areas where the flood insurance study for the city of Shoreline includes detailed base flood calculations, those calculations may be used until projections of future flows are completed and approved by the city of Shoreline. [Ord. 125 § 1, 1997]

18.24.240 Flood fringe – Development standards and permitted alterations.

A. Development proposals shall not reduce the effective base flood storage volume of the floodplain. Grading or other activity which would reduce the effective storage volume shall be mitigated by creating compensatory storage on the site or off the site if legal arrangements can be made to assure that the effective compensatory storage volume will be preserved over time. Grading for construction of livestock manure storage facilities to control nonpoint source water pollution designed to the standards of and approved by the King County conservation district is exempt from this compensatory storage requirement.

B. No structure shall be allowed which would be at risk due to stream bank destabilization including, but not limited to, that associated with channel relocation or meandering.

C. All elevated construction shall be designed and certified by a professional structural engineer licensed by the state of Washington and shall be approved by the city of Shoreline prior to construction.

D. Subdivisions, short subdivisions and binding site plans shall meet the following requirements:

1. New building lots shall contain 5,000 square feet or more of buildable land outside the zero-rise floodway, and building setback areas shall be shown on the face of the plat to restrict permanent structures to this buildable area;

2. All utilities and facilities such as sewer, gas, electrical and water systems shall be located and constructed consistent with subsections (E), (F) and (I);

3. Base flood data and flood hazard notes shall be shown on the face of the recorded subdivision, short subdivision or binding site plan including, but not limited to, the base flood elevation, required flood protection elevations and the boundaries of the floodplain and the zero-rise floodway, if determined; and

4. The following notice shall also be shown on the face of the recorded subdivision, short subdivision or binding site plan for all affected lots:

NOTICE

Lots and structures located within flood hazard areas may be inaccessible by emergency vehicles during flood events. Residents and property owners should take appropriate advance precautions.

E. New residential structures and substantial improvements of existing residential structures shall meet the following requirements:

1. The lowest floor shall be elevated to the flood protection elevation;

2. Portions of a structure which are below the lowest floor area shall not be fully enclosed. The areas and rooms below the lowest floor shall be designed to automatically equalize hydrostatic and hydrodynamic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for satisfying this requirement shall meet or exceed the following requirements:

a. A minimum of two openings on opposite walls having a total open area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;

b. The bottom of all openings shall be no higher than one foot above grade; and

c. Openings may be equipped with screens, louvers or other coverings or devices if they permit the unrestricted entry and exit of floodwaters;

3. Materials and methods which are resistant to and minimize flood damage shall be used; and

4. All electrical, heating, ventilation, plumbing, air conditioning equipment and other utility and service facilities shall be floodproofed to or elevated above the flood protection elevation.

F. New nonresidential structures and substantial improvements of existing nonresidential structures shall meet the following requirements:

1. Elevation.

a. Requirements for residential structures contained in subsection (E)(1) shall be met; or

b. The structure shall be floodproofed to the flood protection elevation and shall meet the following requirements:

(1) The applicant shall provide certification by a professional civil or structural engineer licensed by the state of Washington that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impacts, uplift forces and other factors associated with the base flood. After construction, the engineer shall certify that the permitted work conforms with the approved plans and specifications; and

(2) Approved building permits for floodproofed nonresidential structures shall contain a statement notifying applicants that flood insurance premiums shall be based upon rates for structures which are one foot below the floodproofed level;

2. Materials and methods which are resistant to and minimize flood damage shall be used; and

3. All electrical, heating, ventilation, plumbing, air conditioning equipment and other utility and service facilities shall be floodproofed to or elevated above the flood protection elevation.

G. All new construction shall be anchored to prevent flotation, collapse or lateral movement of the structure.

H. Mobile homes and mobile home parks shall meet the following requirements:

1. Mobile homes shall meet all requirements for flood hazard protection for residential structures, shall be anchored and shall be installed using methods and practices which minimize flood damage; and

2. No permit or approval for the following shall be granted unless all mobile homes within the mobile home park meet the requirements for flood hazard protection for residential structures:

a. A new mobile home park;

b. An expansion of an existing mobile home park; or

c. Any repair or reconstruction of streets, utilities or pads in an existing mobile home park which equals or exceeds 50 percent of the value of such streets, utilities or pads.

I. Utilities shall meet the following requirements:

1. New and replacement utilities including, but not limited to, sewage treatment facilities shall be floodproofed to or elevated above the flood protection elevation;

2. Above-ground utility transmission lines, other than electric transmission lines, shall only be allowed for the transport of nonhazardous substances; and

3. Buried utility transmission lines transporting hazardous substances shall be buried at a minimum depth of four feet below the maximum depth of scour for the base flood, as predicted by a professional civil engineer licensed by the state of Washington, and shall achieve sufficient negative buoyancy so that any potential for flotation or upward migration is eliminated.

J. Critical facilities may be allowed within the flood fringe of the floodplain, but only when no feasible alternative site is available. Critical facilities shall be evaluated through the conditional or special use permit process. Critical facilities constructed within the flood fringe shall have the lowest floor elevated to three or more feet above the base flood elevation. Floodproofing and sealing measures shall be taken to ensure that haz-

ardous substances will not be displaced by or released into floodwaters. Access routes elevated to or above the base flood elevation shall be provided to all critical facilities from the nearest maintained public street or roadway.

K. Prior to approving any permit for alterations in the flood fringe, the city of Shoreline shall determine that all permits required by state or federal law have been obtained. [Ord. 125 § 1, 1997]

18.24.250 Zero-rise floodway – Development standards and permitted alterations.

A. The requirements which apply to the flood fringe shall also apply to the zero-rise floodway. The more restrictive requirements shall apply where there is a conflict.

B. A development proposal including, but not limited to, new or reconstructed structures shall not cause any increase in the base flood elevation unless the following requirements are met:

1. Amendments to the flood insurance rate map are adopted by FEMA, in accordance with 44 CFR 70, to incorporate the increase in the base flood elevation; and

2. Appropriate legal documents are prepared in which all property owners affected by the increased flood elevations consent to the impacts on their property. These documents shall be filed with the title of record for the affected properties.

C. The following are presumed to produce no increase in base flood elevation and shall not require a special study to establish this fact:

1. New residential structures outside the FEMA floodway on lots in existence before November 27, 1990, which contain less than 5,000 square feet of buildable land outside the zero-rise floodway and which have a total building footprint of all proposed structures on the lot of less than 2,000 square feet;

2. Substantial improvements of existing residential structures in the zero-rise floodway, but outside the FEMA floodway, where the footprint is not increased; or

3. Substantial improvements of existing residential structures meeting the requirements for new residential structures in SMC 18.24.240.

D. Post or piling construction techniques which permit water flow beneath a structure shall be used.

E. All temporary structures or substances hazardous to public health, safety and welfare, except for hazardous household substances or consumer products containing hazardous substances, shall be removed from the zero-rise floodway during the flood season from September 30th to May 1st.

F. New residential structures or any structure accessory to a residential use shall meet the following requirements:

1. The structures shall be outside the FEMA floodway; and

2. The structures shall be on lots in existence before November 27, 1990, which contain less than 5,000 square feet of buildable land outside the zero-rise floodway.

G. Utilities may be allowed within the zero-rise floodway if Shoreline determines that no feasible alternative site is available, subject to the following requirements: construction of sewage treatment facilities shall be prohibited.

H. Critical facilities shall not be allowed within the zero-rise floodway except as provided in subsection (J).

I. Livestock manure storage facilities and associated nonpoint source water pollution facilities designed, constructed and maintained to the standards of and approved in a conservation plan by the King County conservation district may be allowed if King County reviews and approves the location and design of the facilities.

J. Structures and installations which are dependent upon the floodway may be located in the floodway if the development proposal is approved by all agencies with jurisdiction. Such structures include, but are not limited to:

1. Dams or diversions for water supply, flood control, hydroelectric production, irrigation or fisheries enhancement;

2. Flood damage reduction facilities, such as levees and pumping stations;

3. Stream bank stabilization structures where no feasible alternative exists for protecting public or private property;

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4. Storm water conveyance facilities subject to the development standards for streams and wetlands and the surface water design manual;
5. Boat launches and related recreation structures;
6. Bridge piers and abutments; and
7. Other fisheries enhancement or stream restoration projects. [Ord. 125 § 1, 1997]

18.24.260 FEMA floodway – Development standards and permitted alterations.

- A. The requirements which apply to the zero-rise floodway shall also apply to the FEMA floodway. The more restrictive requirements shall apply where there is a conflict.
- B. A development proposal including, but not limited to, new or reconstructed structures shall not cause any increase in the base flood elevation.
- C. New residential or nonresidential structures are prohibited within the FEMA floodway.
- D. Substantial improvements of existing residential structures in the FEMA floodway, meeting the requirements of WAC 173-158-070, as amended, are presumed to produce no increase in base flood elevation and shall not require a special study to establish this fact. [Ord. 125 § 1, 1997]

18.24.270 Flood hazard areas – Certification by engineer or surveyor.

- A. For all new structures or substantial improvements in a flood hazard area, the applicant shall provide certification by a professional civil engineer or land surveyor licensed by the state of Washington of:
 1. The actual as-built elevation of the lowest floor, including basement; and
 2. The actual as-built elevation to which the structure is floodproofed, if applicable.
- B. The engineer or surveyor shall indicate if the structure has a basement.
- C. The city of Shoreline shall maintain the certifications required by this section for public inspection. [Ord. 125 § 1, 1997]

18.24.280 Landslide hazard areas – Development standards and permitted alterations.

- A development proposal on a site containing a landslide hazard area shall meet the following requirements:
- A. A minimum buffer of 50 feet shall be established from all edges of the landslide hazard area. The buffer shall be extended as required to mitigate a steep slope or erosion hazard or as otherwise necessary to protect the public health, safety and welfare;
 - B. Unless otherwise provided herein or as part of an approved alteration, removal of any vegetation from a landslide hazard area or buffer shall be prohibited, except for limited removal of vegetation necessary for surveying purposes and for the removal of hazard trees determined to be unsafe according to tree selection rules promulgated pursuant to this chapter. Notice to the city of Shoreline shall be provided prior to any vegetation removal permitted by this subsection;
 - C. Vegetation on slopes within a landslide hazard area or buffer which has been damaged by human activity or infested by noxious weeds may be replaced with vegetation native to the city of Shoreline pursuant to an enhancement plan approved by the city of Shoreline. The use of hazardous substances, pesticides and fertilizers in landslide hazard areas and their buffers may be prohibited by the city of Shoreline; and
 - D. Alterations to landslide hazard areas and buffers may be allowed only as follows:
 1. A landslide hazard area located on a slope 40 percent or steeper may be altered only if the alteration meets the standards and limitations set forth for steep slope hazard areas in SMC 18.24.310;
 2. A landslide hazard area located on a slope less than 40 percent may be altered only if the alteration meets the following requirements:
 - a. The development proposal will not decrease slope stability on contiguous properties; and
 - b. Mitigation based on the best available engineering and geological practices is implemented which either eliminates or minimizes the risk of damage, death or injury resulting from landslides; and
 3. Neither buffers nor a sensitive area tract shall be required if the alteration meets the standards of subsection (D)(2). [Ord. 125 § 1, 1997]

18.24.290 Seismic hazard areas – Development standards and permitted alterations.

A development proposal on a site containing a seismic hazard area shall meet the following requirements:

A. Unless exempt, development proposals shall be subject to review standards based on two occupancy types: critical facilities and other structures. The review standards for critical facilities shall be based on larger earthquake reoccurrence intervals. The review standards for both occupancy types shall be set forth in administrative rules.

B. Alterations to seismic hazard areas may be allowed only as follows:

1. The evaluation of site-specific subsurface conditions shows that the proposed development site is not located in a seismic hazard area; or

2. Mitigation based on the best available engineering and geological practices is implemented which either eliminates or minimizes the risk of damage, death or injury resulting from seismically induced settlement or soil liquefaction; and

3. Mobile homes may be placed in seismic hazard areas without performing special studies to address the seismic hazard. Such mobile homes may be subject to special support and tie-down requirements. These requirements shall be set forth in administrative rules.

C. Buildings with less than 2,500 square feet of floor area or roof area (whichever is greater) that contain no living quarters and that are not used as places of employment or public assembly exempt from the provisions of this section. [Ord. 125 § 1, 1997]

18.24.310 Steep slope hazard areas – Development standards and permitted alterations.

A development proposal on a site containing a steep slope hazard area shall meet the following requirements:

A. A minimum buffer of 50 feet shall be established from the top, toe and along all sides of any slope 40 percent or steeper. The buffer shall be extended as required to mitigate a landslide or erosion hazard or as otherwise necessary to protect the public health, safety and welfare. The buffer may be reduced to a minimum of 10 feet if, based on a special study, the city of Shoreline determines that the reduction will adequately protect the proposed development and the sensitive area. For single-family residential building permits only, the city of Shoreline may waive the special study requirement and authorize buffer reductions if the city of Shoreline determines that the reduction will adequately protect the proposed development and the sensitive area;

B. Unless otherwise provided herein or as part of an approved alteration, removal of any vegetation from a steep slope hazard area or buffer shall be prohibited, except for limited removal of vegetation necessary for surveying purposes and for the removal of hazard trees determined to be unsafe according to tree selection rules promulgated pursuant to this chapter. Notice to the city of Shoreline shall be provided prior to any vegetation removal permitted by this subsection;

C. Vegetation on steep slopes within steep slope hazard areas or their buffers which has been damaged by human activity or infested by noxious weeds may be replaced with vegetation native to the city of Shoreline pursuant to a vegetation management plan approved by the city of Shoreline. The use of hazardous substances, pesticides and fertilizers in steep slope hazard areas and their buffers may be prohibited by the city of Shoreline;

D. Alterations to steep slope hazard areas and buffers may be allowed only as follows:

1. Approved surface water conveyances, as specified in the surface water design manual, may be allowed on steep slopes if they are installed in a manner to minimize disturbance to the slope and vegetation;

2. Public and private trails may be allowed on steep slopes as approved by the county. Under no circumstances shall trails be constructed of concrete, asphalt or other impervious surfaces which will contribute to surface water runoff, unless such construction is necessary for soil stabilization or soil erosion prevention or unless the trail system is specifically designed and intended to be accessible to handicapped persons. Additional requirements for trail construction may be set forth in administrative rules;

3. Utility corridors may be allowed on steep slopes if a special study shows that such alteration will not subject the area to the risk of landslide or erosion;

4. Limited trimming and pruning of vegetation may be allowed on steep slopes pursuant to an approved vegetation management plan for the creation and maintenance of views if the soils are not disturbed and the activity is subject to administrative rules;

5. Approved mining and quarrying activities may be allowed; and

6. Stabilization of sites where erosion or landsliding threaten public or private structures, utilities, roads, driveways or trails, or where erosion and landsliding threatens any lake, stream, wetland or shoreline. Stabilization work shall be performed in a manner which causes the least possible disturbance to the slope and its vegetative cover; and

7. Reconstruction, remodeling, or replacement of an existing structure upon another portion of an existing impervious surface which was established pursuant to the city of Shoreline laws and regulations may be allowed provided:

a. If within the buffer, the structure is located no closer to the steep slope than the existing structure;

b. The existing impervious surface within the buffer or steep slope is not expanded as a result of the reconstruction or replacement;

E. The following are exempt from the provisions of this section:

1. Slopes which are 40 percent or steeper with a vertical elevation change of up to 20 feet if no adverse impact will result from the exemption based on the city's review of and concurrence with a soils report prepared by a geologist or geotechnical engineer; and

2. The approved regrading of any slope which was created through previous legal grading activities. Any slope which remains 40 percent or steeper following site development shall be subject to all requirements for steep slopes. [Ord. 125 § 1, 1997]

18.24.320 Wetlands – Development standards.

A development proposal on a site containing a wetland shall meet the following requirements:

A. The following minimum buffers shall be established from the wetland edge:

1. A Class 1 wetland shall have a 100-foot buffer;

2. A Class 2 wetland shall have a 50-foot buffer;

3. A Class 3 wetland shall have a 25-foot buffer;

4. Any wetland restored, relocated, replaced or enhanced because of a wetland alteration shall have the minimum buffer required for the highest wetland class involved; and

5. Any wetland within 25 feet of the toe of a slope 30 percent or steeper, but less than 40 percent, shall have:

a. The minimum buffer required for the wetland class involved or a 25-foot buffer beyond the top of the slope, whichever is greater, if the horizontal length of the slope including small benches and terraces is within the buffer for that wetland class, or

b. A 25-foot buffer beyond the minimum buffer required for the wetland class involved if the horizontal length of the slope including small benches and terraces extends beyond the buffer for that wetland class;

B. Buffer width averaging may be allowed by the city of Shoreline if it will provide additional protection to wetlands or enhance their functions, as long as the total area contained in the buffer on the development proposal site does not decrease;

C. Increased buffer widths shall be required by the city of Shoreline when necessary to protect wetlands. Provisions for additional buffer widths shall be contained in administrative rules promulgated pursuant to this chapter including, but not limited to, provisions pertaining to critical drainage areas, location of hazardous substances, critical fish and wildlife habitat, landslide or erosion hazard areas contiguous to wetlands, ground water recharge and discharge and the location of trail or utility corridors;

D. The use of hazardous substances, pesticides and fertilizers in the wetland and its buffer may be prohibited by the city of Shoreline;

E. Unless otherwise provided, the following restrictions shall apply to all development proposals which include the introduction of livestock:

1. To prevent damage to Class 1 and 2 wetlands:
 - a. A plan to protect and enhance the wetland's water quality shall be implemented pursuant to Chapter 18.30 SMC, or
 - b. Fencing located not closer than the buffer edge shall be required; and
 2. Standards pertaining to access to streams for watering purposes, stream crossing requirements and use of natural barriers and vegetative buffering in lieu of fencing shall be included in administrative rules promulgated pursuant to this chapter;
- F. The livestock restrictions contained in subsection (E) shall not apply to wetlands defined as grazed wet meadows, regardless of their classification. [Ord. 125 § 1, 1997]

18.24.330 Wetlands – Permitted alterations.

Alterations to wetlands and buffers may be allowed only as follows:

- A. Alterations may be permitted if the city of Shoreline determines, based upon its review of special studies completed by qualified professionals, that:
 1. The wetland does not serve any of the valuable functions of wetlands identified in SMC 18.06.730 including, but not limited to, biologic and hydrologic functions; or
 2. The proposed development will protect or enhance the wildlife habitat, natural drainage or other valuable functions of the wetland and will be consistent with the purposes of this chapter;
- B. To establish the conditions in subsection (A), detailed studies may be required as part of the special study on habitat value, hydrology, erosion and deposition and/or water quality. Such detailed studies shall include specific recommendations for mitigation which may be required as a condition of any development proposal approval. The recommendations may include, but are not limited to, construction techniques or design, drainage or density specifications;
- C. If a wetland is in a flood hazard area, the applicant shall notify affected communities and native tribes of proposed alterations prior to any alteration and submit evidence of such notification to the Federal Insurance Administration;
- D. There shall be no introduction of any plant or wildlife which is not indigenous to King County into any wetland or buffer unless authorized by a state or federal permit or approval;
- E. Utilities may be allowed in wetland buffers if:
 1. The city of Shoreline determines that no practical alternative location is available; and
 2. The utility corridor meets any additional requirements set forth in administrative rules including, but not limited to, requirements for installation, replacement of vegetation and maintenance;
- F. Sewer utility corridors may be allowed in wetland buffers only if:
 1. The applicant demonstrates that sewer lines are necessary for gravity flow;
 2. The corridor is not located in a wetland or buffer used by species listed as endangered or threatened by the state or federal government or containing critical or outstanding actual habitat for those species or heron rookeries or raptor nesting trees;
 3. The corridor alignment including, but not limited to, any allowed maintenance roads follows a path beyond a distance equal to 75 percent of the buffer width from the wetland edge;
 4. Corridor construction and maintenance protects the wetland and buffer and is aligned to avoid cutting trees greater than 12 inches in diameter at breast height, when possible, and pesticides, herbicides and other hazardous substances are not used;
 5. An additional, contiguous and undisturbed buffer, equal in width to the proposed corridor including any allowed maintenance roads, is provided to protect the wetland;
 6. The corridor is revegetated with appropriate vegetation native to King County at preconstruction densities or greater immediately upon completion of construction or as soon thereafter as possible, and the sewer utility ensures that such vegetation survives;
 7. Any additional corridor access for maintenance is provided, to the extent possible, at specific points rather than by a parallel road; and

8. The width of any necessary parallel road providing access for maintenance is as small as possible, but not greater than 15 feet, the road is maintained without the use of herbicides, pesticides or other hazardous substances and the location of the road is contiguous to the utility corridor on the side away from the wetland;

G. Joint use of an approved sewer utility corridor by other utilities may be allowed;

H. The following surface water management activities and facilities may be allowed in wetland buffers only as follows:

1. Surface water discharge to a wetland from a detention facility, presettlement pond or other surface water management activity or facility may be allowed if the discharge does not increase the rate of flow, change the plant composition in a forested wetland or decrease the water quality of the wetland;

2. A Class 1 or 2 wetland or buffer may be used for a regional retention/detention facility if:

a. A public agency and utility exception is granted pursuant to SMC 18.24.070;

b. All requirements of the surface water design manual are met;

c. The use will not alter the rating or the factors used in rating the wetland;

d. The proposal is in compliance with the latest adopted findings of the Puget Sound Wetlands Research Project; and

e. There are no significant adverse impacts to the wetland;

3. A Class 3 wetland or buffer which has as its major function the storage of water may be used as a regional retention/detention facility if a presettlement pond is required and all requirements of the surface water design manual are met; and

4. Use of a wetland buffer for a surface water management activity or facility, other than a retention/detention facility, such as an energy dissipater and associated pipes, may be allowed only if the applicant demonstrates, to the satisfaction of the city of Shoreline, that:

a. No practicable alternative exists; and

b. The functions of the buffer or the wetland are not adversely affected;

I. Wetlands shall not be used for retention/detention facilities other than for regional facilities as provided in this section;

J. Public and private trails may be allowed in wetland buffers only upon adoption of administrative rules consistent with the following:

1. The trail surface shall not be made of impervious materials, except that public multipurpose trails such as the Burke-Gilman Trail may be made of impervious materials if they meet all other requirements including water quality; and

2. Buffers shall be expanded, where possible, equal to the width of the trail corridor including disturbed areas;

K. A dock, pier, moorage, float or launch facility may be allowed, subject to the provisions of Chapter 16.10 SMC, if:

1. The existing and zoned density around the wetland is three dwelling units per acre or more;

2. At least 75 percent of the lots around the wetland have been built upon and no significant buffer or wetland vegetation remains on these lots; and

3. Open water is a significant component of the wetland;

L. Alterations to isolated wetlands may be allowed only as follows:

1. On sites of less than 20 acres in size, one isolated wetland may be altered by relocating its functions into a new wetland on the site pursuant to an approved mitigation plan;

2. On sites 20 acres or greater in size, up to three isolated wetlands may be altered by combining their functions into one or more replacement wetlands on the site pursuant to an approved mitigation plan; and

3. Whenever an isolated wetland is altered pursuant to this subsection, the replacement wetland shall include enhancement for wildlife habitat;

M. One additional agricultural building or associated residence may be allowed within the wetland buffer on a grazed wet meadow if all hydrologic storage is replaced on the site;

N. Subject to a clearing and grading permit issued pursuant to Chapter 16.82 KCC, the cutting of up to one cord of firewood may be permitted in buffers of five acres or larger in any year if the overall function of the buffer is not adversely affected. Removal of brush may also be permitted for the purpose of enhancing tree growth if the area of removal is limited to the diameter of the tree canopy at the time of planting; and

O. Wetland road crossings may be allowed if:

1. The city of Shoreline determines that no alternative access is practical;
2. All crossings minimize impact to the wetland and provide mitigation for unavoidable impacts through restoration, enhancement or replacement of disturbed areas;
3. Crossings do not change the overall wetland hydrology;
4. Crossings do not diminish the flood storage capacity of the wetland; and
5. All crossings are constructed during summer low water periods;

P. Reconstruction, remodeling, or replacement of an existing structure upon another portion of an existing impervious surface which was established pursuant to city of Shoreline laws and regulations may be allowed provided:

1. If within the buffer, the structure is located no closer to the wetland than the existing structure;
2. The existing impervious surface within the buffer or wetland is not expanded as a result of the reconstruction or replacement. [Ord. 125 § 1, 1997]

18.24.340 Wetlands – Mitigation requirements.

A. Restoration shall be required when a wetland or its buffer is altered in violation of law or without any specific permission or approval by the city of Shoreline. The following minimum requirements shall be met for the restoration of a wetland:

1. The original wetland configuration shall be replicated including its depth, width, length and gradient at the original location;
2. The original soil type and configuration shall be replicated;
3. The wetland edge and buffer configuration shall be restored to its original condition;
4. The wetland, edge and buffer shall be replanted with vegetation native to King County which replicates the original vegetation in species, sizes and densities; and
5. The original wetland functions shall be restored including, but not limited to, hydrologic and biologic functions.

B. The requirements in subsection (A) may be modified if the applicant demonstrates that greater wetland functions can otherwise be obtained.

C. Replacement shall be required when a buffer is altered pursuant to an approved development proposal or a wetland is used for a regional retention/detention facility or other approved use. The requirements for the restoration of wetlands shall be met by replacement wetlands.

D. Enhancement may be allowed when a wetland or buffer will be altered pursuant to a development proposal, but the wetland's biologic and/or hydrologic functions will be improved. Minimum requirements for enhancement shall be established in administrative rules.

E. All alterations of wetlands shall be replaced or enhanced on the site using the following formulas: Class 1 and 2 wetlands on a 2:1 basis and Class 3 wetlands on a 1:1 basis with equivalent or greater biologic functions including, but not limited to, habitat functions and with equivalent hydrologic functions including, but not limited to, storage capacity.

F. Replacement or enhancement off the site may be allowed if the applicant demonstrates to the satisfaction of the city of Shoreline that the off-site location is in the same drainage sub-basin as the original wetland and that greater biologic and hydrologic functions will be achieved. The formulas in subsection (E) shall apply to replacement and enhancement off the site.

G. Surface water management or flood control alterations including, but not limited to, wetponds shall not constitute replacement or enhancement unless other functions are simultaneously improved. [Ord. 125 § 1, 1997]

18.24.350 Wetlands – Limited exemption.

Isolated wetlands less than 1,000 square feet may be exempted from the provisions of SMC 18.24.320 through 18.24.340 and may be altered by filling or dredging if the city of Shoreline determines that the cumulative impacts do not unduly counteract the purposes of this chapter and are mitigated pursuant to an approved mitigation plan. [Ord. 125 § 1, 1997]

18.24.360 Streams – Development standards.

A development proposal on a site containing a stream shall meet the following requirements:

A. The following minimum buffers shall be established from the ordinary high water mark or from the top of the bank if the ordinary high water mark cannot be identified:

1. A Class 1 stream shall have a 100-foot buffer;
2. A Class 2 stream used by salmonids shall have a 100-foot buffer;
3. A Class 2 stream shall have a 50-foot buffer;
4. A Class 3 stream shall have a 25-foot buffer;
5. Any stream restored, relocated, replaced or enhanced because of a stream alteration shall have the minimum buffer required for the stream class involved;
6. Any stream with an ordinary high water mark within 25 feet of the toe of a slope 30 percent or steeper, but less than 40 percent, shall have:

a. The minimum buffer required for the stream class involved or a 25-foot buffer beyond the top of the slope, whichever is greater, if the horizontal length of the slope including small benches and terraces is within the buffer for that stream class, or

b. A 25-foot buffer beyond the minimum buffer required for the stream class involved if the horizontal length of the slope including small benches and terraces extends beyond the buffer for that stream class; and

7. Any stream adjoined by a riparian wetland or other contiguous sensitive area shall have the buffer required for the stream class involved or the buffer which applies to the wetland or other sensitive area, whichever is greater;

B. Buffer width averaging may be allowed by the city of Shoreline if it will provide additional natural resource protection, as long as the total area contained in the buffer on the development proposal site does not decrease;

C. Increased buffer widths shall be required by the city of Shoreline when necessary to protect streams. Provisions for additional buffer widths shall be contained in administrative rules promulgated pursuant to this chapter including, but not limited to, critical drainage areas, location of hazardous substances, critical fish and wildlife habitat, landslide or erosion hazard areas contiguous to streams, ground water recharge and discharge and the location of trail or utility corridors;

D. The use of hazardous substances, pesticides and fertilizers in the stream corridor and its buffer may be prohibited by the city of Shoreline; and

E. The livestock restrictions in SMC 18.24.320 shall also apply to Class 1 and 2 streams and their buffers except that barrier fencing shall not be required in the floodplain of the Snoqualmie River. [Ord. 125 § 1, 1997]

18.24.370 Streams – Permitted alterations.

Alterations to streams and buffers may be allowed only as follows:

A. Alterations may only be permitted if based upon a special study;

B. The applicant shall notify affected communities and native tribes of proposed alterations prior to any alteration if a stream is in a flood hazard area and shall submit evidence of such notification to the Federal Insurance Administration;

C. There shall be no introduction of any plant or wildlife which is not indigenous to King County into any stream or buffer unless authorized by a state or federal permit or approval;

D. Utilities may be allowed in stream buffers if:

1. No practical alternative location is available,

2. The utility corridor meets any additional requirements set forth in administrative rules including, but not limited to, requirements for installation, replacement of vegetation and maintenance,

3. The requirements for sewer utility corridors in SMC 18.24.330 shall also apply to streams, and

4. Joint use of an approved sewer utility corridor by other utilities may be allowed;

E. The following surface water management activities and facilities may be allowed in stream buffers as follows:

1. Surface water discharge to a stream from a detention facility, presettlement pond or other surface water management activity or facility may be allowed if the discharge is in compliance with the surface water design manual;

2. A Class 2 stream or buffer may be used for a regional retention/detention facility if:

a. A public agency and utility exception is granted pursuant to SMC 18.24.070,

b. All requirements of the surface water design manual are met,

c. The use will not alter the rating or the factors used in rating the stream,

d. There are no significant adverse impacts to the stream; and

3. A Class 3 stream or buffer may be used as a regional retention/detention facility if the alteration will have no lasting adverse impact on any stream and all requirements of the surface water design manual are met;

F. Except as provided in subsection (G), public and private trails may be allowed in stream buffers only upon adoption of administrative rules consistent with the following:

1. The trail surface shall not be made of impervious materials, except that public multipurpose trails such as the Burke-Gilman Trail may be made of impervious materials if they meet all other requirements including water quality; and

2. Buffers shall be expanded, where possible, equal to the width of the trail corridor including disturbed areas;

G. Stream crossings may be allowed if:

1. All crossings use bridges or other construction techniques which do not disturb the stream bed or bank, except that bottomless culverts or other appropriate methods demonstrated to provide fisheries protection may be used for Class 2 or 3 streams if the applicant demonstrates that such methods and their implementation will pose no harm to the stream or inhibit migration of fish;

2. All crossings are constructed during the summer low flow and are timed to avoid stream disturbance during periods when use is critical to salmonids;

3. Crossings do not occur over salmonid spawning areas unless the city of Shoreline determines that no other possible crossing site exists;

4. Bridge piers or abutments are not placed within the FEMA floodway or the ordinary high water mark;

5. Crossings do not diminish the flood-carrying capacity of the stream;

6. Underground utility crossings are laterally drilled and located at a depth of four feet below the maximum depth of scour for the base flood predicted by a civil engineer licensed by the state of Washington; and

7. Crossings are minimized and serve multiple purposes and properties whenever possible;

H. Stream relocations may be allowed only for:

1. Class 2 streams as part of a public road project for which a public agency and utility exception is granted pursuant to SMC 18.24.050; and

2. Class 3 streams for the purpose of enhancing resources in the stream if:

a. Appropriate floodplain protection measures are used, and

b. The relocation occurs on the site, except that relocation off the site may be allowed if the applicant demonstrates that any on-site relocation is impracticable, the applicant provides all necessary easements and waivers from affected property owners and the off-site location is in the same drainage sub-basin as the original stream;

I. For any relocation allowed by this section, the applicant shall demonstrate, based on information provided by a civil engineer and a qualified biologist, that:

1. The equivalent base flood storage volume and function will be maintained;

2. There will be no adverse impact to local ground water;

3. There will be no increase in velocity;
4. There will be no interbasin transfer of water;
5. There will be no increase in the sediment load;
6. Requirements set out in the mitigation plan are met;
7. The relocation conforms to other applicable laws; and
8. All work will be carried out under the direct supervision of a qualified biologist;

J. A stream channel may be stabilized if:

1. Movement of the stream channel threatens existing residential or commercial structures, public facilities or improvements, unique natural resources or the only existing access to property; and
2. The stabilization is done in compliance with the requirements of SMC 18.24.230 through 18.24.270 and administrative rules promulgated pursuant to this chapter;

K. Stream enhancement not associated with any other development proposal may be allowed if accomplished according to a plan for its design, implementation, maintenance and monitoring prepared by a civil engineer and a qualified biologist and carried out under the direct supervision of a qualified biologist pursuant to provisions contained in administrative rules;

L. A minor stream restoration project for fish habitat enhancement may be allowed if:

1. The restoration is accomplished by a public agency with a mandate to do such work;
2. The restoration is unassociated with mitigation of a specific development proposal;
3. The restoration does not cost more than \$25,000;
4. The restoration is limited to placement of rock weirs, log controls, spawning gravel and other specific salmonid habitat improvements;
5. The restoration only involves the use of hand labor and light equipment; and
6. The restoration is performed under the direct supervision of a qualified biologist;

M. Roadside and agricultural drainage ditches which carry streams with salmonids may be maintained through use of best management practices developed in consultation with relevant county, state and federal agencies. These practices shall be adopted as administrative rules; and

N. Subject to a clearing and grading permit issued pursuant to Chapter 16.82 KCC, the cutting of up to one cord of firewood may be permitted in buffers of five acres or larger in any year if the overall function of the buffer is not adversely affected. Removal of brush may also be permitted for the purpose of enhancing tree growth if the area of removal is limited to the diameter of the tree canopy at the time of planting;

O. Reconstruction, remodeling, or replacement of existing structures. Reconstruction, remodeling, or replacement of an existing structure upon another portion of an existing impervious surface which was established pursuant to city of Shoreline laws and regulations may be allowed provided:

1. If within the buffer, the structure is located no closer to the stream than the existing structure;
2. The existing impervious surface within the buffer or stream is not expanded as a result of the reconstruction or replacement. [Ord. 125 § 1, 1997]

18.24.380 Streams – Mitigation requirements.

A. Restoration shall be required when a stream or its buffer is altered in violation of law or without any specific permission or approval by the city of Shoreline. A mitigation plan for the restoration shall demonstrate that:

1. The stream has been degraded and will not be further degraded by the restoration activity;
2. The restoration will reliably and demonstrably improve the water quality and fish and wildlife habitat of the stream;
3. The restoration will have no lasting significant adverse impact on any stream functions; and
4. The restoration will assist in stabilizing the stream channel.

B. The following minimum requirements shall be met for the restoration of a stream:

1. All work shall be carried out under the direct supervision of a qualified biologist;
2. Basin analysis shall be performed to determine hydrologic conditions;

3. The natural channel dimensions shall be replicated including its depth, width, length and gradient at the original location, and the original horizontal alignment (meander lengths) shall be replaced;

4. The bottom shall be restored with identical or similar materials;

5. The bank and buffer configuration shall be restored to its original condition;

6. The channel, bank and buffer areas shall be replanted with vegetation native to King County which replicates the original vegetation in species, sizes and densities; and

7. The original biologic functions of the stream shall be recreated.

C. The requirements in subsection (B) may be modified if the applicant demonstrates to the satisfaction of the city of Shoreline that a greater biologic function can otherwise be obtained.

D. Replacement or enhancement shall be required when a stream or buffer is altered pursuant to an approved development proposal. There shall be no net loss of stream functions on a development proposal site and no impact on stream functions above or below the site due to approved alterations.

E. The requirements which apply to the restoration of streams in subsection (B) shall also apply to the relocation of streams, unless the applicant demonstrates to the satisfaction of the city of Shoreline that a greater biologic function can be obtained by modifying these requirements.

F. Replacement or enhancement for approved stream alterations shall be accomplished in streams and on the site unless the applicant demonstrates to the satisfaction of the city of Shoreline that:

1. Enhancement or replacement on the site is not possible;

2. The off-site location is in the same drainage sub-basin as the original stream; and

3. Greater biologic and hydrologic functions will be achieved.

G. Surface water management or flood control alterations shall not be considered enhancement unless other functions are simultaneously improved. [Ord. 125 § 1, 1997]

18.24.390 Sensitive areas mitigation – Creation of fund.

There is hereby created a sensitive areas mitigation fund. This fund shall be administered by the city of Shoreline. [Ord. 125 § 1, 1997]

18.24.400 Sensitive areas mitigation – Source of funds.

All monies received from penalties resulting from the violation of rules and laws regulating development and activities within sensitive areas shall be deposited into the fund. [Ord. 125 § 1, 1997]

18.24.410 Sensitive areas mitigation – Use of funds.

Monies from the fund shall only be used for paying the cost of enforcing and implementing sensitive area laws and rules. [Ord. 125 § 1, 1997]

18.24.420 Sensitive areas mitigation – Investment of funds.

Monies in the fund not needed for immediate expenditure shall be deposited in a separate investment fund pursuant to RCW 36.29.020. The director shall be designated as the investment fund director. [Ord. 125 § 1, 1997]

Chapter 18.26

DEVELOPMENT STANDARDS – WIRELESS TELECOMMUNICATION FACILITIES¹

Sections:

- 18.26.010 Purpose.
- 18.26.020 Definitions and explanation of technical terms.
- 18.26.030 Exemptions.
- 18.26.040 Prohibitions.
- 18.26.050 Permit requirements.
- 18.26.060 Development standards.
- 18.26.070 General siting criteria.
- 18.26.080 Submittals.
- 18.26.090 Modification.
- 18.26.100 Abandonment or discontinuation of use.
- 18.26.110 Maintenance.

18.26.010 Purpose.

The city of Shoreline derives much of its community value and environmental quality from the way it appears to the residents, businesses, visitors, and those passing through. The provisions of this chapter are intended to establish a greater sense of quality and unity of the proposed wireless telecommunication facilities with the physical assets of the community. The standards are not intended to prohibit wireless telecommunication facilities from locating in the community, but rather to add consistency and predictability for telecommunications providers requesting a permit to site a wireless telecommunication facility within the city. The standards cover three major types of wireless telecommunication facilities, based on the type of permanent mounts. They include building-mounted, ground-mounted and structure- (other than buildings) mounted facilities. The standards include pictures of various types of facilities in the text of this chapter. [Ord. 127 § A, 1997]

18.26.020 Definitions and explanation of technical terms.

The following technical terms and definitions are used throughout the chapter:

1. “Abandonment” means to cease operation for period of six or more consecutive months.
2. “Antenna” means a device used to capture an incoming and/or to transmit an outgoing radio-frequency signal. Antennas include, but are not limited to, the following types: omni-directional (or “whip”), directional (or “panel”), parabolic (or “dish”), and ancillary antennas (antennas not directly used to provide wireless telecommunication services).
3. “Camouflaged” means a wireless telecommunication facility that is disguised, hidden, or integrated with an existing structure that is not a monopole, guyed, or lattice tower, or placed within an existing or proposed structure.
4. “Co-location” means the use of a single support structure and/or site by more than one wireless communications provider.
5. “Conditional use permit (CUP)” means a process and approval as described in SMC Title 16, Division II, Permit Processing, and in SMC 18.44.040.
6. “Corridor” means a linear strip of land through the city, usually having a major street, road or other type of right-of-way running through its spine or center. A “communications corridor” represents a high-volume traffic facility (e.g., I-5) along which are found several personal wireless service facilities.
7. “Design” means the appearance of wireless telecommunication facilities including such features as their materials, colors, and shape.

1. Prior legislation: Ord. 125.

8. "Equipment enclosure" means a small structure, shelter, cabinet, or vault used to house and protect the electronic equipment necessary for processing wireless communications signals. Associated equipment may include air conditioning and emergency generators.

9. "Guyed tower" means a monopole or lattice tower that is tied to the ground or other surface by diagonal cables.

10. "Lattice tower" means a type of mount that is self-supporting with multiple legs and cross-bracing of structural metal.

11. "Licensed carrier" means a company authorized by the FCC to build and operate a commercial mobile radio services system.

12. "Modification" means the changing of any portion of a wireless telecommunication facility from its description in a previously approved CUP or SUP. Examples include, but are not limited to, changes in design or ownership.

13. "Monopole" means a self-supporting antenna, ground-mounted, consisting of a single shaft that is typically made of wood, steel, or concrete and provides a rack (or racks) for mounting antennas at its top.

14. "Mount" means the structure or surface upon which wireless telecommunication facilities are mounted. There are three types of permanent mounts:

a. Building-Mounted. A wireless telecommunication facility mount fixed to the roof or side of a building.

b. Ground-Mounted. A wireless telecommunication facility mount fixed to the ground.

c. Structure-Mounted. A wireless telecommunication facility fixed to a structure other than a building, such as light standards, water reservoirs, and bridges.

15. "Prime wireless location" means a site, or area, designated by the city of Shoreline as suitable for location of wireless telecommunication facilities due to their potential for effective service provision to specific areas of the city.

16. "Secondary use" means a use subordinate to the principal use of the property, e.g., commercial, residential, utilities, etc.

17. "Security barrier" means a wall, fence or berm that has the purpose of sealing an area from unauthorized entry or trespass.

18. "Special use permit (SUP)" means a process and approval as described in SMC Title 16, Division II, Permit Processing, and in SMC 18.44.050.

19. "Unlicensed wireless services" means commercial mobile services that can operate on public domain frequencies and that therefore need no Federal Communications Commission (FCC) license.

20. "Wireless telecommunication facility (WTF)" means an unstaffed facility for the transmission and reception of radio or microwave signals used for commercial communications. A WTF provides services which include cellular phone, personal communication services, other mobile radio services, and any other service provided by wireless common carriers licensed by the Federal Communications Commission (FCC). WTFs are composed of two or more of the following components:

a. Antenna;

b. Mount;

c. Equipment enclosure;

d. Security barrier. [Ord. 127 § B, 1997]

18.26.030 Exemptions.

The following are exempt from the provisions of this chapter and shall be permitted in all zones:

A. Industrial processing equipment and scientific or medical equipment using frequencies regulated by the Federal Communications Commission (FCC).

B. Machines and equipment that are designed and marketed as consumer products, such as microwave ovens and remote control toys.

C. The storage, shipment or display for sale of antenna(s) and related equipment.

D. Radar systems for military and civilian communication and navigation.

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- E. Hand-held, mobile, marine and portable radio transmitters and/or receivers.
- F. Wireless radio utilized for temporary emergency communications in the event of a disaster.
- G. Licensed amateur (ham) radio stations and citizen band stations.
- H. Earth station antenna(s) one meter or less in diameter and located in any zone.
- I. Earth station antenna(s) two meters or less in diameter and located in the NB, CB, RB, O, or I zones.
- J. Satellite dish antennas less than two meters in diameter, including direct to home satellite services, when an accessory use of a property.
- K. Maintenance or repair of a communication facility, antenna and related equipment, transmission structure, or transmission equipment enclosures; provided, that compliance with the standards of this chapter is maintained.
- L. Subject to compliance with all other applicable standards of this chapter, a building permit application need not be filed for emergency repair or maintenance of a facility until 30 days after the completion of such emergency activity. [Ord. 127 § C, 1997]

18.26.040 Prohibitions.

The following wireless telecommunication facilities are prohibited:

- A. Guyed towers.
- B. Roof-mounted lattice towers. [Ord. 127 § D, 1997]

18.26.050 Permit requirements.

Permit review procedures for various types of permits are established in SMC Title 16, Division II, Permit Processing. This section specifies the types of permits required for the various types of wireless telecommunication facilities, based on the type of mount, that meet the standards of this chapter.

In reviewing any application for wireless telecommunication facility the city shall act within a reasonable period of time, taking into the account the nature and scope of the application. Incentives, shorter and less complex permit processing, are provided for the building- and structure-mounted facilities and for co-location of facilities on existing towers, based on a reasonable conclusion that such facilities require less additional evaluation compared to review needed for ground-mounted facility on a new site. Application submission requirements for conditional use permits and special use permits are specified in this title.

TABLE 1 – TYPES OF PERMITS REQUIRED FOR THE VARIOUS TYPES OF WIRELESS TELECOMMUNICATION FACILITIES

Type of WTF	Type of Permit			
	Building	Conditional Use (CUP)	Special Use (SUP)	Rights-of-Way Use
Building- and structure-mounted wireless telecommunication facilities and facilities co-located onto existing tower	X			X (if applicable)
Ground-mounted camouflaged lattice towers and monopoles	X	X		X (if applicable)
Ground-mounted uncamouflaged lattice towers and monopoles	X		X	X (if applicable)

[Ord. 127 § E, 1997]

18.26.060 Development standards.

The following standards, text and figures shall be applied to all proposed development of wireless communication facilities located within the city of Shoreline.

- A. Building-Mounted Wireless Telecommunication Facilities Standards.

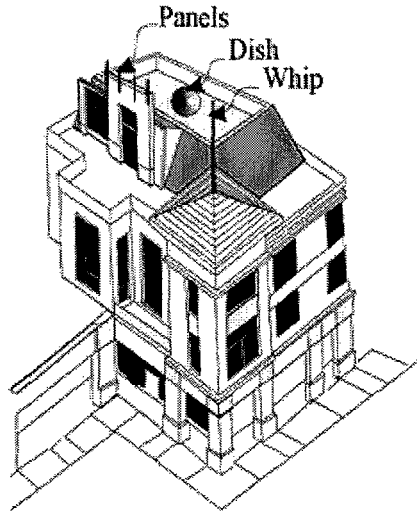


Figure 1 –Wireless facilities integrated into the roof design.



Figure 2 – Unintegrated roof-mounted facilities are not permitted.

1. Wireless telecommunication facilities located on the roof or on the side of the building shall be grouped together, integrated to the maximum possible degree with the building design, placed to the center of the roof and/or thoroughly screened from residential building views and from public views. (Figure 1 and 2.)

2. The maximum height of roof-mounted facilities and equipment shall not exceed 15 feet above the top of the roof on which the facility is located. This standard shall apply to all buildings, including those built at the maximum height allowed in a specific zone.

3. Equipment for building-mounted wireless telecommunication facilities shall be located within the building in which the facility is placed or shall be incorporated into the roof design.

4. Building-mounted wireless telecommunication facilities shall be painted with nonreflective colors. Colors of these facilities and equipment enclosures shall blend in with the building colors.

B. Ground-Mounted Wireless Telecommunication Facilities Standards.

1. All ground-mounted wireless telecommunication facilities shall conform to the height and setbacks requirements specified in Table 2.

TABLE 2 – HEIGHT AND SETBACK STANDARDS FOR GROUND-MOUNTED WIRELESS TELECOMMUNICATION FACILITIES

Zone	Maximum Height	Setbacks
All Residential Zones: R 4 – R 48	Maximum height specified for each zoning designation in SMC Title 18, Zoning	Minimum 50' from all adjacent residentially zoned properties. Minimum of 30' from any public right-of-way.
All Commercial Zones: NB, CB, RB and O	Maximum height specified for each zoning designation in SMC Title 18, Zoning	Minimum 30' from all adjacent commercially zoned properties and 50' from all adjacent residentially zoned properties. Minimum of 30' from any public right-of-way.
Industrial Zone	Maximum height specified for the zoning designation in SMC Title 18, Zoning	Minimum 20' from all adjacent industrially zoned properties, 30' from all adjacent commercially zoned properties and 50' from all adjacent residentially zoned properties. Minimum of 30' from any public right-of-way.

2. All ground-mounted wireless telecommunication facilities shall conform to the following site development standards:

a. To the greatest extent possible, ground-mounted facilities shall be located where existing trees, existing structures and other existing site features camouflage these facilities from prevalent views. (Figures 3, 4, 5 and 7.)

b. Existing mature vegetation should be retained to the greatest possible degree in order to help conceal the facility. (Figure 5.)

c. A landscaping plan shall be required that shows the best use of the existing vegetation. Existing vegetation shall be supplemented with new landscaping to effectively screen the facility. Indigenous, drought tolerant plants or species proven adaptable to the local climate should be used. New landscaping must provide design continuity between the subject site and neighboring properties. (Figure 3.)

d. Equipment enclosures shall be placed unobtrusively underground if site conditions permit and if technically feasible. When such placement is not feasible, they shall be incorporated in a building design. (Figure 3.)

e. Above ground equipment shall be screened around the perimeter by a fence at least six feet high. The fence should be made of masonry, ornamental metal or wood, or some combination of these. (Figure 8.)

f. The use of chain link, plastic, vinyl or wire fencing is prohibited, unless fully screened from public views by a minimum eight-foot wide landscaping strip. All landscaping shall meet the standards of Chapter 18.16 SMC. (Figure 6.)

g. Support structures, antennas and associated hardware and equipment shall be finished in such a manner as to blend with the background against which the wireless communication facility will be viewed.

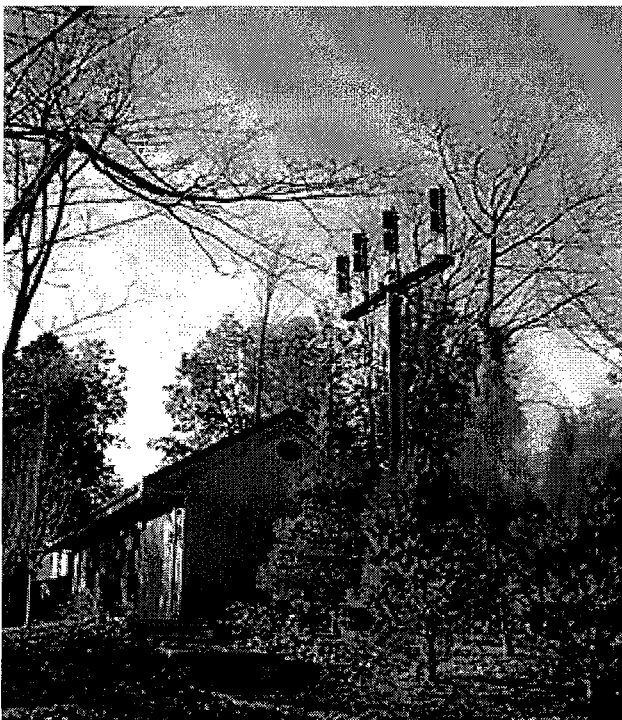


Figure 3 – Supplement existing vegetation with new landscaping. Equipment enclosure shall be incorporated into a building design.

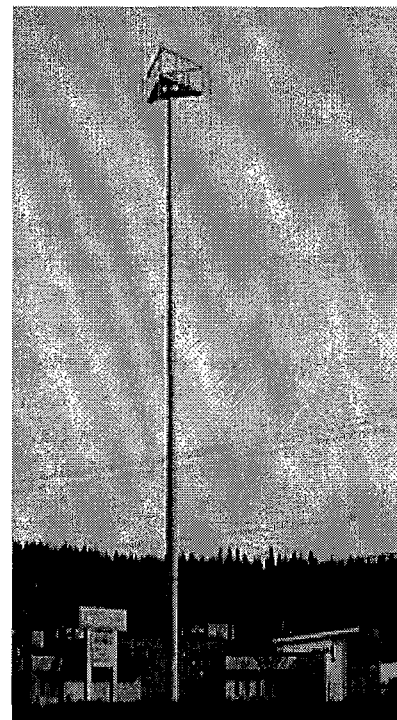


Figure 4 – Unintegrated facilities dominating the landscape are not permitted.



Figure 5 – Existing trees should be retained in order to conceal the WTF.



Figure 6 – Use of chain link fence without any landscape screen is prohibited.



Figure 7 – Unscreened facilities and chain link fencing are prohibited.

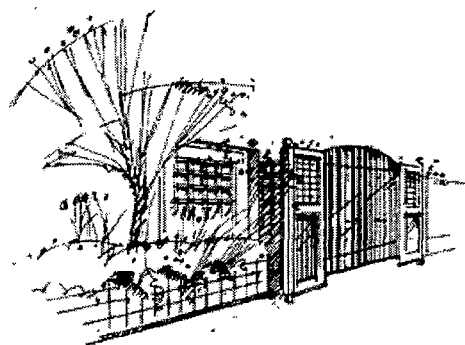
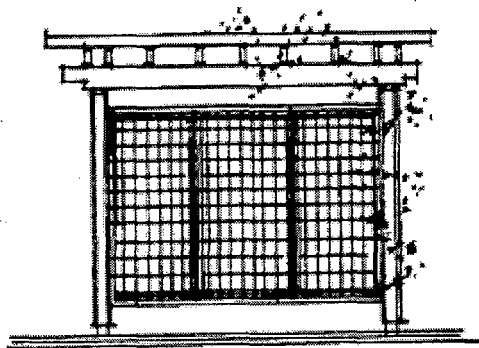


Figure 8 – Examples of screening and fencing of WTF from public views.

C. Structure-Mounted Wireless Telecommunication Facilities Standards.

1. Wireless telecommunication facilities located on structures other than buildings, such as light poles, flag poles, transformers, existing monopoles, towers and/or tanks shall be designed to blend with these structures and be mounted on them in an inconspicuous manner. (Figures 9 and 10.)

2. The maximum height of structure-mounted facilities shall not exceed the height limits specified for each zoning designation in this title.

3. Wireless telecommunication facilities located on structures other than buildings shall be painted with nonreflective colors in a color scheme that blends with the background against which the facility will be viewed.

4. Wireless telecommunication facilities located on structures within the city of Shoreline rights-of-way shall comply with right-of-way use permit requirements (Chapter 12.25 SMC).

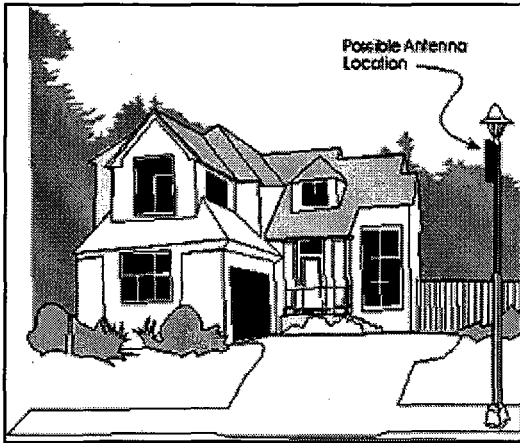
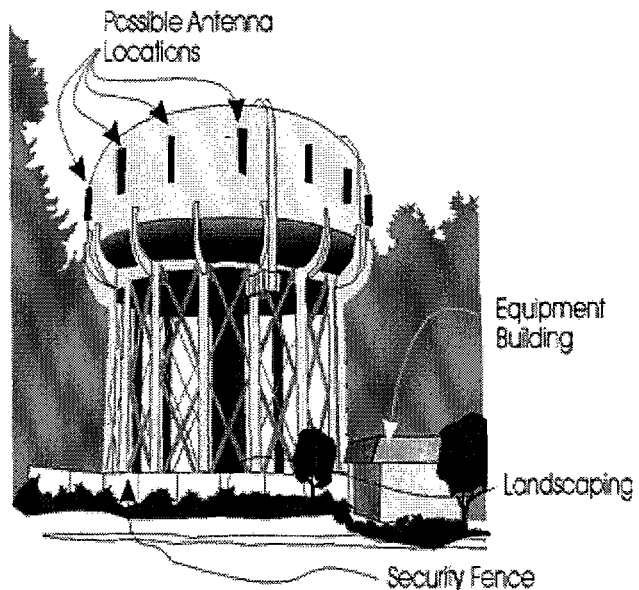


Figure 9 – Antenna-mounted on the light pole.

Figure 10 – Antenna-mounted on the existing water tank.



[Ord. 127 § F, 1997]

18.26.070 General siting criteria.

A. The city of Shoreline encourages wireless telecommunication providers to plan more frequent, less conspicuous sites instead of attempting to stretch desirable range through use of taller than necessary towers.

B. The city of Shoreline believes that specific types of wireless telecommunication facilities are better placed in some locations of the city than in others. The city of Shoreline is committed to preserving those locations for existing and future carriers, and to avoid over development (saturation) of any prime location with WTFs. The city may request feasibility studies associated with applications for ground-mounted WTF which demonstrate that locations on existing structures have been explored as the preferred alternative.

C. The development of single-user WTFs tends to use up those few prime locations more quickly than if all these facilities were co-located. Generally, co-location on existing towers and attachment of antenna to existing structures and buildings are encouraged by less complex permit procedures. (Refer to SMC 18.26.050.)

D. Co-location shall be encouraged for all personal wireless service facility applications.

1. To the greatest extent that is technically feasible, new applicants shall be required to build mounts capable of accommodating at least one other carrier.

2. Co-locations shall be reviewed by the city on the basis of the site being built out (all available mounting capacity in use).

3. Any WTF that requires an SUP under the provisions of this chapter shall be separated by a minimum of 1,000 feet from any other facility requiring an SUP, unless located within an area designated as a prime wireless location by the city of Shoreline.

E. The following shall be considered by the applicants as preferred locations for WTF:

1. Existing site or tower where a legal WTF is currently located.

2. Publicly used structures such as water towers and other structures and/or buildings. [Ord. 127 § G, 1997]

18.26.080 Submittals.

In addition to the application submittal requirements of the city of Shoreline, each application for wireless telecommunication facility, where a conditional use or special use is required, shall be accompanied by the following items:

A. Photosimulations of the proposed facility from affected residential properties and public rights-of-way at varying distances.

B. A map showing the service area of the proposed wireless telecommunication facility and an explanation of the need for that facility.

C. A map showing the locations and service areas of other wireless telecommunication facility sites operated by the applicant and those proposed by the applicant that are close enough to impact service within the city.

D. A site, elevation, and landscaping plan showing the specific placement of the wireless telecommunication facility on the site; showing the location of existing structures, trees, other significant site features; and indicating type and locations of plant materials used to screen wireless telecommunication facility components and the proposed color(s) for the facility.

E. A signed statement indicating:

1. The applicant and landowner agree to allow for the potential co-location of additional WTF equipment by other providers on the applicants structure or within the same site location; and

2. That the applicant and/or landlord agree to remove the facility within 90 days after use of the site is discontinued.

F. Copies of any environmental documents required by any federal agency. These shall include the environmental assessment (EA) required by FCC Para 1.1307, or, in the event that an FCC EA is not required, a statement to this effect that provides the specific numbers (such as height of antenna, ERP and other factors) that obviate the requirement for an EA. [Ord. 127 § H, 1997]

18.26.090 Modification.

From time to time, the applicant and/or co-applicant may want to alter the terms of the CUP or SUP by modifying specific features of the WTF. If any of the following changes are proposed or occur, such modifications must be submitted to the city of Shoreline as a renewal of the CUP or SUP. This provision shall not apply to routine maintenance of WTF, including "in-kind" replacement.

- A. Addition to, or replacement of, any equipment specified in the original design submittals.
- B. Change of the WTF design as specified in the original permit submittals. [Ord. 127 § I, 1997]

18.26.100 Abandonment or discontinuation of use.

A. At such time that a licensed carrier plans to abandon or discontinue operation of a personal wireless service facility, such carrier will notify the city of Shoreline development services group by certified U.S. mail of the proposed date of abandonment or discontinuation of operations. Such notice shall be given no less than 30 days prior to abandonment or discontinuation of operations.

B. In the event that a licensed carrier fails to give such notice, the personal wireless service facility shall be considered abandoned upon the discovery of such discontinuation of operations.

C. Upon abandonment or discontinuation of use, the carrier shall physically remove the personal wireless service facility within 90 days from the date of abandonment or discontinuation of use. "Physically remove" shall include, but not be limited to:

1. Removal of antennas, mount, equipment cabinets and security barriers from the subject property.
2. Transportation of the antennas, mount, equipment cabinets and security barriers to a repository outside of the city of Shoreline.
3. Restoring the location of the personal wireless service facility to its natural condition, except that any landscaping provided by the WTF operator shall remain in place.

D. If a carrier fails to remove a personal wireless service facility in accordance with this section of this chapter, the city of Shoreline shall have the authority to enter the subject property and physically remove the facility. Costs for removal of the WTF shall be charged to the landowner in the event the city of Shoreline removes the facility. [Ord. 127 § J, 1997]

18.26.110 Maintenance.

A. The applicant shall maintain the WTF to standards that may be imposed by the city at the time of granting a permit. Such maintenance shall include, but not be limited to, painting, structural integrity, and landscaping.

B. In the event the applicant fails to maintain the facility, the city of Shoreline may undertake enforcement action as allowed by existing codes and regulations. [Ord. 127 § K, 1997]

Chapter 18.28

DEVELOPMENT STANDARDS – ADEQUACY OF PUBLIC FACILITIES AND SERVICES

Sections:

- 18.28.010 Purpose.
- 18.28.020 General requirements.
- 18.28.030 Adequate sewage disposal.
- 18.28.040 Adequate water supply.
- 18.28.050 Surface water management.
- 18.28.060 Adequate roads.
- 18.28.070 Adequate roads – Road capacity level of service (LOS) standard.
- 18.28.080 Adequate roads – Applicability of capacity standard.
- 18.28.090 Adequate roads – General conditions.
- 18.28.100 Adequate roads – Special conditions.
- 18.28.110 Exceptions.
- 18.28.120 Adequate vehicular access.
- 18.28.130 Adequate fire protection.

18.28.010 Purpose.

The purpose of this chapter is to ensure that public facilities and services necessary to support development are adequate or will be provided in a timely manner consistent with the public facilities and services planning goal of the Washington State Growth Management Act of 1990 by:

- A. Specifying the on-site and off-site facilities and services that must be in place or otherwise assured of timely provision prior to development;
- B. Allocating the cost of those facilities and services fairly; and
- C. Providing a general framework for relating development standards and other requirements of this code to:
 - 1. Adopted service level standards for public facilities and services,
 - 2. Procedural requirements for phasing development projects to ensure that services are provided as development occurs, and
 - 3. The review of development permit applications. [Ord. 125 § 1, 1997]

18.28.020 General requirements.

A. All new development proposals including any use, activity, or structure allowed by Chapter 18.08 SMC that requires city approval shall be adequately served by the following facilities and services prior to the time of occupancy, plat recording, or other land use approval, as further specified in this chapter:

- 1. Sewage disposal;
- 2. Water supply;
- 3. Surface water management;
- 4. Roads and access;
- 5. Fire protection service; and
- 6. Schools.

B. Regardless of the number of sequential permits required, the provisions of this chapter shall be applied only once to any single development proposal. If changes and modifications result in impacts not considered when the proposal was first approved, the city shall consider the revised proposal as a new development proposal. [Ord. 125 § 1, 1997]

18.28.030 Adequate sewage disposal.

All new development shall be served by an adequate public or private sewage disposal system, including both collection and treatment facilities as follows:

- A. A public sewage disposal system is adequate for a development proposal; provided that:

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1. For the issuance of a building permit, preliminary plat approval or other land use approval the site of the proposed development is or can be served by an existing disposal system consistent with the sewerage general plan, and the disposal system has been approved by the department as being consistent with applicable state and local design and operating guidelines;

2. For the issuance of a certificate of occupancy for a building or change of use permit, the approved public sewage disposal system as set forth in subsection (A)(1) of this section is installed to serve each building or lot;

3. For recording a final plat, final short plat or binding site plan the approved public sewage disposal system set forth in subsection (A)(1) of this section shall be installed to serve each lot respectively; or a bond or similar security shall be deposited with the city of Shoreline for the future installation of an adequate sewage disposal system. The bond may be assigned to a purveyor to assure the construction of such facilities within two years of recording; and

4. For a zone reclassification or urban planned development permit, the timing of installation of required sewerage improvements shall be contained in the approving ordinance as specified in KCC 20.24.230. [Ord. 125 § 1, 1997]

18.28.040 Adequate water supply.

All new development shall be served by an adequate public water supply system as follows:

A. A public water system is adequate for a development proposal; provided that:

1. For the issuance of a building permit, preliminary plat approval or other land use approval, the applicant must demonstrate that the existing water supply system available to serve the site:

a. Complies with the applicable planning, operating and design requirements of Chapter 246-290 WAC; Chapters 14.42 and 14.44 KCC and KCC Title 17, Coordinated water system plans; SMC Titles 12 and 13 and other applicable provisions of the rules and regulations of the King County board of health; and any limitation or condition imposed by the city-approved comprehensive plan of the water purveyor; and

b. The proposed improvements to an existing water system have been reviewed by the department and determined to comply with the design standards and conditions specified in paragraph (a) of this subsection; or

c. A proposed new water supply system has been reviewed by the department and determined to comply with the design standards and conditions specified in paragraph (a) of this subsection;

2. Prior to issuance of a certificate of occupancy for a building or change of use permit, the approved public water system and any system improvements set forth in subsection (A)(1) of this section shall be installed to serve each building or lot respectively;

3. For recording a final plat, final short plat or binding site plan, either the approved public water supply system or system improvements set forth in subsection (A)(1) of this section shall be installed to serve each lot or a bond or similar security shall be deposited with the city of Shoreline and may be assigned to a purveyor to assure the construction of required water facilities in Group A systems as defined by board of health regulations, within two years of recording; and

4. For a zone reclassification or urban planned development permit, the timing of installation of required water system improvements shall be included in the approving ordinance as specified in KCC 20.24.230. [Ord. 125 § 1, 1997]

18.28.050 Surface water management.

All new development shall be served by an adequate surface water management system as follows:

A. The proposed system is adequate if the development proposal site is served by a surface water management system approved by the department as being consistent with the design, operating and procedural requirements of the surface water design manual and Chapter 13.10 SMC;

B. For a subdivision, zone reclassification or urban planned development, the phased installation of required surface water management improvements shall be stated in the approving ordinance as specified in KCC 20.24.230. Such phasing may require that a bond or similar security be deposited with the city of Shoreline. [Ord. 125 § 1, 1997]

18.28.060 Adequate roads.

A. All new development shall be served by adequate roads. Roads are adequate if the development's traffic impacts on surrounding public roads are acceptable under the level-of-service standards as stated in SMC 18.28.070 and the compliance procedures established in SMC 18.28.080 and 18.28.090.

B. The renewal of permits or the issuance of a new permit for existing uses constitutes a new development proposal only if it will generate additional traffic above that currently generated by the use. [Ord. 125 § 1, 1997]

18.28.070 Adequate roads – Road capacity level of service (LOS) standard.

A. A calculated LOS D or better shall be considered desirable.

B. Calculated LOS E shall be considered adequate.

C. Calculated LOS F shall be considered inadequate. [Ord. 125 § 1, 1997]

18.28.080 Adequate roads – Applicability of capacity standard.

The road adequacy standards as stated in SMC 18.28.070 shall apply to all public county, city or state roads, other than freeways; provided that:

A. No improvements to state roads shall be required unless the state requests such improvements and there is an agreement between the state, city and applicant;

B. The standard established in SMC 18.28.070 shall be applied to a project. [Ord. 125 § 1, 1997]

18.28.090 Adequate roads – General conditions.

A. A development proposal which will have a direct traffic impact on a roadway or intersection which results in a calculated LOS F shall not be approved unless:

1. The nonproject LOS is D and the applicant agrees to fund improvements needed to attain LOS D or better;

2. The nonproject LOS is E or F and the applicant agrees to fund improvements to LOS E or better;

3. The applicant achieves LOS E by phasing the project or using transportation demand management (TDM) techniques to reduce the number of peak hour trips generated by the project;

4. The city of Shoreline has established a date for final approval of subdivisions and urban plan developments to become effective corresponding with the anticipated date of award of a construction contract for county, city, or state improvements needed to provide LOS D or better, or when the calculated nonproject LOS is E or F, to provide LOS E or better; provided such effective approval date may be established only when the anticipated date of award of construction contract is within 12 months of final approval; or

5. The roadway or intersection has already been improved to its ultimate roadway section and the applicant agrees to use TDM incentives and/or phase the development proposal as determined by the city of Shoreline.

B. Developments proposed which will have a direct impact on city traffic facilities or designated areas pursuant to SMC 18.28.080 may attain the LOS specified in the adopted interlocal agreements rather than meeting SMC 18.28.070. [Ord. 125 § 1, 1997]

18.28.100 Adequate roads – Special conditions.

The conditions set forth in SMC 18.28.070 shall be considered fulfilled for all developments proposed, except building permits, if the following conditions are met:

A. Intersection improvements need only attain LOS E or better;

B. A construction contract is scheduled to be awarded within 12 months; and

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C. Complete funding for the necessary improvements is assured by the county, city, state, developer, or any combination thereof. [Ord. 125 § 1, 1997]

18.28.110 Exceptions.

A. Exceptions from the standards of SMC 18.28.060 through 18.28.070 may be granted only when extraordinary circumstances make compliance with the standards infeasible.

B. For those developments proposed where the planning commission makes a recommendation to the council, the record must reflect the basis for the exception, and the approving ordinance must grant the exception in order for it to be effective. The ordinance approving the proposal shall be determinative and conclusive as to the proposal's compliance with this chapter. [Ord. 125 § 1, 1997]

18.28.120 Adequate vehicular access.

All new development shall be served by adequate vehicular access as follows:

A. The property upon which the development proposed is to be located has direct access to:

1. A public or private street that meets city road standards or is formally declared acceptable by the city road engineer; or

2. The property has access to such a street over a private driveway approved by the city.

B. The proposed circulation system of a proposed subdivision, short subdivision or binding site plan shall intersect with existing and anticipated streets abutting the site at safe and convenient locations, as determined by the department and the city road engineer.

C. Every lot upon which one or more buildings is proposed to be erected or traffic generating use is proposed to be established shall establish safe access as follows:

1. Safe passage from the street right-of-way to building entrances for transit patrons and other pedestrians, in accordance with the design standards set forth in Chapter 18.18 SMC;

2. Direct access from the street right-of-way, fire lane or a parking space to any part of the property as needed to provide public services in accordance with adopted standards (e.g., fire protection, emergency medical service, mail delivery or trash collection); and

3. Direct access from the street right-of-way, driveway, alley or other means of ingress/egress approved by the city of Shoreline to all required off-street parking spaces on the premises. [Ord. 125 § 1, 1997]

18.28.130 Adequate fire protection.

All new development shall be served by adequate fire protection as set forth below:

A. The site of the development proposed is served by a water supply system that provides at least minimum fire flow and a road system or fire lane system that provides life safety/rescue access, and other fire protection requirements for buildings as required by Chapter 15.10 SMC, Fire Code, and Chapter 15.05 SMC, Building and Construction Code;

B. For a zone reclassification or urban planned development, the timing of installation of required fire protection improvements shall be stated in the approving ordinance as specified in KCC 20.24.230, secured with a bond or similar security, and deposited with the city of Shoreline. [Ord. 125 § 1, 1997]

Chapter 18.30

DEVELOPMENT STANDARDS – ANIMALS, HOME OCCUPATION, HOME INDUSTRY

Sections:

- 18.30.010 Purpose.
- 18.30.020 Animal regulations – Small animals.
- 18.30.080 Home occupation.
- 18.30.090 Home industry.

18.30.010 Purpose.

The purpose of this chapter is to enhance and preserve the compatibility between neighboring properties by regulating the scope and intensity of accessory uses or activities. [Ord. 125 § 1, 1997]

18.30.020 Animal regulations – Small animals.

The raising, keeping, breeding or fee boarding of small animals are subject to Chapter 11.04 KCC, Animal Control Regulations, and the following requirements:

A. Small animals which are kept indoors as household pets in aquariums, terrariums, cages or similar containers shall not be limited in number, except as may be provided in KCC Title 11. Other small animals excluding cats kept indoors as household pets shall be limited to five, of which not more than three may be unaltered cats or dogs. Cats kept indoors shall not be limited in numbers.

B. Other small animals kept outside, including adult cats and dogs, shall be limited to three per household on lots of less than 20,000 square feet, five per household on lots of 20,000 to 35,000 square feet, with an additional two per acre of site area over 35,000 square feet up to a maximum of 20, unless more are allowed as an accessory use pursuant to subsection (E); provided, that all unaltered animals kept outdoors must be kept on a leash or in a confined area, except as authorized for a hobby kennel or cattery or commercial kennel or cattery pursuant to Chapter 11.04 KCC.

C. Excluding kennels and catteries, the total number of unaltered adult cats and/or dogs per household shall not exceed three.

D. Animals considered to be household pets shall be treated as other small animals pursuant to SMC 18.30.020(E) when they are kept for commercial breeding, boarding or training.

E. Small animals and household pets kept as an accessory use outside the dwelling shall be raised, kept or bred only as an accessory use on the premises of the owner, or in a kennel or cattery approved through the conditional use permit process, subject to the following limitations:

1. Birds shall be kept in an aviary or loft that meets the following standards:
 - a. The aviary or loft shall provide one-half square foot for each parakeet, canary or similarly sized birds, one square foot for each pigeon, small parrot or similarly sized bird, and two square feet for each large parrot, macaw or similarly sized bird.
 - b. Aviaries or lofts shall not exceed 2,000 square feet.
 - c. The aviary is set back at least 10 feet from any property line, and 20 feet from any dwelling unit.
2. Small animals other than birds shall be kept according to the following standards:
 - a. The minimum site area shall be one-half acre if more than three small animals are being kept.
 - b. All animals shall be confined within a building, pen, aviary or similar structure.
 - c. Any covered structure used to house or contain such animals shall maintain a distance of not less than 10 feet to any property line, except structures used to house mink and fox shall be a distance of not less than 150 feet.
 - d. Poultry, chicken, squab, and rabbits are limited to a maximum of one animal per one square foot of structure used to house such animals, up to a maximum of 2,000 square feet.
 - e. Hamsters, nutria and chinchilla are limited to a maximum of one animal per square foot of structure used to house such animals, up to a maximum of 2,000 square feet.
 - f. Mink and fox are permitted only on sites having a minimum area of five acres.

18.30.080

g. Beekeeping is limited as follows:

- (1) Beehives are limited to 50 on sites less than five acres;
- (2) The number of beehives shall not be limited on sites of five acres or greater;
- (3) Colonies shall be maintained in movable-frame hives at all times;
- (4) Adequate space shall be provided in each hive to prevent overcrowding and swarming;
- (5) Colonies shall be requeened following any swarming or aggressive behavior;
- (6) All colonies shall be registered with the county extension agent prior to April 1st of each year,

on a state registration form acceptable to the city; and

(7) Abandoned colonies, diseased bees, or bees living in trees, buildings, or any other space except in movable-frame hives shall constitute a public nuisance, and shall be abated as set forth in Chapter 18.50 SMC, Enforcement.

3. Kennels and catteries are subject to the following requirements:

a. For kennels located on residential zoned sites:

- (1) The minimum site area shall be five acres; and
- (2) Structures housing animals and outdoor animal runs shall be a minimum distance of 100 feet from property lines abutting residential zones;

b. For kennels located on nonresidential zoned sites, run areas shall be completely surrounded by an eight-foot solid wall or fence, and be subject to the requirements in KCC 11.04.060; and

c. Catteries shall be on sites of 35,000 square feet or more, and buildings used to house cats shall be a minimum distance of 50 feet from property lines abutting residential zones. [Ord. 125 § 1, 1997]

18.30.080 Home occupation.

Residents of a dwelling unit may conduct one or more home occupations as accessory activities, provided:

A. The total area devoted to all home occupation(s) shall not exceed 20 percent of the floor area of the dwelling unit. Areas with attached garages and storage buildings shall not be considered part of the dwelling unit for purposes of calculating allowable home occupation area but may be used for storage of goods associated with the home occupation;

B. In urban residential zones, all the activities of the home occupation(s) shall be conducted indoors, except for those related to growing or storing of plants used by the home occupation(s);

C. No more than one nonresident shall be employed by the home occupation(s);

D. The following activities shall be prohibited in urban residential zones only:

1. Automobile, truck and heavy equipment repair;
2. Autobody work or painting;
3. Parking and storage of heavy equipment; and
4. Storage of building materials for use on other properties;

E. In addition to required parking for the dwelling unit, on-site parking shall be provided as follows:

1. One stall for a nonresident employed by the home occupation(s); and
2. One stall for patrons when services are rendered on-site;

F. Sales shall be limited to:

1. Mail order sales; and
2. Telephone sales with off-site delivery;

G. Services to patrons shall be arranged by appointment or provided off-site;

H. The home occupation(s) may use or store a vehicle for pickup of materials used by the home occupation(s) or the distribution of products from the site, provided:

1. No more than one such vehicle shall be allowed;
2. Such vehicle shall not park within any required setback areas of the lot or on adjacent streets; and
3. Such vehicle shall not exceed a weight capacity of one ton; and

I. The home occupation(s) shall not use electrical or mechanical equipment that results in:

1. A change to the fire rating of the structure(s) used for the home occupation(s);

2. Visual or audible interference in radio or television receivers, or electronic equipment located off-premises; or
 3. Fluctuations in line voltage off-premises;
- J. Uses not allowed as home occupations may be allowed as a home industry pursuant to Chapter 18.30 SMC. [Ord. 125 § 1, 1997]

18.30.090 Home industry.

A resident may establish a home industry as an accessory activity, provided:

- A. The site area shall be no less than one acre;
- B. The area of the home industry shall not exceed 50 percent of the floor area of the dwelling unit. Areas within attached garages and storage buildings shall not be considered part of the dwelling unit for purposes of calculating allowable home industry area but may be used for storage of goods associated with the home occupation;
- C. No more than four nonresidents shall be employed in a home industry;
- D. In addition to required parking for the dwelling unit, on-site parking shall be provided as follows:
 1. One stall for each nonresident employee of the home industry; and
 2. One stall for customer parking;
- E. Additional customer parking shall be calculated for areas devoted to the home industry at the rate of one stall per:
 1. One thousand square feet of building floor area; and
 2. Two thousand square feet of outdoor work or storage area;
- F. Sales shall be limited to items produced on-site, except for items collected, traded and occasionally sold by hobbyists, such as coins, stamps, and antiques;
- G. Ten feet of Type I landscaping shall be provided around portions of parking and outside storage areas which are otherwise visible from adjacent properties or public rights-of-way; and
- H. The director shall ensure compatibility of the home industry by:
 1. Limiting the type and size of equipment used by the home industry to those which are compatible with the surrounding neighborhood;
 2. Providing for setbacks or screening as needed to protect adjacent residential properties;
 3. Specifying hours of operation;
 4. Determining acceptable levels of outdoor lighting; and
 5. Requiring sound level tests for activities determined to produce sound levels which may be in excess of those set forth in Chapter 9.05 SMC. [Ord. 125 § 1, 1997]

Chapter 18.32

**GENERAL PROVISIONS – NONCONFORMANCE,
TEMPORARY USES, AND RE-USE OF FACILITIES**

Sections:

- 18.32.010 Purpose.
- 18.32.020 Applicability.
- 18.32.030 Determining status.
- 18.32.040 Abatement of illegal use, structure or development.
- 18.32.050 Continuation and maintenance of nonconformance.
- 18.32.060 Re-establishment of discontinued nonconforming use.
- 18.32.070 Repair or reconstruction of nonconforming structure.
- 18.32.080 Modifications to nonconforming structures.
- 18.32.090 Expansion of nonconformance.
- 18.32.100 Temporary use permits – Uses requiring permits.
- 18.32.110 Temporary use permits – Exemptions to permit requirement.
- 18.32.120 Temporary use permits – Duration and frequency.
- 18.32.130 Temporary use permits – Parking.
- 18.32.140 Temporary use permits – Frame control.
- 18.32.150 Temporary construction buildings.
- 18.32.160 Temporary construction residence.
- 18.32.170 Temporary mobile home for medical hardship.
- 18.32.180 Temporary real estate offices.
- 18.32.190 Temporary school facilities.
- 18.32.200 Re-use of facilities – General standards.
- 18.32.210 Re-use of facilities – Re-establishment of closed public school facilities.
- 18.32.220 Re-use of facilities – Standards for conversion of historic buildings.

18.32.010 Purpose.

The purposes of this chapter are to:

- A. Establish the legal status of a nonconformance by creating provisions through which a nonconformance may be maintained, altered, reconstructed, expanded or terminated;
 - B. Provide for the temporary establishment of uses that are not otherwise permitted in a zone and to regulate such uses by their scope and period of use; and
 - C. Encourage the adaptive re-use of existing public facilities which will continue to serve the community, and to ensure public review of redevelopment plans by allowing:
 - 1. Temporary re-use of closed public school facilities retained in school district ownership, and the reconversion of a temporary re-use back to a school use;
 - 2. Permanent re-use of surplus nonresidential facilities (e.g., schools, fire stations, government facilities) not retained in school district ownership; or
 - 3. Permanent re-use of historic structures listed on the National Register or designated as city landmarks.
- [Ord. 125 § 1, 1997]

18.32.020 Applicability.

- A. With the exception of nonconforming extractive operations identified in Chapter 18.22 KCC, all non-conformances shall be subject to the provisions of this chapter.
- B. The provisions of this chapter do not supersede or relieve a property owner from compliance with:
 - 1. The requirements of the Uniform Building and Fire Codes; or
 - 2. The provisions of this code beyond the specific nonconformance addressed by this chapter. [Ord. 125 § 1, 1997]

18.32.030 Determining status.

A. Any use, structure or other site improvement (e.g., landscaping or signage) development standard which was legally established prior to the effective date of this title shall be considered nonconforming if:

1. The use is now prohibited or cannot meet use limitations applicable to the zone in which it is located; or

2. The use does not comply with the density, dimensions, landscaping, parking sign or residential design standards of this title.

B. A change in the required permit review process shall not create a nonconformance.

C. Any nonconformance that is brought into conformance for any period of time shall forfeit status as a nonconformance, except as specified by SMC 18.32.060. [Ord. 125 § 1, 1997]

18.32.040 Abatement of illegal use, structure or development.

Any use, structure or other site improvement not established in compliance with use and development standards in effect at the time of establishment shall be deemed illegal and shall be discontinued or terminated and subject to removal pursuant to the provisions of KCC Title 23. [Ord. 125 § 1, 1997]

18.32.050 Continuation and maintenance of nonconformance.

A nonconformance may be continued or physically maintained as provided by this chapter. [Ord. 125 § 1, 1997]

18.32.060 Re-establishment of discontinued nonconforming use.

A nonconforming use may be re-established as a nonconformance, except any nonconforming use that is discontinued for a period of 12 continuous months shall be deemed abandoned and shall not be re-established. [Ord. 125 § 1, 1997]

18.32.070 Repair or reconstruction of nonconforming structure.

Any structure nonconforming as to height or setback standards may be repaired or reconstructed; provided, that:

A. The extent of the previously existing nonconformance is not increased; and

B. The building permit application for repair or reconstruction is submitted within 12 months of the occurrence of damage or destruction. [Ord. 125 § 1, 1997]

18.32.080 Modifications to nonconforming structures.

Modifications to a nonconforming structure may be permitted; provided, the modification does not increase the area, height or degree of an existing nonconformity. [Ord. 125 § 1, 1997]

18.32.090 Expansion of nonconformance.

A nonconformance may be expanded subject to approval of a conditional use permit or a special use permit, whichever permit is required under existing codes, or if no permit is required then through a conditional use permit; provided, a nonconformance with the development standard provisions of Chapters 18.12 through 18.30 SMC shall not be created or increased.

Notwithstanding any other provision of this title, the expansion of a nonconforming adult use facility, as that term is defined in SMC 18.06.035 as now in effect or as may subsequently be amended, shall be subject to approval and issuance of a special use permit, and not a conditional use permit. [Ord. 140 § 3, 1997; Ord. 125 § 1, 1997]

18.32.100 Temporary use permits – Uses requiring permits.

Except as provided by SMC 18.32.110, a temporary use permit shall be required for:

A. Uses not otherwise permitted in the zone that can be made compatible for periods of limited duration and/or frequency; or

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B. Limited expansion of any use that is otherwise allowed in the zone but which exceeds the intended scope of the original land use approval. [Ord. 125 § 1, 1997]

18.32.110 Temporary use permits – Exemptions to permit requirement.

A. The following uses shall be exempt from requirements for a temporary use permit when located in the RB, CB, NB, O, or I zones for the time period specified below:

1. Uses not to exceed a total of 30 days each calendar year:
 - a. Christmas tree lots;
 - b. Fireworks stands; and
 - c. Produce stands.
2. Uses not to exceed a total of 14 days each calendar year:
 - a. Amusement rides, carnivals, or circuses;
 - b. Community festivals; and
 - c. Parking lot sales.

B. Any use not exceeding a cumulative total of two days each calendar year shall be exempt from requirements for a temporary use permit.

C. Any community event held in a public park and not exceeding a period of seven days shall be exempt from requirements for a temporary use permit. [Ord. 125 § 1, 1997]

18.32.120 Temporary use permits – Duration and frequency.

Temporary use permits shall be limited in duration and frequency as follows:

- A. The temporary use permit shall be effective for no more than 180 days from the date of the first event
- B. The temporary use shall not exceed a total of 60 days, provided that this requirement applies only to the days that the event(s) actually take place;
- C. The temporary use permit shall specify a date upon which the use shall be terminated and removed; and
- D. A temporary use permit shall not be granted for the same temporary use on a property more than once per calendar year provided that a temporary use permit may be granted for multiple events during the approval period. [Ord. 125 § 1, 1997]

18.32.130 Temporary use permits – Parking.

Parking and access for proposed temporary uses shall be approved by the city. [Ord. 125 § 1, 1997]

18.32.140 Temporary use permits – Frame control.

The applicant for a proposed temporary use shall provide any parking/traffic control attendants as specified by the Shoreline department of public safety. [Ord. 125 § 1, 1997]

18.32.150 Temporary construction buildings.

Temporary structures for storage of tools and equipment, or for supervisory offices may be permitted for construction projects, provided that such structures are:

- A. Allowed only during periods of active construction; and
- B. Removed within 30 days of project completion or cessation of work. [Ord. 125 § 1, 1997]

18.32.160 Temporary construction residence.

A. A mobile home may be permitted on a lot as a temporary dwelling for the property owner, provided a building permit for a permanent dwelling on the site has been obtained.

B. The temporary mobile home permit shall be effective for a period of 12 months. The permit may be extended for one additional period of 12 months if the permanent dwelling is constructed with a finished exterior by the end of the initial approval period

C. The mobile home shall be removed within 90 days of:

1. The expiration of the temporary mobile home permit; or
2. The issuance of a certificate of occupancy for the permanent residence, whichever occurs first. [Ord.

125 § 1, 1997]

18.32.170 Temporary mobile home for medical hardship.

A. A mobile home may be permitted as a temporary dwelling on the same lot as a permanent dwelling, provided:

1. The applicant demonstrates the temporary dwelling is necessary to provide daily care to an individual certified by a physician as needing such care;
2. The primary provider of daily care shall reside on-site; and
3. The mobile home together with the permanent residence shall meet the setback, height, building footprint, and lot coverage provisions of the applicable zone.

B. Temporary mobile home permits for medical hardships shall be effective for 12 months. Extensions of the temporary mobile home permit may be approved in 12-month increments subject to demonstration of continuing medical hardship.

C. The mobile home shall be removed within 90 days of:

1. The expiration of the temporary mobile home permit; or
2. The cessation of provision of daily care. [Ord. 125 § 1, 1997]

18.32.180 Temporary real estate offices.

One temporary real estate office may be located on any new residential development, provided that activities are limited to the initial sale or rental of property or units within the development. The office use shall be discontinued within one year of recording of a subdivision or short subdivision or issuance of a final certificate of occupancy apartment development. [Ord. 125 § 1, 1997]

18.32.190 Temporary school facilities.

Temporary school structures may be permitted during construction of new school facilities or during remodeling of existing facilities, provided that such structures are:

- A. Allowed only during periods of active construction or remodeling;
- B. Do not expand the student capacity beyond the capacity under construction or remodeling; and
- C. Removed within 30 days of project completion or cessation of work. [Ord. 125 § 1, 1997]

18.32.200 Re-use of facilities – General standards.

The interim or permanent re-use of surplus nonresidential facilities in residential zoned areas shall require that no more than 50 percent of the original floor area be demolished for either permanent or interim re-use of facilities. [Ord. 125 § 1, 1997]

18.32.210 Re-use of facilities – Re-establishment of closed public school facilities.

The re-establishment or reconversion of an interim nonschool use of school facilities back to school uses shall require a site plan and the issuance of a change of use permit pursuant to SMC 15.05. [Ord. 125 § 1, 1997]

18.32.220 Re-use of facilities – Standards for conversion of historic buildings.

In order to insure that significant features of the property are protected pursuant to KCC 20.62, the following standards shall apply to conversion of historic buildings:

- A. Gross floor area of building additions or new buildings required for the conversion shall not exceed 20 percent of the gross floor area of the historic building, unless allowed by the zone;
- B. Conversions to apartments shall not exceed one dwelling unit for each 3,600 square feet of lot area, unless allowed by the zone; and,
- C. Any construction required for the conversion shall require certification of appropriateness from the King County landmark commission. [Ord. 125 § 1, 1997]

Chapter 18.38

**GENERAL PROVISIONS – PROPERTY-SPECIFIC
DEVELOPMENT STANDARDS/SPECIAL DISTRICT OVERLAYS**

Sections:

- 18.38.010 Purpose.
- 18.38.020 Authority and application.
- 18.38.030 Property-specific development standards – General provisions.
- 18.38.040 Special district overlay – General provisions.
- 18.38.050 Special district overlay – Pedestrian-oriented commercial development.
- 18.38.060 Special district overlay – Office/research park development.
- 18.38.070 Special district overlay – Urban planned development (UPD) purpose and designation.
- 18.38.080 Special district overlay – UPD implementation.
- 18.38.090 Special district overlay – Economic redevelopment.
- 18.38.100 Special district overlay – Aurora Avenue corridor redevelopment.

18.38.010 Purpose.

The purposes of this chapter are to provide for alternative development standards to address unique site characteristics and to address development opportunities which can exceed the quality of standard developments, by:

- A. Establishing authority to adopt property-specific development standards for increasing minimum requirements of this title on individual sites; or
- B. Establishing special district overlays with alternative standards for special areas designated by community plans. [Ord. 125 § 1, 1997]

18.38.020 Authority and application.

A. This chapter authorizes the city of Shoreline to increase development standards or limit uses on specific properties beyond the general requirements of this title through property-specific development standards, and to carry out comprehensive and community plan policies and map designations through special overlay districts which supplement or modify standard zones through different uses, design or density standards or review processes;

B. Property-specific development standards shall be applied to specific properties through either area zoning as provided in Chapters 20.12 and 20.18 KCC, or reclassifications of individual properties as provided in Chapters 20.24 KCC and 18.44 SMC; and

C. Special district overlays shall be applied to specific properties or areas containing several properties through area zoning adopted in conjunction with community plans as provided in Chapters 20.12 and 20.18 KCC. [Ord. 125 § 1, 1997]

18.38.030 Property-specific development standards – General provisions.

A. Property-specific development standards, denoted by the zoning map symbol -P after the zone's map symbol, shall be established on individual properties through either reclassifications or area zoning. Upon the effective date of reclassification of a property to a zone with a -P suffix, the property-specific development standards adopted thereby shall apply to any development proposal on the subject property subject to city review, including, but not limited to, a building permit, grading permit, subdivision, short subdivision, subsequent reclassification to a potential zone, urban planned development, conditional use permit, variance, and special use permit.

B. Property-specific development standards shall address problems unique to individual properties or specifically defined geographic areas that are not addressed or anticipated by general minimum requirements of this title or other regulations.

C. Property-specific development standards shall cite the provisions of this title, if any, that are to be augmented, limited, or increased, shall be supported by documentation that addresses the need for such condi-

tion(s), and shall include street addresses, tax lot numbers or other clear means of identifying the properties subject to the additional standards. Property-specific development standards are limited to:

1. Limiting the range of permitted land uses;
2. Requiring special development standards for property with physical constraints (e.g., environmental hazards, view corridors);
3. Requiring specific site design features (e.g., building orientation, lot layout, clustering, trails or access location);
4. Specifying the phasing of the development of a site;
5. Requiring public facility site dedications or improvements (e.g., roads, utilities, parks, open space, trails, school sites).

D. Property-specific development standards shall not be used to expand permitted uses or reduce minimum requirements of this title. [Ord. 125 § 1, 1997]

18.38.040 Special district overlay – General provisions.

Special district overlays shall be designated on community plan maps and indicated on area zoning maps as follows:

A. A special district overlay shall be designated in a community plan, plan update or plan amendment as provided in Chapter 20.12 KCC. Designation of an overlay district shall include policies that prescribe the purposes and location of the overlay;

B. A special district overlay shall be applied to land through the area zoning adopted in conjunction with the community plan and shall be indicated on the zoning map with the suffix “-SO” following the map symbol of the underlying zone or zones;

C. The special district overlays set forth in this chapter are the only overlays authorized by the code. New or amended overlays to carry out new or different goals or policies shall be adopted as part of this chapter and be available for use in all appropriate community planning areas;

D. The special district overlays set forth in this chapter may waive, modify and substitute for the range of permitted uses and development standards established by this title for any use or underlying zone;

E. Unless they are specifically modified by the provisions of this chapter, the standard requirements of this title and other city ordinances and regulations govern all development and land uses within special district overlays; and

F. A special district overlay on an individual site may be modified by property-specific development standards as provided in SMC 18.38.030. [Ord. 125 § 1, 1997]

18.38.050 Special district overlay – Pedestrian-oriented commercial development.

A. The purpose of the pedestrian-oriented commercial development special district overlay is to provide for high-density, pedestrian-oriented retail/employment uses. Pedestrian-oriented commercial district shall only be established in areas designated within a community plan as an urban activity center and zoned CB, RB or O. Permitted uses shall be those uses permitted in the underlying zone, excluding the following:

1. Motor vehicle, boat and mobile home dealer;
2. Gasoline service station;
3. Drive-through retail and service uses;
4. Car washes;
5. Retail and service uses with outside storage, e.g., lumber yards, miscellaneous equipment rental or machinery sales;
6. Wholesale uses;
7. Recreation/cultural uses as set forth in SMC 18.08.040, except parks, sports clubs, theaters, libraries and museums;
8. SIC Major Group 75 – Automotive repair, services and parking, except 7521 – Automobile parking; but excluding tow-in parking lots;
9. SIC Major Group 76 – Miscellaneous repair services, except 7631 – Watch, clock and jewelry repair;

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10. SIC Major Group 78 – Motion pictures, except 7832 – Theater and 7841 – Video tape rental;
11. SIC Major Group 80 – Health services, except 801-804 – Offices and outpatient clinics;
12. SIC Industry Group 421 – Trucking and courier service;
13. Public agency archives;
14. Self-service storage;
15. Manufacturing land uses as set forth in SMC 18.08.080, except 2759 – Commercial printing; and
16. Resource land uses as set forth in SMC 18.08.090.

B. The following development standards shall apply to uses locating in pedestrian-oriented commercial overlay districts:

1. Every use shall be subject to pedestrian-oriented use limitations and street facade development standards (e.g., placement and orientation of buildings with respect to streets and sidewalks, arcades or marquees) identified and adopted through the area zoning that implements a community plan;

2. Floor/lot area ratio shall not exceed 5:1, including the residential component of mixed use developments, but not including parking structures;

3. Building setback and height requirements may be waived, except for areas within 50 feet of the perimeter of any special district overlay area abutting an R-12 or lower density residential zone;

4. The landscaping requirements of Chapter 18.16 SMC may be waived if landscaping conforms to a special district overlay landscaping plan adopted as part of the area zoning. The overlay district landscaping plan shall include features addressing street trees, and other design amenities (e.g., landscaped plazas or public parks);

5. Sidewalk width requirements shall be increased to a range of 12 to 16 feet on streets designated as major pedestrian corridors. The sidewalk widths exceeding the amount required in the city of Shoreline road standards may occur on private property adjoining the public street right-of-way; and

6. Off-street parking requirements Chapter 18.18 SMC are modified as follows for all nonresidential uses:

a. No less than one space for every 1,000 square feet of floor area shall be provided;

b. No more than 75 percent of parking shall be on-site surface parking. Such parking shall be placed in the interior of the lot, or at the rear of the building it serves; and

c. At least 25 percent of the required parking shall be enclosed in an on-site parking structure or located at an off-site common parking facility; provided, that this requirement is waived when the applicant signs a no protest agreement to participate in any improvement district for the future construction of such facilities. [Ord. 125 § 1, 1997]

18.38.060 Special district overlay – Office/research park development.

A. The purpose of the office/research park special district overlay is to establish an area for development to occur in a campus setting with integrated building designs, flexible grouping of commercial and industrial uses, generous landscaping and buffering treatment, and coordinated auto and pedestrian circulation plans. Office/research park districts shall only be established in areas designated within a community plan and zoned RB, O or I zones. Permitted uses shall include all uses permitted in the RB, O and I zones, as set forth in Chapter 18.08 SMC, regardless of the classification used as the underlying zone on a particular parcel of land.

B. The following development standards shall apply to uses locating in office/research park overlay districts:

1. All uses shall be conducted inside an entirely enclosed building;

2. An internal circulation plan shall be developed to facilitate pedestrian and vehicular traffic flow between major project phases and individual developments;

3. The standards set forth in this section shall be applied to the development as a unified site, not withstanding any division of the development site under a binding site plan or subdivision;

4. All buildings shall maintain a 50-foot setback from perimeter streets and from residential zoned areas;

5. The total permitted impervious lot coverage shall be 80 percent. The remaining 20 percent shall be devoted to open space. Open space may include all required landscaping, and any unbuildable environmentally sensitive areas and their associated buffers;
6. The landscaping standards set forth in Chapter 18.16 SMC are modified as follows:
 - a. Twenty-foot wide Type II landscaping shall be provided along exterior streets, and 20-foot wide Type III landscaping shall be provided along interior streets;
 - b. Twenty-foot wide Type I landscaping shall be provided along property lines adjacent to residential zoned areas;
 - c. Fifteen-foot wide Type II landscaping shall be provided along lines adjacent to nonresidential zoned areas;
 - d. Type IV landscaping shall be provided within all surface parking lots as follows:
 - (1) Fifteen percent of the parking area, excluding required perimeter landscaping, shall be landscaped in parking lots with more than 30 parking stalls;
 - (2) At least one tree for every four parking stalls shall be provided, to be reasonably distributed throughout the parking lot; and
 - (3) No parking stall shall be more than 40 feet from some landscaping;
 - e. An inventory of existing site vegetation shall be conducted pursuant to the procedures set forth in Chapter 18.16 SMC. Significant trees identified in the inventory shall be retained as set forth in Chapter 18.16 SMC for commercial and industrial developments; and
 - f. An overall landscaping plan which conforms to the requirements of this subsection shall be submitted for the entire district or each major development phase prior to issuance of any site development, grading, or building permits;
7. Lighting within an office/industrial park shall shield the light source from the direct view of surrounding residential areas;
8. Refuse collection/recycling areas and loading or delivery areas shall be located at least 100 feet from residential areas and screened with a solid view obscuring barrier;
9. Off-street parking standards as set forth in Chapter 18.18 SMC are modified as follows:
 - a. One space for every 300 square feet of floor area shall be provided for all uses, except on-site day-care, exercise facilities, eating areas for employees, archive space for tenants, retail/service uses;
 - b. Parking for on-site daycare, exercise facilities, eating areas for employees, archive space for tenants, and retail/service uses shall be no less than one space for every 1,000 square feet of floor area and no greater than one space for every 500 square feet of floor area; and
 - c. At least 25 percent of required parking shall be located in a parking structure; and
10. Sign standards as set forth in Chapter 18.20 SMC are modified as follows:
 - a. Signs visible from the exterior of the park shall be limited to one monument office/research park identification sign at each entrance. Such signs shall not exceed an area of 64 square feet per sign;
 - b. No pole signs shall be permitted; and
 - c. All other signs shall be visible only from within the park. [Ord. 125 § 1, 1997]

18.38.070 Special district overlay – Urban planned development (UPD) purpose and designation.

- A. The purpose of the UPD special district overlay is to provide a means for community plans to designate urban areas which are appropriate for development on a large scale basis.
- B. In designating a overlay district, the community plan and area zoning shall:
 1. Delineate UPD overlay district boundaries; and
 2. Adopt the urban residential zoning consistent with community plan policies.
- C. In designating an overlay district, the community plan and area zoning may:
 1. Set a maximum or range of the number of dwelling units within the UPD; and
 2. Incorporate project description elements or requirements to the extent known, including but not limited to the following: conceptual site plan; mix of attached and detached housing; affordable housing goals

and/or programs; major transportation or other major infrastructure programs and the UPD's participation therein; and any other provision or element deemed appropriate. [Ord. 125 § 1, 1997]

18.38.080 Special district overlay – UPD implementation.

Implementation of the UPD designation shall comply with the following: The UPD shall comply with the standards and procedures set out in Chapter 18.39 SMC. [Ord. 125 § 1, 1997]

18.38.090 Special district overlay – Economic redevelopment.

A. The purpose of the economic redevelopment special district overlay is to provide incentives for the redevelopment of large existing, underutilized concentrations of commercial/industrial lands within urban areas.

B. The economic redevelopment overlay district shall only be designated through the community planning process, located in areas designated within a community plan as an activity center, and zoned CB, RB, O, or I.

C. The standards of this title and other city codes shall be applicable to development within the economic redevelopment special overlay district except as follows:

1. The minimum parking requirements of this title shall be reduced as follows; provided, that such reductions do not apply to new construction on vacant property:

a. The parking stall requirements are reduced 100 percent; provided that:

(1) The square footage of any enlargement or replacement of an existing building does not in total exceed 125 percent of the square footage of the existing building;

(2) The building fronts on an existing roadway improved to urban standards or a roadway programmed to be improved to urban standards as a capital improvement project, that accommodates on-street parking; and

(3) There is no net decrease in existing off-street parking space.

b. The parking stall requirements are reduced 50 percent; provided that:

(1) The square footage of any enlargement or replacement of an existing building in total exceeds 125 percent of the square footage of the existing building;

(2) The height of the enlarged or replacement building does not exceed the base height of the zone in which it is located,

(3) The building fronts on an existing roadway improved to urban standards or a roadway programmed as a capital improvement project, that accommodates on-street parking; and

(4) There is no net decrease in existing off-street parking spaces, unless it exceeds the minimum requirements of subsection (C)(1)(b).

2. The landscaping requirements of this title shall be waived; provided that:

a. Street trees, installed and maintained by the adjacent property owner, shall be substituted in lieu of landscaping; and

b. Any portion of the overlay district that directly abuts properties outside of the district shall provide, along said portions, a landscape buffer area no less than 50 percent of that required by this title.

3. The setback requirements of this title shall be waived; provided that:

a. Setback widths along any street forming a boundary of the overlay district shall comply with this title, and

b. Any portion of the overlay district that directly abuts properties outside of the district shall provide, along said portions, a setback no less than 50 percent of that required by this title.

4. The building height limits of this title shall be waived; provided, that the height limit within 50 feet of the perimeter of the overlay district shall be 30 feet.

5. Signage shall be limited to that allowed within the CB zone.

6. The roadway improvements of the city code shall be waived, provided a no-protest agreement to participate in future road improvement districts (RID) is signed by an applicant and recorded with the city.

7. The pedestrian circulation requirements of this title shall be waived.

8. The impervious surface and lot coverage requirements of this title shall be waived. [Ord. 125 § 1, 1997]

18.38.100 Special district overlay – Aurora Avenue corridor redevelopment.

A. The purpose of the Aurora Avenue corridor redevelopment special district overlay is to provide for enhanced economic vitality, neighborhood and public investment protection, creation of an urban boulevard, creation of mixed-use and multiple-use zones, increased use of Aurora Avenue by local residents for shopping and business related activities, creation of a recognizable city center, increased use of the corridor as a public transportation corridor rather than a through trip corridor, and protection of surrounding neighborhoods. Permitted uses shall be those in the underlying zone or amended underlying zone, excluding the following:

1. Motor vehicle, boat and mobile home dealer unless approved by conditional use permit;
2. Gasoline service station unless approved by conditional use permit;
3. Car washes unless approved by conditional use permit;
4. Retail and service uses with unscreened outside storage exceeding five percent of the gross floor area of the subject use, e.g., lumber yards, miscellaneous equipment rental or machinery sales;
5. Wholesale uses with less than 20 percent floor area in retail and/or more than five percent of site area designated for outdoor storage;
6. Recreation/cultural uses of drive-in theaters, golf facilities, amusement parks, campgrounds, shooting ranges as set forth in SMC 18.08.040;
7. Automotive repair and services unless approved by conditional use permit; SIC Major Group 75;
8. SIC Industry Group 421 (trucking and courier service);
9. Individual transportation and taxi services;
10. Public agency archives;
11. Self-service storage;
12. Manufacturing land uses as set forth in SMC 18.08.080, except 2759 commercial printing, winery and brewery; and
13. Resource land uses as set forth in SMC 18.08.090.

B. The following development standards shall apply to uses locating in the Aurora Avenue corridor redevelopment overlay district:

1. New blocks should be limited to frontages of between 200 and 300 feet, with longer blocks providing for pedestrian linkages;
2. Mid-block alleys, with minimum 20-foot rights-of-way, should be provided for access and emergency vehicles;
3. Pedestrian linkages between uses and public plazas should be encouraged whenever possible;
4. New side street intersections on Aurora Avenue should be limited, especially at the major activity centers of N 205th Street, N 175th Street, and N 160th Street;
5. Mixed-use development, with street level retail uses should be provided, particularly along Aurora Avenue;
6. At least one-half of the frontage of any lot along Aurora Avenue should be occupied by a building;
7. Access to parking lots along Aurora Avenue should be limited with a minimum of one driveway per 200 feet;
8. Parking should be located beside, behind or beneath buildings and surface parking should be screened with appropriate landscape materials;
9. New development should provide an eight-foot sidewalk and four-foot landscape area along Aurora;
10. At least one-half of the surface area of street level facades, along Aurora Avenue, should be comprised of transparent glass;
11. Buildings along Aurora should not generally exceed four stories in height;
12. Whenever possible, canopies, overhangs or awnings should be installed along the facades facing Aurora Avenue to protect pedestrians from rainfall;
13. New signs should be mounted on building facades, either parallel or perpendicular;
14. Other than monument signs, freestanding signs should be discouraged;
15. New buildings should be encouraged to be visually interesting;
16. Outdoor spaces should be incorporated in large retail and restaurant designs;

17. Density bonuses of up to 20 percent will be considered for multifamily projects using underground parking, provided other neighborhood impacts are mitigated;

18. Multifamily buildings should not exceed three stories, although a fourth story may be permitted through the use of a pitched roof, dormers for windows and limited additional area (no more than 75 percent of the floor area immediately below the fourth floor);

19. Residential and mixed use buildings should incorporate pitched roof forms;

20. Adjacent and nearby single-family areas should be buffered from more intensive uses of the land through building orientation, landscaping, and/or open space, as determined to be appropriate;

21. Distinctive and consistent street lighting along Aurora Avenue should be incorporated in new projects;

22. To convert Aurora Avenue into an urban boulevard, medians should be incorporated into turning lane channels, with sufficient area for landscaping within the median;

23. Key intersections should include elements that call attention to the presence of pedestrians;

24. Shared and structured parking should be encouraged; and curb-side parking should be encouraged along Aurora Avenue where appropriate.

C. The Aurora Avenue redevelopment corridor is limited to the area described as follows and shown on both the comprehensive plan map and zoning map:

Beginning at the intersection of Aurora Avenue N. with the north King County line, thence westerly along the north King County line, said line also being near the center line of N. 205th Street, to the intersection of Fremont Avenue North; thence southerly along the center line of Fremont Avenue North to the intersection of N. 200th Street; thence easterly along the centerline of N. 200th Street to the intersection of Linden Avenue N.; thence southerly along the centerline of Linden Avenue N. to the intersection of N. 175th Street; thence easterly along the south right-of-way line of N. 175th Street a distance of 130 feet, more or less, to a point intersecting with the east property line of Shoreline King County School District No. 412 property line, as shown on the Shoreline community plan zoning map, as revised, and also shown on Kroll page 214E; thence southerly along said east property boundary a distance approximately 633.36 feet; thence westerly a distance of approximately 120.04 feet, more or less, still along the Shoreline King County School District No. 412 boundary; thence southerly a distance of 643.29 feet; thence continuing in a southerly direction along what would be the centerline of Linden Avenue N., to the intersection of N. 160th Street; thence westerly along the centerline of N. 160th Street to the intersection of Dayton Avenue N.; thence southerly along the centerline of Dayton Avenue N. to the intersection of Westminster Way N.; thence north easterly along the centerline of Westminster Way N. to the intersection of 150th Street; thence easterly along the centerline of N. 150th Street to the intersection with Linden Avenue N.; thence southerly along the centerline of Linden Avenue N. to the intersection of N. 145th Street; thence easterly along the south city limit line of Shoreline, said line also approximating the centerline of N. 145th Street to a point approximately 237.2 feet east of the east right-of-way line of Aurora Avenue N., said point also being the east boundary of the RB zone as shown on the Shoreline community plan zoning map as revised; thence northerly along said RB zoning district east boundary a distance of approximately 854.01 feet; thence easterly continuing along said RB zoning district line a distance of approximately 164.28 feet; thence northerly a distance of approximately 581.11 feet; thence easterly a distance of approximately 139.97 feet; thence northerly a distance of approximately 250 feet, continuing across the right-of-way of N. 152nd Street and on northerly approximately 213.61 feet; thence westerly a distance of approximately 190 feet, to the east line of the area more commonly known as the Parkwood Plaza Shopping Center, thence northerly 464.68 feet; thence easterly, continuing along said RB zoning district line a distance of approximately 18.97 feet; thence north easterly a distance of approximately 94.03 feet; thence northerly, continuing along said RB zoning district boundary to the centerline of N. 155th Street; thence westerly along said centerline of N. 155th Street to the intersection of Midvale Avenue N.; thence northerly along the centerline of Midvale Avenue N. to the intersection of N. 160th Street; thence westerly along the centerline of N. 160th Street to the east boundary of what is commonly known as the North Coast Transportation Company or old "interurban right-of-way" line; thence northerly along said eastern boundary to its intersection with a point approximately 502.67 feet south of the N. 175th Street south right-of-way line, said point also being the southwest corner of the property commonly referred to as the Giant Land Company on the Kroll map series; thence easterly a distance of approximately 396 feet to the east boundary of said property; thence northerly a distance of approximately 221.67 feet; thence westerly a distance of approximately 25 feet; thence northerly a distance of approximately 291 feet, more or less, to the south right-of-way line of N. 175th Street; thence on northerly to the centerline of said N. 175th Street; thence easterly along said centerline a distance of approximately 90 feet; thence northerly to the north right-of-way line of N. 175th Street and continuing on along the east boundary of the RB zoning district as shown on the Shoreline community plan zoning map as revised, a distance of approximately 301.8 feet; thence westerly

along said RB zoning district line to the centerline of Stone Avenue N.; thence northerly along the centerline of Stone Avenue N. to the intersection of N. 185th Street; thence westerly along the centerline of N. 185th Street to the intersection with Midvale Avenue N.; thence northerly along the centerline of Midvale Avenue N. to its intersection with the east property line of the North Coast Transportation Company, also commonly known as the "old interurban right-of-way"; thence north easterly along said east property line to its intersection with the centerline of Ashworth Avenue N. and continuing northerly along said centerline to the north right-of-way line of N. 200th Street; thence continuing northerly along the east property line of the area commonly known as the Aurora Village Shopping Center, said line also being the east RB zoning district line as shown on the Shoreline community center zoning map as revised; thence continuing northerly along said east boundary to a point approximately 290 feet south of the south right-of-way line of N. 205th Street; thence easterly a distance of approximately 350 feet; thence northerly a distance of approximately 263.88 feet to the south right-of-way line of N. 205th Street; thence on northerly to the north Shoreline city limit line, said line also approximating the centerline of N. 205th Street; thence westerly along said line to the point of beginning.

[Ord. 128 § 2, 1997]

Chapter 18.39

GENERAL PROVISIONS – URBAN PLANNED DEVELOPMENTS

Sections:

- 18.39.010 Urban planned development (UPD) permit – Purpose.
- 18.39.020 UPD permit – Application/review process.
- 18.39.030 UPD permit – Conditions of approval.
- 18.39.040 UPD permit – Development agreement.
- 18.39.050 UPD standards – Land uses.
- 18.39.060 UPD standards – Affordable housing.
- 18.39.070 UPD standards – On-site recreation.
- 18.39.080 UPD standards – Transportation, road and school adequacy.
- 18.39.090 UPD standards – Water and sewer service.
- 18.39.100 UPD standards – Road design.
- 18.39.110 UPD standards – Storm water management design.
- 18.39.120 UPD standards – Applicability of other zoning code provisions.
- 18.39.130 Latecomer agreements and fair share.

18.39.010 Urban planned development (UPD) permit – Purpose.

The purpose of the urban planned development (UPD) permit process and standards set out in this chapter is to:

- A. Establish the UPD permit as the mechanism for standardized and consolidated review to implement a UPD;
- B. Establish conditions for the UPD to be complied with by all subsequent land use approvals implementing the UPD;
- C. Coordinate infrastructure and project phasing to the adequacy of public services;
- D. Implement open space protection specifically tailored to the UPD;
- E. Establish a specific range and intensity of land uses for the UPD, tailored to fit the site;
- F. Provide diversity in housing types and affordability within UPDs; and
- G. Promote site design that supports and encourages the use of transit. [Ord. 125 § 1, 1997]

18.39.020 UPD permit – Application/review process.

A. A UPD permit application, or modifications of an approved UPD permit which requires council review, shall be reviewed pursuant to the process outlined in Division II of SMC Title 16; provided, that a UPD permit may be processed concurrently with any application for a subsequent development approval implementing the UPD permit.

B. If requested by the applicant, a processing memorandum of understanding (MOU) shall be adopted containing any of the following elements:

1. Schedule for processing including timelines for EIS, drainage master plan, UPD permit hearings, plats or other permits or approvals;
2. Budget for permit processing and review;
3. Establishment of a core UPD review team with one representative from each city department having a principal UPD permit review role. The department responsible for coordinating review of the UPD shall enter into memorandums of understanding with other city departments specifying special tasks and timetables consistent with the schedule for performance by each department and/or independent consulting;
4. Retention of a third-party facilitator at the applicant's cost to assist the city's review;
5. Establishment of baseline monitoring requirements and design parameters which are to apply under existing law during the UPD application and review process;
6. Final scope for EIS, which shall be adjusted for adopted city substantive environmental or mitigation requirements which will apply to the UPD permit such as the sensitive area ordinance, the SWM Manual, road and school adequacy standards, impact fee or mitigation programs or other adopted standards.

C. The processing MOU shall be completed initially within 90 days after the request by a UPD permit applicant, unless the city and applicant agree to a different time. If the city and applicant have not reached agreement within 90 days, then either may request final resolution of the processing MOU by a committee consisting of the directors of the departments of public works, development and environmental services, and parks planning and resources.

D. UPD Application Form. The city shall prepare an application form consistent with the information required under SMC 18.39.030, which shall take into account that detailed information which may not be available at the time of the application will be developed through the environmental impact statement and review process. [Ord. 125 § 1, 1997]

18.39.030 UPD permit – Conditions of approval.

A. In approving a UPD permit, conditions of approval shall at a minimum establish:

1. A site plan for the entire UPD showing locations of sensitive areas and buffers, required open spaces, UPD perimeter buffers, location and range of densities for residential development, and location and size of nonresidential development;
2. The expected buildout time period for the entire project and the various phases;
3. Project phasing and other project-specific conditions to mitigate impacts on the environment, on public facilities and services including transportation, utilities, drainage, police and fire protection, schools, and parks;
4. Affordable housing requirements;
5. Road and storm water design standards that shall apply to the various phases of the project;
6. Bulk design and dimensional standards that shall be implemented throughout subsequent development within the UPD;
7. The size and range of uses authorized for any nonresidential development within the UPD;
8. The minimum and maximum number of residential units for the UPD; and
9. Provisions for the applicant's surrender of an approved UPD permit before commencement of construction or cessation of UPD development based upon causes beyond the applicant's control or other circumstances, with the property to develop thereafter under the base zoning in effect prior to the UPD permit approval.

B. A UPD permit and development agreement may allow development standards different from those otherwise imposed under the city of Shoreline code, including but not limited to SMC 18.39.050 through 18.39.120, in order to provide flexibility to achieve public benefits, respond to changing community needs, and encourage modifications which provide the functional equivalent or adequately achieve the purposes of city standards. Any approved development standards that differ from those in the code shall not require any further zoning reclassification, variance from city of Shoreline standards or other city approval apart from the UPD permit approval. The development standards as approved through the UPD permit and development agreement shall apply to and govern the development and implementation of each UPD site in lieu of any conflicting or different standards or requirements elsewhere in the city code.

C. Subsequently adopted standards which differ from those of the UPD permit shall apply to the UPD only where necessary to address imminent public health and safety hazards or where the UPD permit specifies a time period or phase after which certain identified standards can be modified. Determination of the appropriate standards for future phases which are not fully defined during the initial approval process may be postponed. Building permit applications shall be subject to the building codes in effect when the permit is applied for.

D. An approved UPD permit, including site plan elements or conditions of approval, may be amended or modified at the request of the applicant or the applicant's successor in interest. The director may administratively approve minor modifications to an approved UPD permit. Modifications that do not qualify as minor shall be deemed major modifications and shall be reviewed in the same manner as that set forth in SMC 18.39.020 for new UPD permit applications. Any increase in the total number of dwelling units in a UPD above the maximum number set forth in the approved UPD permit, or any decrease in the minimum density for residential areas of the UPD (exclusive of roads and sensitive areas), shall be deemed major modifications. The

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city through the development agreement for an approved UPD may specify additional criteria for determining whether proposed modifications are major or minor.

E. Unless otherwise provided for through the UPD permit approval, and subject to any appropriate credits for fees paid or facilities provided by the UPD, applicable impact fee payment requirements shall be those which are in effect when subsequent implementing approvals such as subdivision applications, binding site plans, building permits or other approvals are applied for. [Ord. 125 § 1, 1997]

18.39.040 UPD permit – Development agreement.

The conditions of UPD permit approval shall be attached to a development agreement that is:

A. Signed by the city manager or his or her designees and all property owners within the UPD in a form acceptable to the city.

B. Binding on all property owners and their successors to develop a UPD only in accordance with the conditions of the UPD permit, but subject to surrender or cessation of the UPD permit and development as provided in SMC 18.39.030(A)(10).

C. Recorded with King County division of records prior to the effective date of the UPD permit or any development proposal which was submitted and reviewed concurrently with the UPD permit application. [Ord. 125 § 1, 1997]

18.39.050 UPD standards – Land uses.

A. Except as required by subsections (B) and (C), a UPD may contain any nonresidential use set out in the Chapter 18.08 SMC (Land Use Tables) when approved as part of the UPD permit. Any nonresidential use shall be subject to any applicable UPD conditions contained in the development agreement that limits the scope or intensity of such use.

B. The primary land use shall be residential and shall be provided as follows:

1. The base density of the UPD shall be that of the zone set for the site were it to not develop with a UPD, applied to the entire site including portions proposed for nonresidential uses.

2. The minimum density of the UPD shall be not less than the minimum residential density of the underlying zoning calculated for the portion of the site to be used for residential purposes, pursuant to the methodology outlined in Chapter 18.12 SMC, and

3. The maximum density of the UPD shall be determined by the council in the UPD permit, subject to any maximum density set out in the community plan which designated in the UPD special district overlay.

C. UPDs shall at a minimum:

1. Provide retail/commercial areas at a rate of one acre per 2,500 projected UPD residents, or

2. Demonstrate that existing or potential commercial development within one-quarter mile of UPD boundaries will meet the convenience shopping needs of UPD residents. [Ord. 125 § 1, 1997]

18.39.060 UPD standards – Affordable housing.

A. Exclusive of dwelling units from the density bonus provisions, at least 30 percent of the residential units in each phase shall be affordable housing units defined and allocated as follows:

1. Ten percent of the affordable housing units shall be affordable to households at an income level:

a. Below 80 percent of the median household income for ownership units; and/or

b. Below 50 percent of the median household income for rental units.

Housing affordable for households at this level of median income will be required in any phase only if publicly funded or private nonprofit programs for such housing are available; provided, that the developer sets aside sufficient land for a period of up to five years. That period shall begin with approval of the final plat for each subdivision containing any land set aside for low income housing. If during that period, programs become available, the developer shall cooperate with the public agency or private nonprofit for the development of such housing.

If housing funds do not become available by the end of the five-year period the land shall be released for other development consistent with the UPD. The overall requirement for units available to below 80 or 50 per-

cent of median income households, whichever is applicable, shall be reduced by the number for which the five-year period has elapsed and the overall requirement for units available to households between 80 to less than 100 percent (ownership units) or 50 to less than 80 percent (rental units) of median income shall be increased by the same number.

2. Ten percent of the affordable housing units shall be affordable to households at an income level:
 - a. Between 80 and less than 100 percent of the median household income for ownership units; and/or
 - b. Between 50 and less than 80 percent of the median household income for rental units.
3. Ten percent of the affordable housing units shall be affordable to households at an income level:
 - a. Between 100 and 120 percent of the median household income for ownership units; and/or
 - b. Between 80 and 100 percent of the median household income for rental units.
4. The formula for determining median income for the city of Shoreline and affordable monthly housing payments based on a percentage of this income shall be determined at the time of the UPD permit approval.
 - B. The affordable housing units that are owner-occupied shall be resale restricted to same income group (based on typical underwriting ratios and other lending standards) for 15 years from date of first sale. Renter occupied units shall be restricted for 30 years to ensure continuing affordability for households of the applicable income level. [Ord. 125 § 1, 1997]

18.39.070 UPD standards – On-site recreation.

The UPD shall provide the amount of on-site recreation required pursuant to Chapter 18.14 SMC. [Ord. 125 § 1, 1997]

18.39.080 UPD standards – Transportation, road and school adequacy.

- A. Transportation, and school adequacy impacts relative to the standards set forth in Chapter 18.28 SMC shall be evaluated based on complete development of the total site area in the UPD permit application.
- B. Required facility construction and dedication and other mitigation measures may be phased in conjunction with subsequent land use approvals consistent with their proportion of the total project impacts. [Ord. 125 § 1, 1997]

18.39.090 UPD standards – Water and sewer service.

- A. All UPDs shall be served with public water and sewer systems that:
 1. Comply with applicable comprehensive utility plans; and
 2. Are in place at the time said service is needed for the UPD or any completed phase thereof.
- B. The UPD shall provide all on-site and off-site improvements and additions to water and sewer facilities required to support the UPD, at the expense of the UPD, which may include developer extension agreements (latecomer provision), LIDs or other capital facility financing. [Ord. 125 § 1, 1997]

18.39.100 UPD standards – Road design.

The road design standards applied to subsequent land use actions which implement the UPD shall be such standards in effect at the time of UPD permit approval, except when new standards are specifically determined by the Shoreline city council to be necessary for public safety. [Ord. 125 § 1, 1997]

18.39.110 UPD standards – Storm water management design.

The SWM design standards in effect at the time of UPD permit approval shall be applied to subsequent land use actions which implement the UPD except when new standards are specifically determined by the Shoreline city council to be necessary for public safety. [Ord. 125 § 1, 1997]

18.39.120 UPD standards – Applicability of other zoning code provisions.

- A. Except as may be specified in the UPD permit conditions, all developments and uses on the UPD site proposed subsequent to the UPD permit approval shall comply with all the other applicable provisions of this title.

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B. Except as may be otherwise specified in the UPD permit conditions the development standards for the UPD shall be as follows:

1. Individual residential subareas shall use the standards of the zone that is closest in density to the proposed subarea development; and

2. Commercial or industrial uses shall be subject to the standards of CB zone. [Ord. 125 § 1, 1997]

18.39.130 Latecomer agreements and fair share.

If the UPD provides more than its fair share contribution, to infrastructure improvements or public services including but not limited to roads, sewers, water, fire, police, schools or park and recreation facilities, then the UPD shall receive latecomer fees, offsets, credits, reductions, or other adjustments to reflect the UPD's fair share obligations. [Ord. 125 § 1, 1997]

Chapter 18.40

APPLICATION REQUIREMENTS/NOTICE METHODS

Sections:

- 18.40.010 Applications – Specific form and content of application determined.
- 18.40.020 Applications – Initiation of required approvals or permits.
- 18.40.030 Applications – Complete.
- 18.40.035 Applications – Vesting.
- 18.40.040 Applications – Modifications to proposal.
- 18.40.050 Applications – Supplemental information.
- 18.40.060 Applications – Oath of accuracy.
- 18.40.070 Applications – Limitations on refiling of applications.
- 18.40.080 Notice – Content.
- 18.40.090 Notice – Posted.
- 18.40.110 Notice – Mailed.
- 18.40.120 Notice – Additional.
- 18.40.130 Notice – Exception to requirements.

18.40.010 Applications – Specific form and content of application determined.

As provided by the administrative rule process, the department shall:

- A. Prescribe, prepare and provide the form on which applications required by this are made; and
- B. Prescribe the type of information to be submitted by the applicant. [Ord. 125 § 1, 1997]

18.40.020 Applications – Initiation of required approvals or permits.

The department shall not commence review of any application set forth in this chapter until the property owner has submitted the materials and fees specified for complete applications. [Ord. 125 § 1, 1997]

18.40.030 Applications – Complete.

A. Applications for conditional use permits, variances, zone reclassifications, and special use permits shall be considered complete as of the date of submittal upon determination by the department that the materials submitted contain the following:

1. Application forms provided by the department and completed by the applicant;
2. Certificates of sewer and water availability from the appropriate purveyors, where sewer and/or water service is proposed to be obtained from a purveyor, confirming that the proposed water supply and/or sewage disposal are adequate to serve the development in compliance with adopted state and local system design and operating guidelines;
3. Receipt signed by the fire district verifying application submittal pursuant to KCC 17.10.020(E), if applicable;
4. Identification on the site plan of all easements, deed restrictions, or other encumbrances restricting the use of the property, if applicable;
5. Proof that the lot or lots are recognized as separate lots pursuant to the provisions of Chapter 19.04 KCC;
6. A sensitive area affidavit as provided by Chapter 18.24 SMC;
7. A completed environmental checklist, if required by Chapter 20.44 KCC, Environmental Procedures;
8. Payment of any development permit review fees; and
9. Complete applications for other required permits that are required to be processed concurrently with the proposed application, or copies of approved permits that are required to be obtained prior to the proposed application.

B. Applications found to contain material errors shall not be deemed complete until such material errors are corrected.

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C. The director may waive specific submittal requirements determined to be unnecessary for review of an application. [Ord. 125 § 1, 1997]

18.40.035 Applications – Vesting.

A. Only a complete application for a conditional use permit shall be considered under zoning and other land use control ordinances in effect as of the date of submittal.

B. Supplemental information required after acceptance and vesting of a complete application shall not affect the validity of the vesting for such application.

C. Vesting of an application does not vest any subsequently required permits, nor does it affect the requirements for vesting of subsequent permits or approvals.

D. This section vests only conditional use permits. Vesting for other development permits shall be governed by other applicable titles. [Ord. 125 § 1, 1997]

18.40.040 Applications – Modifications to proposal.

A. Modifications to an application required by the city shall not be deemed a new application.

B. An applicant-requested modification occurring either before or after issuance of the permit shall be deemed a new application for the purpose of vesting when such modification would result in a substantial increase in a project's impacts as determined by the department. Such substantially increased impacts may include increases in residential density or traffic generation or a greater than 10 percent increase in building square footage. [Ord. 125 § 1, 1997]

18.40.050 Applications – Supplemental information.

A. The department may cease processing of a complete application while awaiting supplemental information which is found to be necessary for continued review subsequent to the initial screening by the department.

B. The department shall set a reasonable deadline for the submittal of such supplemental information and shall provide written notification to the applicant by certified mail. An extension of such deadline may be granted upon submittal by the applicant of a written request providing satisfactory justification for an extension.

C. Failure by the applicant to meet such deadline shall be cause for the department to cancel/deny the application.

D. When granting a request for a deadline extension, the department shall give consideration to the number of days between receipt by the department of a written request for a deadline extension and the mailing to the applicant of the department's decision regarding that request. [Ord. 125 § 1, 1997]

18.40.060 Applications – Oath of accuracy.

The applicant shall attest by written oath to the accuracy and completeness of all information submitted for an application. [Ord. 125 § 1, 1997]

18.40.070 Applications – Limitations on refile of applications.

Upon denial by the council of a zone reclassification or a special use permit, no new application for substantially the same proposal shall be accepted within one year from the date of denial. [Ord. 125 § 1, 1997]

18.40.080 Notice – Content.

A. Notice of applications shall be provided as specified under the respective review procedures in SMC Title 16, Division II.

B. All required notice of proposed actions shall contain the following information:

1. The file number;
2. The name of the applicant;
3. The description of the requested action and the proposed use of the property;
4. A vicinity map and general location description in nontechnical terms;

5. A site plan, if applicable;
6. The procedures and deadline for filing comments;
7. The time and place of public hearing, if applicable;
8. A form to request department reports decisions; and
9. Identification of the responsible city official. [Ord. 125 § 1, 1997]

18.40.090 Notice – Posted.

Posted notice for a proposed action shall consist of one or more notice boards as follows:

- A. A single notice board shall be placed by the applicant:
 1. At the midpoint of the site street frontage or as otherwise directed by the department for maximum visibility;
 2. Five feet inside the street property line except when the board is structurally attached to an existing building; provided, that no notice board shall be placed more than five feet from the street property without approval of the department;
 3. So that the top of the notice board is between seven to nine feet above grade; and
 4. Where it is completely visible to pedestrians.
- B. Additional notice boards may be required when:
 1. The site does not abut a public road;
 2. A large site abuts more than one public road; or
 3. The department determines that additional notice boards are necessary to provide adequate public notice.
- C. An affidavit of posting shall be submitted to the department by the applicant prior to the hearing or final comment date.
- D. Notice boards shall be constructed and installed in accordance with specifications promulgated by the department. [Ord. 125 § 1, 1997]

18.40.110 Notice – Mailed.

Mailed notice for a proposed action shall:

- A. Be sent by the department by first class mail to owners of property in an area within 500 feet of the site; provided, such area shall be expanded as necessary to send mailed notice to at least 20 different property owners.
- B. Be considered supplementary to posted or published notice.
- C. Be deemed satisfactory despite the failure of one or more owners to receive mailed notice. [Ord. 125 § 1, 1997]

18.40.120 Notice – Additional.

The department may provide additional notice or may expand the area of notice in order to inform affected property owners of a proposed action. [Ord. 125 § 1, 1997]

18.40.130 Notice – Exception to requirements.

If testimony cannot be completed prior to adjournment on the date set for a hearing, the presiding official shall:

- A. Announce prior to adjournment the time and place said hearing will be continued; or
- B. Provide mailed notice for a continued hearing to all parties of record, when a new time and place is determined. [Ord. 125 § 1, 1997]

Chapter 18.41

COMMERCIAL SITE DEVELOPMENT PERMITS

Sections:

- 18.41.010 Purpose.
- 18.41.020 Applicability.
- 18.41.030 Permit application.
- 18.41.060 Application of development standards.
- 18.41.080 Bonds and securities.
- 18.41.100 Limitation of permit approval.
- 18.41.110 Modification to an approved permit.
- 18.41.120 Administrative rules.

18.41.010 Purpose.

The purpose of this chapter is to establish an optional comprehensive site review process of proposed commercial development resulting in a permit which can combine any or all of the following:

- A. Site development requirements specified prior to building and/or grading permit applications.
- B. Site review and application of rules and regulations generally applied to the whole site without regard to existing or proposed internal lot lines.
- C. Site development coordination and project phasing occurring over a period of years.
- D. Evaluation of commercially and industrially zoned property for the creation of alteration of lots when reviewed concurrently with a binding site plan application. [Ord. 125 § 1, 1997]

18.41.020 Applicability.

- A. An application for commercial site development permit may be submitted for commercial development projects on sites consisting of one or more contiguous lots legally created and zoned to permit the proposed uses.
- B. A commercial site development permit is separate from and does not replace other required permits such as conditional use permits or Shoreline substantial development permits. A commercial site development permit may be combined and reviewed concurrently with other permits. [Ord. 125 § 1, 1997]

18.41.030 Permit application.

- A. Before submitting a commercial site development application, an applicant shall have a pre-application conference with Shoreline staff.
- B. An application for a commercial site development permit may be considered simultaneously with other applications. A commercial site development application which includes a proposal for dividing commercially or industrially zoned property as provided in RCW 58.17.035 must be accompanied by an application for a binding site plan permit.
- C. A commercial site development permit shall be considered under the zoning and other land use control ordinances in effect at the time a fully completed application is filed with the department. An application shall be considered complete once the department determines that the application contains the following materials and information:
 - 1. A completed application form provided by the department, signed by all property owners or their agents, with supporting documents as required below and which contains sufficient information to determine compliance with adopted rules and regulations including, but not limited to, Chapter 43.21C RCW, SEPA, as implemented by Chapter 197-11 WAC; Chapter 13.10 SMC, Surface Water Management; Chapter 14.42 KCC, Road Standards; Chapter 15.10 SMC, Fire Code; Chapter 20.44 KCC, Environmental Procedures; SMC Title 18, Zoning; Chapter 16.10 SMC, Shoreline Management; administrative rules adopted pursuant to Chapter 2.98 KCC to implement any such code or ordinance provision; King County board of health rules and reg-

Chapter 18.40

APPLICATION REQUIREMENTS/NOTICE METHODS

Sections:

- 18.40.010 Applications – Specific form and content of application determined.
- 18.40.020 Applications – Initiation of required approvals or permits.
- 18.40.030 Applications – Complete.
- 18.40.035 Applications – Vesting.
- 18.40.040 Applications – Modifications to proposal.
- 18.40.050 Applications – Supplemental information.
- 18.40.060 Applications – Oath of accuracy.
- 18.40.070 Applications – Limitations on refileing of applications.
- 18.40.080 Notice – Content.
- 18.40.090 Notice – Posted.
- 18.40.110 Notice – Mailed.
- 18.40.120 Notice – Additional.
- 18.40.130 Notice – Exception to requirements.

18.40.010 Applications – Specific form and content of application determined.

As provided by the administrative rule process, the department shall:

- A. Prescribe, prepare and provide the form on which applications required by this are made; and
- B. Prescribe the type of information to be submitted by the applicant. [Ord. 125 § 1, 1997]

18.40.020 Applications – Initiation of required approvals or permits.

The department shall not commence review of any application set forth in this chapter until the property owner has submitted the materials and fees specified for complete applications. [Ord. 125 § 1, 1997]

18.40.030 Applications – Complete.

A. Applications for conditional use permits, variances, zone reclassifications, and special use permits shall be considered complete as of the date of submittal upon determination by the department that the materials submitted contain the following:

1. Application forms provided by the department and completed by the applicant;
2. Certificates of sewer and water availability from the appropriate purveyors, where sewer and/or water service is proposed to be obtained from a purveyor, confirming that the proposed water supply and/or sewage disposal are adequate to serve the development in compliance with adopted state and local system design and operating guidelines;
3. Receipt signed by the fire district verifying application submittal pursuant to SMC 17.10.020(E), if applicable;
4. Identification on the site plan of all easements, deed restrictions, or other encumbrances restricting the use of the property, if applicable;
5. Proof that the lot or lots are recognized as separate lots pursuant to the provisions of Chapter 19.04 KCC;
6. A sensitive area affidavit as provided by Chapter 18.24 SMC;
7. A completed environmental checklist, if required by Chapter 20.44 KCC, Environmental Procedures;
8. Payment of any development permit review fees; and
9. Complete applications for other required permits that are required to be processed concurrently with the proposed application, or copies of approved permits that are required to be obtained prior to the proposed application.

B. Applications found to contain material errors shall not be deemed complete until such material errors are corrected.

18.40.035

C. The director may waive specific submittal requirements determined to be unnecessary for review of an application. [Ord. 125 § 1, 1997]

18.40.035 Applications – Vesting.

A. Only a complete application for a conditional use permit shall be considered under zoning and other land use control ordinances in effect as of the date of submittal.

B. Supplemental information required after acceptance and vesting of a complete application shall not affect the validity of the vesting for such application.

C. Vesting of an application does not vest any subsequently required permits, nor does it affect the requirements for vesting of subsequent permits or approvals.

D. This section vests only conditional use permits. Vesting for other development permits shall be governed by other applicable titles. [Ord. 125 § 1, 1997]

18.40.040 Applications – Modifications to proposal.

A. Modifications to an application required by the city shall not be deemed a new application.

B. An applicant-requested modification occurring either before or after issuance of the permit shall be deemed a new application for the purpose of vesting when such modification would result in a substantial increase in a project's impacts as determined by the department. Such substantially increased impacts may include increases in residential density or traffic generation or a greater than 10 percent increase in building square footage. [Ord. 125 § 1, 1997]

18.40.050 Applications – Supplemental information.

A. The department may cease processing of a complete application while awaiting supplemental information which is found to be necessary for continued review subsequent to the initial screening by the department.

B. The department shall set a reasonable deadline for the submittal of such supplemental information and shall provide written notification to the applicant by certified mail. An extension of such deadline may be granted upon submittal by the applicant of a written request providing satisfactory justification for an extension.

C. Failure by the applicant to meet such deadline shall be cause for the department to cancel/deny the application.

D. When granting a request for a deadline extension, the department shall give consideration to the number of days between receipt by the department of a written request for a deadline extension and the mailing to the applicant of the department's decision regarding that request. [Ord. 125 § 1, 1997]

18.40.060 Applications – Oath of accuracy.

The applicant shall attest by written oath to the accuracy and completeness of all information submitted for an application. [Ord. 125 § 1, 1997]

18.40.070 Applications – Limitations on refiling of applications.

Upon denial by the council of a zone reclassification or a special use permit, no new application for substantially the same proposal shall be accepted within one year from the date of denial. [Ord. 125 § 1, 1997]

18.40.080 Notice – Content.

A. Notice of applications shall be provided as specified under the respective review procedures in SMC Title 16, Division II.

B. All required notice of proposed actions shall contain the following information:

1. The file number;
2. The name of the applicant;
3. The description of the requested action and the proposed use of the property;
4. A vicinity map and general location description in nontechnical terms;

ulations; city approved utility interim comprehensive plans; conformity with applicable -P suffix conditions and private restrictions and covenants which are in effect at the time of application;

2. A proposed site plan prepared in a form prescribed by the director. At a minimum the proposed site plan shall include:

a. The location and size of all proposed lots and structures including elevations, floor plans as known, and maximum square footage (plans which show building envelopes rather than footprints must include post-construction treatment of unoccupied areas of the building envelopes),

b. All proposed uses,

c. The location of proposed open space including any required landscaped areas,

d. The location and identification of critical areas,

e. The layout of an internal vehicular and pedestrian circulation system, including proposed ingress and egress for vehicles and required fire department access roadways (firelanes),

f. The number and location of proposed parking spaces on and off the site,

g. A drainage plan which will accommodate the maximum proposed square footage of impervious surface and the maximum proposed square footage of impervious surface exposed to vehicular use, subject to the requirements of the King County surface water design manual, adopted by rule under the procedures specified in Chapter 2.98 KCC.

h. The location and size of utility trunk lines serving the site,

i. The location and size of water bodies and drainage features, both natural and manmade,

j. A grading plan showing proposed clearing and tree retention and the existing and proposed topography, detailed to five-foot contours, unless smaller contour intervals are otherwise required by the SMC or rules and regulations promulgated thereunder,

k. A layout of sewers and the proposed water distribution system including fire hydrant locations; and

3. A completed environmental checklist, if required by Chapter 20.44 KCC;

4. A downstream drainage analysis or any other requirement specified in the King County surface water design manual or Chapter 13.10 SMC;

5. All covenant, easements, maintenance agreements or other documents regarding mutual use of parking and access;

6. A certificate of sewer availability;

7. A current certificate of water availability;

8. A fire district receipt, pursuant to KCC 17.04.010;

9. Copies of all easements, deed restrictions or other encumbrances restricting the use of the site;

10. A phasing plan and time schedule, if the site is intended to be developed in phases or if all building permits will not be submitted within three years;

11. Documentation of the date and method of segregation for the subject property verifying that the lot or lots were not created in violation of the short subdivision or subdivision laws in effect at the time of creation;

12. A list of other development permits or permit applications filed for the same site; and

13. The payment of fees.

D. The department shall screen the commercial site development permit application for completeness and shall notify the applicant of any deficiencies or certify that the application is complete.

E. The applicant shall submit any additional information or documents which may be required by the director for the purpose of processing the commercial site development permit. Additional information sought after the application has been certified as complete will not affect the completeness of the application but may affect the time required to process the application.

F. The director may waive specific submittal requirements determined to be unnecessary for review of the application. [Ord. 125 § 1, 1997]

18.41.060 Application of development standards.

An application for commercial site development permit shall be reviewed pursuant to Chapter 43.21C RCW, SEPA, as implemented by Chapter 197-11 WAC; Chapter 13.10 SMC, Surface Water Management; Chapter 14.42 KCC, Road Standards; Chapter 16.82 KCC, Grading; Chapter 15.10 SMC, Fire Code; Chapter 20.44 KCC, Environmental Procedures; SMC Title 18, Zoning; Chapter 16.10 SMC, Shoreline Management; administrative rules adopted pursuant to Chapter 2.98 KCC to implement any such code or ordinance provision; King County board of health rules and regulations; city approved utility interim comprehensive plans; conformity with applicable -P suffix conditions.

Lot-based standards, such as internal circulation, landscaping signage and setback requirements, are typically applied to each individual lot within the site. However, the director may approve an application for commercial site development where such standards have been applied to the site as if it consisted of one parcel. Lot-based regulations shall not be waived altogether.

The director may modify lot-based or lot line requirements contained within the building fire and other similar uniform codes adopted by the city; provided, the site is being reviewed concurrently with a binding site plan application. [Ord. 125 § 1, 1997]

18.41.080 Bonds and securities.

Performance bonds or other appropriate securities (including letters of credit and set aside letters) may be required to assure that development occurs according to the approved plan. [Ord. 125 § 1, 1997]

18.41.100 Limitation of permit approval.

A. A commercial site development permit approved without a phasing plan shall be null and void if the applicant fails to file a complete building permit application(s) for all buildings within three years of the approval date, or by a date specified by the director, and fails to have all valid building permits issued within four years of the commercial site development permit approval date; or

B. A commercial site development permit approved with a phasing plan shall be null and void if the applicant fails to meet the conditions and time schedules specified in the approved phasing plan. [Ord. 125 § 1, 1997]

18.41.110 Modification to an approved permit.

A subsequent building permit application may contain minor modifications to an approved commercial site development plan provided a modification: does not increase the building floor area by more than 10 percent; does not increase the number of dwelling units; does not increase the total impervious surface area; provided, that relocatable facilities for schools shall be exempt from the restriction; does not result in an insufficient amount of parking and/or loading; does not locate buildings outside an approved building envelope; provided, that relocatable facilities for schools shall be exempt from this restriction; does not change the number of ingress and egress points to the site; does not significantly increase the traffic impacts of peak hour trips to and from the site; does not significantly increase the traffic impact of peak hour trips to and from the site; does not significantly increase the quantity of imported or exported materials or increase the area of site disturbance. Modifications which exceed the conditions of approval as stated in this section and require a new review as determined by the director shall only be accomplished by applying for a new commercial site development permit for the entire site. The new application shall be reviewed according to the laws and rules in effect at the time of application. [Ord. 125 § 1, 1997]

18.41.120 Administrative rules.

The director may promulgate administrative rules and regulations pursuant to Chapter 2.98 KCC, to implement the provisions and requirements of this chapter. [Ord. 125 § 1, 1997]

Chapter 18.44

DECISION CRITERIA

Sections:

- 18.44.010 Purpose.
- 18.44.020 Temporary use permit.
- 18.44.030 Variance.
- 18.44.040 Conditional use permit.
- 18.44.050 Special use permit.
- 18.44.060 Zone reclassification.
- 18.44.070 Urban plan development permit.

18.44.010 Purpose.

The purposes of this chapter are to allow for consistent evaluation of land use applications and to protect nearby properties from the possible effects of such requests by:

- A. Providing clear criteria on which to base a decision;
- B. Recognizing the effects of unique circumstances upon the development potential of a property;
- C. Avoiding the granting of special privileges;
- D. Avoiding development which may be unnecessarily detrimental to neighboring properties;
- E. Requiring that the design, scope and intensity of development is in keeping with the physical aspects of a site and adopted land use policies for the area; and
- F. Providing criteria which emphasize protection of the general character of neighborhoods. [Ord. 125 § 1, 1997]

18.44.020 Temporary use permit.

A temporary use permit shall be granted by the city, only if the applicant demonstrates that:

- A. The proposed temporary use will not be materially detrimental to the public welfare;
- B. The proposed temporary use is compatible with existing land uses in the immediate vicinity in terms of noise and hours of operation;
- C. The proposed temporary use, if located in a resource zone, will not be materially detrimental to the use of the land for resource purposes and will provide adequate off-site parking if necessary to protect against soil compaction;
- D. Adequate public off-street parking and traffic control for the exclusive use of the proposed temporary use can be provided in a safe manner; and
- E. The proposed temporary use is not otherwise permitted in the zone in which it is proposed. [Ord. 125 § 1, 1997]

18.44.030 Variance.

A variance shall be granted by the city, only if the applicant demonstrates all of the following:

- A. The strict enforcement of the provisions of this title creates an unnecessary hardship to the property owner;
- B. The variance is necessary because of the unique size, shape, topography, or location of the subject property;
- C. The subject property is deprived, by provisions of this title, of rights and privileges enjoyed by other properties in the vicinity and under an identical zone;
- D. The need for the variance is not the result of deliberate actions of the applicant or property owner;
- E. The variance does not create health and safety hazards;
- F. The variance does not relieve an applicant from any of the procedural provisions of this title;
- G. The variance does not relieve an applicant from any standard or provision that specifically states that no variance from such standard or provision is permitted;

18.44.040

H. The variance does not relieve an applicant from conditions established during prior permit review or from provisions enacted pursuant to Chapter 18.38 SMC, Property-Specific Development Standards;

I. The variance does not allow establishment of a use that is not otherwise permitted in the zone in which the proposal is located;

J. The variance does not allow the creation of lots or densities that exceed the base residential density for the zone by more than 10 percent;

K. The variance is the minimum necessary to grant relief to the applicant;

L. The variance from setback or height requirements does not infringe upon or interfere with easement or covenant rights or responsibilities; and

M. The variance does not relieve an applicant from any provisions of Chapter 18.24 SMC, Sensitive Areas, except for the required buffer widths set forth in SMC 18.24.270, 18.24.300, 18.24.310, or 18.24.350. [Ord. 125 § 1, 1997]

18.44.040 Conditional use permit.

A conditional use permit shall be granted by the city, only if the applicant demonstrates that:

A. The conditional use is designed in a manner which is compatible with the character and appearance with the existing, or proposed development in the vicinity of the subject property;

B. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;

C. The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property;

D. Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;

E. The conditional use is not in conflict with the health and safety of the community;

F. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood; and

G. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities. [Ord. 125 § 1, 1997]

18.44.050 Special use permit.

A special use permit shall be granted by the city, only if the applicant demonstrates that:

A. The characteristics of the special use will not be unreasonably incompatible with the types of uses permitted in surrounding areas;

B. The special use will not materially endanger the health, safety and welfare of the community;

C. The special use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;

D. The special use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts;

E. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the special use shall not hinder or discourage the appropriate development or use of neighboring properties; and

F. The special use is not in conflict with the policies of the comprehensive plan or the basic purposes of this title. [Ord. 125 § 1, 1997]

18.44.060 Zone reclassification.

A zone reclassification shall be granted only if the applicant demonstrates that the proposal complies with the criteria for approval specified in KCC 20.24.180 and 20.24.190 and is consistent with the comprehensive plan and applicable community and functional plans. [Ord. 125 § 1, 1997]

18.44.070 Urban plan development permit.

An urban plan development permit shall be granted only if the applicant demonstrates compliance with the provisions of Chapter 18.39 SMC. [Ord. 125 § 1, 1997]

Chapter 18.50
ENFORCEMENT

Sections:

- 18.50.010 Purpose.
- 18.50.020 Authority and application.
- 18.50.030 Violations defined.
- 18.50.040 Permit suspension, revocation or modification.
- 18.50.050 Initiation of revocation or modification proceedings.

18.50.010 Purpose.

The purpose of this chapter is to promote compliance with this title by establishing enforcement authority, defining violations, and setting standards for initiating the procedures set forth in KCC Title 23, Enforcement, when violations of this title occur. [Ord. 125 § 1, 1997]

18.50.020 Authority and application.

The city manager or his or her designee is authorized to enforce the provisions of this code, any implementing administrative rules, administration, and approval conditions attached to any land use approval, through revocation or modification of permits, or through the enforcement, penalty and abatement provisions of KCC Title 23, Enforcement. [Ord. 125 § 1, 1997]

18.50.030 Violations defined.

No building permit or land use approval in conflict with the provisions of this title shall be issued. Structures or uses which do not conform to this title, except legal nonconformances specified in Chapter 18.32 SMC and approved variances, are violations subject to the enforcement, penalty and abatement provisions of KCC Title 23, including but not limited to:

- A. Establishing a use not permitted in the zone in which it is located;
- B. Constructing, expanding or placing a structure in violation of setback, height and other dimensional standards in this title;
- C. Establishing a permitted use without complying with applicable development standards set forth in other titles, ordinances, rules or other laws, including but not limited to road construction, surface water management, the fire code, and rules of the department of public health;
- D. Failing to carry out or observe conditions of land use or permit approval, including contract development standards;
- E. Failing to secure required land use or permit approval prior to establishing a permitted use; and
- F. Failing to maintain site improvements, such as landscaping, parking or drainage control facilities, as required by this code or other city ordinances. [Ord. 125 § 1, 1997]

18.50.040 Permit suspension, revocation or modification.

A. Permit suspension, revocation or modification shall be carried out through the procedures set forth in KCC Title 23. Any permit, variance, or other land use approval issued by the city pursuant to this title may be suspended, revoked or modified on one or more of the following grounds:

- 1. The approval was obtained by fraud;
- 2. The approval was based on inadequate or inaccurate information;
- 3. The approval, when given, conflicted with existing laws or regulations applicable thereto;
- 4. An error of procedure occurred which prevented consideration of the interests of persons directly affected by the approval;
- 5. The approval or permit granted is being exercised contrary to the terms or conditions of such approval or in violation of any statute, law or regulation;

6. The use for which the approval was granted is being exercised in a manner detrimental to the public health or safety;

7. The holder of the permit or approval interferes with the director or any authorized representative in the performance of his or her duties; or

8. The holder of the permit or approval fails to comply with any notice and order issued pursuant to KCC Title 23.

B. Authority to revoke or modify a permit or land use approval shall be exercised by the issuer, as follows:

1. The council may, after a recommendation from the examiner, revoke or modify any urban planned development, preliminary subdivision, zone reclassification or special use permit;

2. The city manager or his or her designee may revoke or modify any variance or conditional use permit; provided, that if it was reviewed through a public hearing, a new public hearing shall be held on its revocation or modification; and

3. The city manager or his or her designee may revoke or modify any permit or other land use approval issued by the director. [Ord. 125 § 1, 1997]

18.50.050 Initiation of revocation or modification proceedings.

A. The director may suspend any permit, variance or land use approval issued by any city issuing agency and processed by the department pending its revocation or modification, or pending a public hearing on its revocation or modification;

B. The issuing agency may initiate proceedings to revoke or modify any permit or land use approval it has issued; and

C. Persons who are aggrieved may petition the issuing agency to initiate revocation or modification proceedings, and may petition the director to suspend a permit, variance or land use approval pending a public hearing on its revocation or modification. [Ord. 125 § 1, 1997]



Number	Passage Date	Subject and Location
1	5/31/95	Budget adoption (Special)
2	5/31/95	Tax note issuance (Special)
3	5/31/95	Payment of claims (3.05)
4	5/31/95	Sales and use tax (3.15)
5	5/31/95	Additional sales and use tax (3.15)
6	5/31/95	Petty cash fund (3.35)
7	5/31/95	Salaries (Special)
8	5/31/95	City manager (2.10)
9	5/31/95	City office hours (2.05)
10	6/26/95	Interim comprehensive plan (Repealed by 178)
11	6/26/95	Interim zoning code (Repealed by 125)
12	6/26/95	Land dedication and recreation use policy (12.20)
13	6/26/95	Consumer protection for purchasers of real property (8.05)
14	6/26/95	Interim surface water management code (13.10)
15	6/26/95	Interim water and sewer systems code (13.05)
16	6/26/95	Interim roads and bridges codes (12.10)
17	6/26/95	Interim building and construction standards (15.05)
18	6/26/95	Interim fire code (15.10)
19	6/26/95	Interim energy management code (15.15)
20	6/26/95	Interim subdivision code (17.05)
21	6/26/95	Interim planning code (16.15)
22	6/26/95	Interim enforcement code (16.25)
23	6/26/95	Interim shoreline management plan (16.10)
24	8/7/95	Land use and development fee schedule (Repealed by 101)
25	7/10/95	Animal control regulations (6.05)
26	7/10/95	Unemployment insurance benefit account (3.10)
27	7/10/95	Model Traffic Ordinance (Repealed by 70)
28	7/10/95	Traffic violations bureau (10.15)
29	7/10/95	Public employees' retirement system (2.30)
30	7/12/95	Amends Ord. 10, interim comprehensive plan (Repealed by 178)
31	7/12/95	Amends Ord. 11, interim zoning code (Repealed by 125)
32	7/17/95	Annexation (Special)
33	7/17/95	Annexation (Special)
34	7/31/95	Interim business licenses and regulations code (5.05)
35	7/31/95	Vehicle size, weight and load (10.10)
36	7/31/95	Amends Ords. 11 and 21, planning commission (2.20)
37	8/7/95	Legal representation for public employees (2.40)
38	8/7/95	Amends Ords. 11 and 21, hearing examiner (2.15)
39	8/21/95	1995 budget (Special)
40	8/14/95	Real estate excise taxes; capital improvement fund (3.20, 3.35)
41	8/14/95	Gambling tax (3.30)
42	8/14/95	Leasehold excise tax (3.25)
43	8/14/95	Salary schedule (Repealed by 134)
44	8/14/95	Solid waste management and disposal (13.15)
45	8/14/95	Franchise grant (Special)
46	8/14/95	Speed limits; parking restrictions (10.20, 10.30, 10.35, 10.40)
47	8/14/95	Public records (2.35)
48	8/21/95	Use of park facilities (Repealed by 195)
49	10/9/95	Amends Ord. 47, public records (2.35)
50	8/28/95	Funds (3.35)
51	8/28/95	Sidewalk construction and maintenance (12.05)
52	9/11/95	SEPA policies (14.05)

Ordinance Table

Number	Passage Date	Subject and Location
53	9/11/95	Landmarks preservation (15.20)
54	9/11/95	Local improvement districts (Special)
55	9/11/95	Franchise grant (Special)
56	9/11/95	Amends Ord. 29, public employees' retirement system (2.30)
57	9/25/95	Compression brakes; sign posting (10.25)
58	9/25/95	Amends Ord. 41, gambling tax (3.30)
59	10/9/95	Adult entertainment use moratorium (Special)
60	10/23/95	Amends Ord. 10, interim comprehensive plan (Repealed by 178)
61	11/27/95	1996 tax levy (Special)
62	12/11/95	Public disturbance noise (Expired)
63	12/11/95	1996 budget (Special)
64	1/8/96	Grant acceptance (Special)
65	1/22/96	Library board (2.25)
66	1/22/96	Franchise grant (Special)
67	1/22/96	Franchise grant (Special)
68	1/22/96	Franchise grant (Special)
69	1/22/96	Franchise grant (Special)
70	2/12/96	Model Traffic Ordinance; repeals Ord. 27 (10.05)
71	2/12/96	Amends Ord. 56, public employees' retirement system (2.30)
72	2/12/96	Commute trip reduction plan (Repealed by 144)
73	2/26/96	Criminal code (9.10)
74		Tabled
75	3/11/96	Amends Ord. 24, fee schedule (Repealed by 101)
76	3/11/96	Amends Ord. 38, hearing examiner (2.15)
77	3/25/96	Amends Ord. 69, franchise grant (Special)
78	3/25/96	Adult entertainment use moratorium (Special)
79	3/25/96	Subdivision moratorium (Special)
80	3/25/96	Annexation (Repealed by 105)
81	4/8/96	Corporate boundaries (Special)
82	5/13/96	Electric, communication facilities (13.20)
83	5/28/96	Franchise and right-of-way use agreement (12.25)
84	6/24/96	Adopts Uniform Fire Code (15.10)
85	6/24/96	Franchise grant (Special)
86	6/24/96	Amends Ord. 12, land dedication and recreation use policy (12.20)
87	6/24/96	Amends Ord. 14, interim surface water management code (13.10)
88	6/24/96	Amends Ord. 15, interim water and sewer systems code (13.05)
89	6/24/96	Amends Ord. 16, interim roads and bridges code (12.10)
90	6/24/96	Amends Ord. 17, interim building and construction standards (15.05)
91	6/24/96	Amends Ord. 19, interim energy management code (15.15)
92	6/24/96	Amends Ord. 22, interim enforcement code (16.25)
93	6/24/96	Amends Ord. 23, interim shoreline management plan (16.10)
94	6/24/96	Amends Ord. 34, interim business licenses and regulations code (5.05)
95	7/22/96	Zone reclassification (Special)
96	6/24/96	Land use hearings, appeals and permit review (Title 16, Div. II)
97	7/8/96	Amends Ord. 80, annexation (Repealed by 105)
98	8/12/96	Creation of funds (3.35)
99	8/12/96	Use of city credit cards (2.45)
100	8/12/96	Franchise grant (Special)
101	8/12/96	Land use and development fee schedule; repeals Ord. 24 (16.20)
102	9/23/96	Subdivision moratorium (Special)
103	10/28/96	Emergency management (2.50)
104	11/18/96	1997 tax levy (Special)

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105	12/2/96	Repeals Ords. 80, 97, annexation (Repealer)
106	12/2/96	Amends Ord. 56, public employees' retirement system (2.30)
107	12/16/96	Amends 1996 budget (Special)
108	12/16/96	1997 budget (Special)
109	1/13/97	Police investigations account (3.35)
110	1/13/97	Amends zoning code (Repealed by 125)
111	1/27/97	Amends § 9.10.340, domestic violence protection (9.10)
112	2/10/97	Zone reclassification (Special)
113	2/18/97	Annexation (Special)
114	2/24/97	Amends Ord. 6, petty cash and change fund (3.35)
115	2/24/97	Flood damage prevention (16.12)
116	3/24/97	Amends 1997 budget (Special)
117	3/10/97	Extends adult entertainment use moratorium (Special)
118	3/24/97	Franchise grant (Special)
119	3/24/97	Franchise grant (Special)
120	3/24/97	Authorizes expenditures (Special)
121	3/24/97	Public disturbance noise (9.05)
122	6/9/97	Councilmember's salaries (Special)
123	4/14/97	Amends Ord. 108, 1997 budget (Special)
124	4/7/97	Wireless telecommunication facility moratorium (Special)
125	4/28/97	Adopts revised zoning code, repeals Ord. 11 (18.02, 18.04, 18.06, 18.08, 18.12, 18.14, 18.16, 18.18, 18.20, 18.24, 18.26, 18.28, 18.30, 18.32, 18.38, 18.39, 18.40, 18.41, 18.44, 18.50)
126	4/28/97	Land use hearings, appeals, and permit review (16.30, 16.35, 16.40, 16.45)
127	4/28/97	Wireless telecommunications facilities (18.26)
128	6/9/97	Amends § 18.38.100, Aurora overlay (18.38)
129	6/9/97	Code adoption (1.05)
130	6/23/97	Rezone (Special)
131	6/23/97	Amends 1997 budget (Special)
132	6/23/97	Amends 1997 budget (Special)
133	7/14/97	Amends § 3.30.020(C), gambling tax (3.30)
134	7/28/97	Classification and compensation plan; repeals Ord. 43 and Res. 25 (Special)
135	8/11/97	Extends adult entertainment use moratorium (Repealed by 140)
136	8/11/97	Amends 1997 budget (Special)
137	9/8/97	Rezone (Special)
138	10/13/97	Adds Ch. 5.15, panoram devices (5.15)
139	10/13/97	Adds Ch. 5.10, cabarets and adult entertainment (5.10)
140	11/10/97	Amends §§ 18.08.040(B)(4), 18.08.070(B)(7) and 18.32.090, zoning (18.08, 18.32)
141	10/27/97	Fireworks (9.15)
142	12/1/97	Amends 1997 budget (Special)
143	11/24/97	1998 tax levy (Special)
144	12/1/97	Commute trip reduction; repeals Ord. 72 (14.10)
145	12/1/97	Extends electrical system franchise (Special)
146	12/8/97	Adopts 1998 budget; renames special revenue fund (3.35)
147	1/26/98	Fee schedules (Repealed by 218)
148	1/15/98	Extends CATV franchise agreement (Special)
149	1/15/98	Extends CATV franchise agreement (Special)
150	1/15/98	Amends §§ 5.10.040(A)(1)(j), (B)(1)(a), and (B)(1)(c)(v), 5.10.080(A), 5.10.090(A), 5.15.050(A), 5.15.060(B)(3)(j), and 5.15.080(A)(2), adult entertainment businesses (5.10, 5.15)
151	1/26/98	Amends § 1 of Ord. 106, public employees' retirement system (2.30)

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152	2/23/98	Sanitary sewer system franchise grant (Special)
153	2/23/98	Amends Ch. 18.12, zoning density and dimensions standards (18.12)
154	2/23/98	Amends Ord. 14, surface water management (13.10)
155	5/11/98	Funds transfer (Special)
156	5/26/98	Cable television (5.20)
157	6/8/98	Cable franchise agreement (Special)
158	6/8/98	Cable franchise agreement (Special)
159	5/26/98	Adds Ch. 1.12, initiative and referendum (1.12)
160	5/26/98	Amends 1998 budget (Special)
161	5/26/98	Amends 1998 budget (Special)
162	6/8/98	Annexation election (Special)
163	5/26/98	Electrical system franchise agreement (Special)
164	6/8/98	Water franchise agreement (Special)
165	6/22/98	Amends §§ 16.30.090, 16.35.020, 16.35.080 and 16.35.110, land use appeal process (16.30, 16.35)
166	6/22/98	Adult retail use permit moratorium (Special)
167	7/27/98	Parks, recreation and cultural services committee (2.55)
168	7/27/98	Amends 1998 budget (Special)
169	8/10/98	Vacation (Special)
170	9/28/98	Subdivision moratorium (Special)
171	10/12/98	Amends § 10.20.010, speed limits (10.20)
172	10/26/98	Annexation (Special)
173	10/26/98	Electrical system franchise agreement (Special)
174	10/26/98	Gas franchise agreement (Special)
175	10/26/98	Sanitary sewer franchise agreement (Special)
176	10/26/98	Amends § 18.12.180, height limits (18.12)
177	11/9/98	Adopts 1999-2004 capital improvement plan (Special)
178	11/23/98	Amends §§ 16.15.010, 16.15.020 and 16.15.030; repeals and replaces Ch. 16.05, comprehensive plan (16.05, 16.15)
179	11/23/98	Adult retail use permit moratorium (Special)
180	11/23/98	Adopts King County Comprehensive Plan and King County Code Title 20, annexation interlocal agreement (Special)
181	11/23/98	Franchise grant (Special)
182	12/14/98	Amends fund structure (Not codified)
183	11/23/98	1999 tax levy (Special)
184	11/23/98	Adopts 1999 budget (Special)
185	12/14/98	Amends Ord. 151, § 1, employee benefits (2.30)
186	1/25/99	Annexation election (Special)
187	12/14/98	Franchise grant (Special)
188	1/11/99	Amends Ord. 147, fee schedules (Repealed by 218)
189	1/25/99	Amends 1999 budget (Special)
190	2/8/99	Moratorium on food and drink establishments conducting social card games, punchboards, and pulltabs (Special)
191	2/22/99	Amends 1999 budget (Special)
192	3/22/99	Subdivision moratorium (Special)
193	3/22/99	Amends Ord. 190, moratorium on food and drink establishments conducting social card games, punchboards, and pulltabs (Special)
194	4/26/99	Adult retail use permit moratorium (Repealed by 216)
195	5/10/99	Adds Ch. 8.12; repeals Ord. 48, park facilities (8.12)
196	5/10/99	Amends 1999 budget (Special)
197	6/14/99	Amends 1999 budget (Special)
198	6/28/99	Annexation (Special)

Number	Passage Date	Subject and Location
199	6/28/99	Fund expenditure (Special)
200	7/26/99	Amends Ords. 190 and 193, moratorium on food and drink establishments conducting social card games, punchboards, and pulltabs (Special)
201	7/19/99	Franchise grant (Special)
202	7/19/99	Franchise grant (Special)
203	7/26/99	Franchise grant (Special)
204	7/19/99	Interlocal agreement (Special)
205	8/23/99	Interim comprehensive plan (Special)
206	8/23/99	Amends 1999 budget (Special)
207	9/13/99	Extends subdivision moratorium (Special)
208	9/13/99	Amends 1999 budget (Special)
209	10/25/99	Amends comprehensive plan (Special)
210	10/25/99	Utility tax (3.32)
211	10/25/99	Amends 1999 budget (Special)
212	11/22/99	Adds § 12.10.050, roads and bridges (12.10)
213	11/22/99	2000 tax levy (Special)
214	11/29/99	Franchise grant (Special)
215	11/29/99	Franchise grant (Special)
216	11/22/99	Amends §§ 18.06.035 and 18.08.070; repeals Ord. 194, adult use facilities (18.06, 18.08)
217	12/13/99	Amends §§ 5.15.010(B) and 5.15.100, panoram devices (5.15)
218	12/13/99	Fee schedules; repeals fee schedules in Ords. 147 and 188 (3.01, 16.20)
219	12/13/99	Adopts 2000-2005 capital improvement program (Special)
220	12/13/99	Amends Ord. 185 § 1, employee benefits (2.30)
221	12/13/99	Amends § 12.25.090, right-of-way use agreements (12.25)
222	12/13/99	Adopts 2000 budget (Special)

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Established 3.35.120

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Statutes adopted 9.10.150

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Statutes adopted 9.10.110

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Single detached dwelling unit

- General requirements 18.20.060
- I zone 18.20.100
- Illumination, glare 18.20.060
- NB zone 18.20.095
- O zone 18.20.090
- Permit required 18.20.020
- Prohibited 18.20.040
- Projecting 18.20.060
- Purpose 18.20.010
- R zones 18.20.080
- RB zone 18.20.110
- Temporary 18.20.120

Single detached dwelling unit

- Permitted where 18.08.030

Site area *See* Dimensional standards

Social services

- Permitted where 18.08.050

Soil recycling facility

- Permitted where 18.08.100

Special district overlays

- Applicability, authority 18.38.020
- Aurora Avenue corridor redevelopment 18.38.100
- General provisions 18.38.040
- Purpose 18.38.010
- Purpose, designation
 - economic redevelopment 18.38.090
 - office/research park development 18.38.060
 - pedestrian-oriented commercial development 18.38.050
 - urban planned development 18.38.070
- Urban planned development
 - compliance 18.38.080
 - purpose, designation 18.38.070
- Zone designated 18.04.010

Special use permits, zone reclassifications

- See also* Conditional use permits, variances; Decision criteria
- Refiling of applications 18.40.070

Specialized instruction school

- Off-street parking 18.18.030
- Permitted where 18.08.050

Sporting goods store

- Permitted where 18.08.070

Sports club

- Permitted where 18.08.040

Stadium/arena

- Permitted where 18.08.100

Stone, clay, glass, concrete products

- Permitted where 18.08.080

Storm water management facility

- Permitted where 18.08.060

Structure height *See* Dimensional standards

Telegraph, other communication

- Permitted where 18.08.060

Temporary uses

- Construction buildings 18.32.150
- Construction residence 18.32.160
- Mobile home 18.32.170
- Parking 18.32.130
- Permit
 - duration, frequency 18.32.120
 - exemptions 18.32.110
 - required 18.32.100
- Real estate offices 18.32.180
- School facilities 18.32.190
- Traffic control 18.32.140

Textile mill products

- Permitted where 18.08.080

Theater

- Off-street parking 18.18.030
- Permitted where 18.08.040

Tire retreading

- Permitted where 18.08.080

Townhouse

- Off-street parking 18.18.030
- Permitted where 18.08.030

Trails

- See also* Design standards
- Permitted where 18.08.040

Transfer station

- Permitted where 18.08.100

Transit bus base

- Permitted where 18.08.100

Transit park and ride lot

- Permitted where 18.08.100

Transportation service, taxi

- Permitted where 18.08.060

Transportation vehicles

- Permitted where 18.08.080

Trucking, courier service

- Permitted where 18.08.060

Urban planned development

- Compliance with other provisions 18.39.120
- Fair share obligations 18.39.130
- Permit
 - application, review 18.39.020
 - approval, conditions 18.39.030
 - development agreement 18.39.040
- Purpose 18.39.010
- Standards
 - affordable housing 18.39.060
 - land uses 18.39.050
 - on-site recreation 18.39.070
 - road design 18.39.100
 - storm water management design 18.39.110
 - transportation, roads, schools 18.39.080
 - water, sewer systems 18.39.090

Utility facility/office/yard

Permitted where 18.08.060

Variations *See* **Conditional use permits, variances****Veterinary clinic**

Off-street parking 18.18.030

Permitted where 18.08.050

Video, art supply stores

Permitted where 18.08.070

Violation, penalty *See* **Enforcement****Vocational school**

Off-street parking 18.18.030

Permitted where 18.08.050

Warehousing, wholesale trade

Off-street parking 18.18.030

Permitted where 18.08.060

Wastewater treatment facility

Permitted where 18.08.100

Water use standards

Applicability 18.16.020

Land use grouping 18.16.030

Purpose 18.16.010

Wildlife shelters

Permitted where 18.08.090

Winery, brewery

Off-street parking 18.18.030

Permitted where 18.08.080

Wireless telecommunication facilities

Abandonment 18.26.100

Definitions

abandonment 18.26.020

ancillary antenna 18.26.020

antenna 18.26.020

building-mounted 18.26.020

camouflaged 18.26.020

co-location 18.26.020

conditional use permit (CUP) 18.26.020

corridor 18.26.020

design 18.26.020

directional antenna 18.26.020

dish antenna 18.26.020

equipment enclosure 18.26.020

ground-mounted 18.26.020

guyed tower 18.26.020

lattice tower 18.26.020

licensed carrier 18.26.020

modification 18.26.020

monopole 18.26.020

mount 18.26.020

omni-directional antenna 18.26.020

panel antenna 18.26.020

parabolic antenna 18.26.020

prime wireless location 18.26.020

secondary use 18.26.020

security barrier 18.26.020

special use permit (SUP) 18.26.020

structure-mounted 18.26.020

unlicensed wireless services 18.26.020

whip antenna 18.26.020

wireless telecommunication facility (WTF)
18.26.020

Development standards 18.26.060

Exemptions 18.26.030

Maintenance 18.26.110

Modification 18.26.090

Permit

application 18.26.080

required 18.26.050

Prohibitions 18.26.040

Purpose 18.26.010

Siting criteria 18.26.070

Submittals 18.26.080

Wood products

Permitted where 18.08.080

Work farm/camp

Permitted where 18.08.100

Work release facility

Permitted where 18.08.100

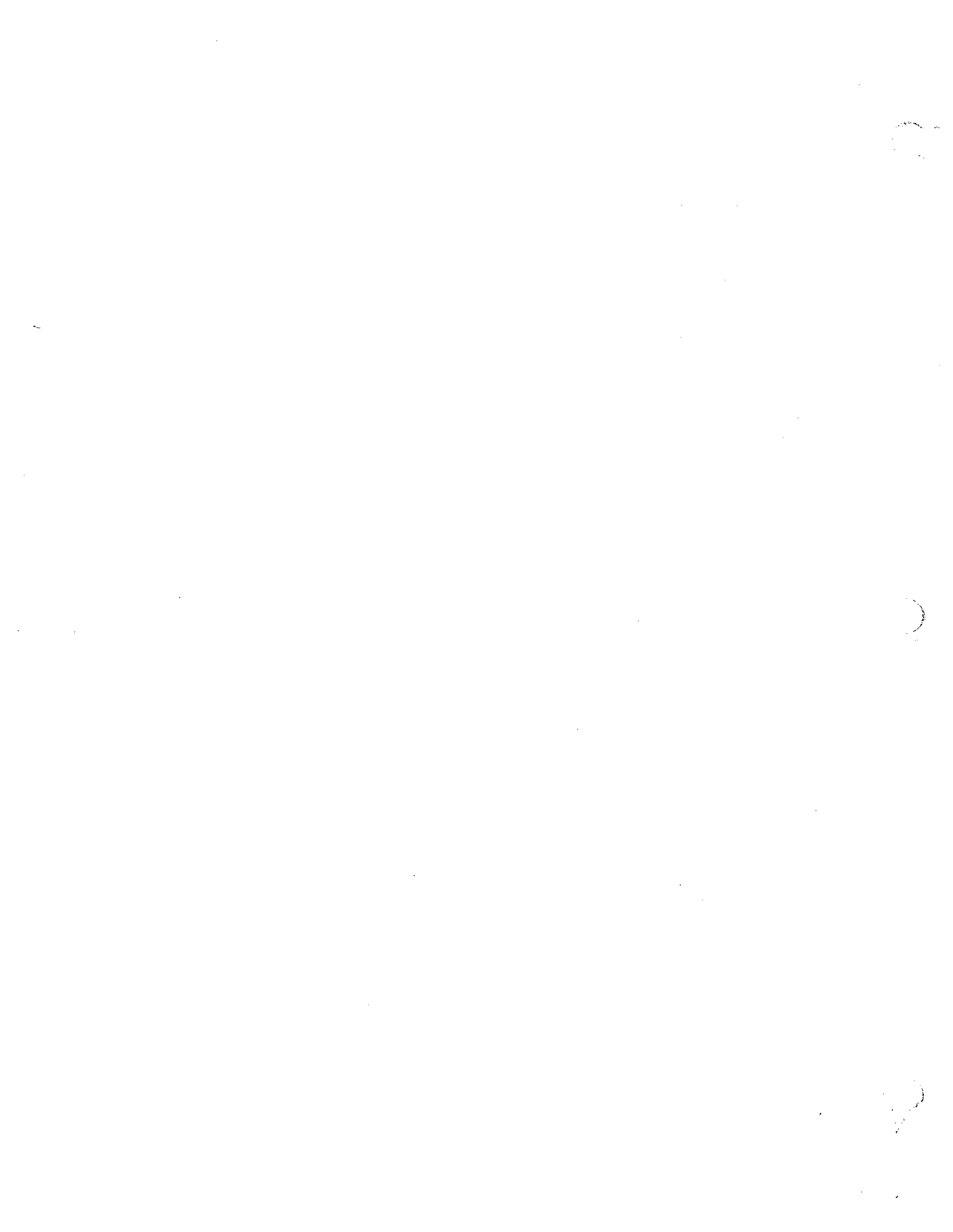
Zero lot line development *See* **Design standards****Zone reclassifications** *See* **Special use permits, zone reclassifications****Zones**

Designated 18.04.010

Purpose 18.04.020

Zoo/wildlife exhibit

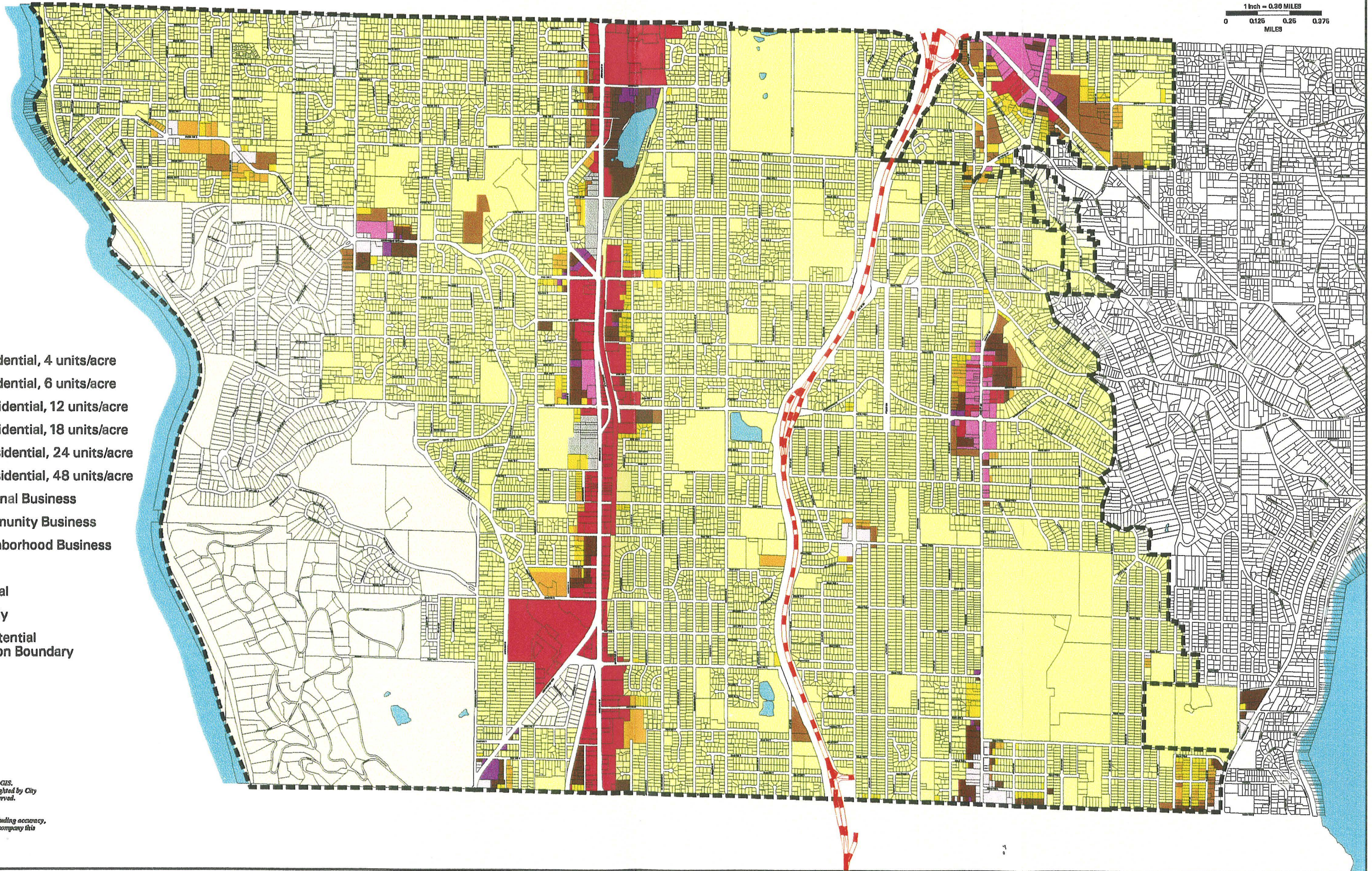
Permitted where 18.08.100



1 Inch = 0.38 MILES
0 0.125 0.25 0.375
MILES

Legend

- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-12; Residential, 12 units/acre
- R-18; Residential, 18 units/acre
- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- RB; Regional Business
- CB; Community Business
- NB; Neighborhood Business
- O; Office
- I; Industrial
- Waterbody
- City & Potential Annexation Boundary



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