

ORIGINAL

ORDINANCE NO. 301

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE DEVELOPMENT CODE CHAPTER 20.40 ZONING AND USE PROVISIONS TO PERMIT THE USE OF A RECREATION VEHICLE FOR TEMPORARY LODGING SUBJECT TO SUPPLEMENTAL INDEX CRITERIA

WHEREAS, the City adopted Shoreline Municipal Code Title 20, the Development Code, on June 12, 2000;

WHEREAS, the City has completed a review of its development regulations in accordance with the Washington State Growth Management Act (GMA), RCW36.70A.130, which states “[e]ach comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them”; and

WHEREAS, the City received three (3) complete applications from the public to amend the Development Code; and

WHEREAS, City staff drafted thirty-six (36) additional amendments to the Development Code;

WHEREAS, the Planning Commission developed a recommendation on all thirty-nine (39) amendments; and

WHEREAS, a public participation process was conducted to develop and review amendments to the Development Code including:

- Development Code Amendments are accepted from the public all year and there is no charge to submit an application.
- Staff presented the Planning Commission with a copy of the proposed amendments at the July 9, 2001 Planning Commission meeting for review.
- Staff conducted two workshops on the amendments at the Planning Commission on September 6, 2001 and September 19, 2001.
- A public comment period was advertised from September 27, 2001 to October 11, 2001.
- The proposed amendments were available for review and comment at the Planning Commission Open House on October 4, 2001.
- The Planning Commission held a Public Hearing on the proposed amendments on October 18, 2001.
- The Planning Commission met on November 1st, November 15th, December 6th and December 20th, 2001 to formulate its recommendation to Council on the proposed amendments.
- The City Council conducted a Workshop on January 22, 2002 to review the Planning Commission recommendation on the proposed amendments.
- The City Council conducted a Public Hearing on Ordinance 299, which contains the proposed amendments to the Development Code on February 25, 2002; and
- The City Council adopted Ordinance 299 as amended and directed staff to redraft the amendment regarding the use of a recreation vehicle for temporary lodging on February 25, 2002.

WHEREAS, a SEPA Determination of Nonsignificance was issued on September 19, 2001 in reference to the proposed amendments to the Development Code; and

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WHEREAS, the City Council conducted a public hearing on this ordinance on February 25, 2002; and

WHEREAS, the proposed draft amendments were submitted to the State Department of Community Development for comment pursuant WAC 365-195-820; and

WHEREAS, the Council finds that the amendment adopted by this ordinance is consistent with and implements the Shoreline Comprehensive Plan and complies with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW ; and

WHEREAS, the Council finds that the amendment adopted by this ordinance meets the criteria in Title 20 for adoption of an amendment to the Development Code;

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

Section 1. Amendment. Shoreline Municipal Code Chapter 20.40 as amended as set forth in Exhibit A, which is attached hereto and incorporated herein.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. Effective Date and Publication. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON MARCH 25, 2002.



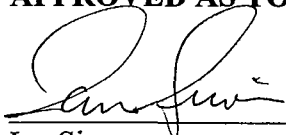
Mayor Scott Jepsen

ATTEST:



Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:



Ian Sievers
City Attorney

Date of Publication: March 28, 2002
Effective Date: April 2, 2002

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EXHIBIT A

20.40.120 Residential Type Uses

NAICS #	SPECIFIC LAND USE	R4- R6	R8- R12	R18- R48	NB & O	CB	RB & I
TEMPORARY LODGING							
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i
72111	Hotel/Motel					P	P
	Recreational Vehicle	P-i	P-i	P-i	P-i	P-i	P-i
P = Permitted Use				S = Special Use			
C = Conditional Use				-i = Indexed Supplemental Criteria			

20.40.495 Recreational Vehicle

Recreation vehicles (RV) may be occupied for temporary lodging for up to two weeks (two weeks = one occupancy) on a lot with the permission of the property owner subject to the following conditions:

- A. Limited to one recreational vehicle per lot plus additional recreational vehicles for every additional 10,000 square feet of lot, above the minimum lot size for a particular zone; and
- B. No more than two (2) occupancies per calendar year per lot;
- C. Such occupancy does not create a public health hazard or nuisance; and
- D. RV must be parked on approved surface that meets the Off Street Parking Construction Standards in the Engineering Guide; and
- E. RV may not be parked in yard setbacks;
- F. RV may be occupied for temporary lodging for up to 30 days if connected to approved utilities including water and wastewater disposal.
- G. No business occupation shall be conducted in said recreational vehicle.
- H. Recreational vehicles shall not use generators.
- I. Any deviation from time limits, number of occupancies per year, and number of recreational vehicles allowed may be proposed through a Temporary Use Permit, 20.40.540.