

ORDINANCE NO. 765

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING CERTAIN SECTIONS OF THE SHORELINE MUNICIPAL CODE (SMC) TITLE 20, THE UNIFIED DEVELOPMENT CODE, INCLUDING ESTABLISHING A NEW SECTION, SMC 20.40.504 SETTING FORTH REGULATIONS FOR SELF-STORAGE FACILITIES, AND REPEALING THE MORATORIUM ESTABLISHED BY ORDINANCE NO. 754.**

WHEREAS, the City of Shoreline is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the state of Washington, and planning pursuant to the Growth Management Act, Title 36.70A RCW; and

WHEREAS, on August 8, 2016, pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City adopted Ordinance No. 754 imposing a six month moratorium on the filing, acceptance, processing, and/or approval of all new self-service storage facility applications or permits within all zoning districts within the City; and

WHEREAS, pursuant to RCW 36.70A.370, the City has utilized the process established by the Washington State Attorney General so as to assure the protection of private property rights; and

WHEREAS, pursuant to RCW 36.70A.106, the City has provided the Washington State Department of Commerce with a 60-day notice of its intent to adopt the amendment(s) to its Unified Development Code; and

WHEREAS, the environmental impacts of the amendments to SMC Title 20, the City's land use development regulations, resulted in the issuance of a Determination of Non-Significance (DNS) on October 13, 2016; and

WHEREAS, on October 3, 2016, the City Council held a public hearing on the moratorium as required by RCW 35A.63.220 and RCW 36.70A.390; and

WHEREAS, on September 15, 2016 and on October 6, 2016, the City of Shoreline Planning Commission reviewed the proposed Development Code amendments; and

WHEREAS, on November 3, 2016, the City of Shoreline Planning Commission held a public hearing on the proposed Development Code amendments so as to receive public testimony; and

WHEREAS, at the conclusion of public hearing, the City of Shoreline Planning Commission deliberated on the proposed Development Code amendments, passed several modifications to the proposal submitted by Planning Staff, and recommend approval of the Development Code amendments, as amended, to the City Council; and

WHEREAS, on November 28, 2016, the City Council held a study session on the proposed Development Code amendments; and

WHEREAS, the City Council has considered the entire public record, public comments, written and oral, and the Planning Commission's recommendation; and

WHEREAS, the City provided public notice of the amendments and the public hearing as provided in SMC 20.30.070; and

WHEREAS, the City Council has determined that the amendments are consistent with and implement the Shoreline Comprehensive Plan and serves the purpose of the Unified Development Code as set forth in SMC 20.10.020;

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

**Section 1. Amendment.** Title 20 of the Shoreline Municipal Code, Unified Development Code, is amended as set forth in Exhibit A to this Ordinance.

**Section 2. Repealer.** Ordinance No. 754 imposing a six month moratorium on the filing, acceptance, processing, and/or approval of all new self-service storage facility applications or permits within all zoning districts within the City is repealed in its entirety.

**Section 3. Corrections by City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk and/or the Code Reviser are authorized to make necessary corrections to this ordinance, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering and references.

**Section 4. Severability.** Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any person or situation.

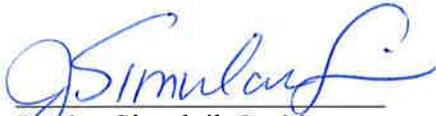
**Section 5. Publication and Effective Date.** A summary of this Ordinance consisting of the title shall be published in the official newspaper. This Ordinance shall take effect five days after publication.

**PASSED BY THE CITY COUNCIL ON 12<sup>th</sup> DAY OF DECEMBER, 2016.**

  
Mayor Christopher Roberts

ATTEST:

APPROVED AS TO FORM:



Jessica Simulcik Smith  
City Clerk



Margaret King  
City Attorney

Date of Publication: December 15, 2016  
Effective Date: December 20, 2016



**20.20.046 S definitions.**

**Self-Service Storage Facility** ~~An establishment containing separate storage spaces that are leased or rented as individual units. Any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to the space for the purpose of storing and removing personal property on a self-service basis, but does not include a garage or other storage area in a private residence. No occupant may use a self-storage facility for residential purposes. Self-storage facility is synonymous with self-service storage facility, mini-warehouse, and mini-storage.~~

**20.20.054 W definitions.**

...

**Warehousing and Wholesale Trade** 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. Warehousing does not include self-storage facilities.

**Table 20.40.130 Nonresidential Uses**

| NAICS #               | SPECIFIC LAND USE             | R4-<br>R6 | R8-<br>R12 | R18-<br>R48 | TC-4 | NB | CB | MB | TC-1, 2 & 3    |
|-----------------------|-------------------------------|-----------|------------|-------------|------|----|----|----|----------------|
| <b>RETAIL/SERVICE</b> |                               |           |            |             |      |    |    |    |                |
| 532                   | Automotive Rental and Leasing |           |            |             |      |    | P  | P  | P only in TC-1 |
| 81111                 | Automotive Repair and Service |           |            |             |      | P  | P  | P  | P only in TC-1 |

Table 20.40.130 Nonresidential Uses

| NAICS # | SPECIFIC LAND USE  | R4-<br>R6 | R8-<br>R12 | R18-<br>R48 | TC-4 | NB  | CB  | MB  | TC-1, 2 & 3    |
|---------|--|-----------|------------|-------------|------|-----|-----|-----|----------------|
| 451     | Book and Video Stores/Rental (excludes Adult Use Facilities) |           |            | C           | C    | P   | P   | P   | P              |
| 513     | Broadcasting and Telecommunications                          |           |            |             |      |     |     | P   | P              |
| 812220  | Cemetery, Columbarium  | C-i       | C-i        | C-i         | C-i  | P-i | P-i | P-i | P-i            |
|         | Houses of Worship  | C         | C          | P           | P    | P   | P   | P   | P              |
|         | Construction Retail, Freight, Cargo Service                  |           |            |             |      |     |     | P   |                |
|         | Daycare I Facilities   | P-i       | P-i        | P           | P    | P   | P   | P   | P              |
|         | Daycare II Facilities  | P-i       | P-i        | P           | P    | P   | P   | P   | P              |
| 722     | Eating and Drinking Establishments (Excluding Gambling Uses) | C-i       | C-i        | C-i         | C-i  | P-i | P-i | P-i | P-i            |
| 812210  | Funeral Home/Crematory                                       | C-i       | C-i        | C-i         | C-i  |     | P-i | P-i | P-i            |
| 447     | Fuel and Service Stations                                    |           |            |             |      | P   | P   | P   | P              |
|         | General Retail Trade/Services                                |           |            |             |      | P   | P   | P   | P              |
| 811310  | Heavy Equipment and Truck Repair                             |           |            |             |      |     |     | P   |                |
| 481     | Helistop   |           |            | S           | S    | S   | S   | C   | C              |
| 485     | Individual Transportation and Taxi                           |           |            |             |      |     | C   | P   | P only in TC-1 |
| 812910  | Kennel or Cattery  |           |            |             |      |     | C-i | P-i | P-i            |

**Table 20.40.130 Nonresidential Uses**

| <b>NAICS #</b> | <b>SPECIFIC LAND USE</b>                      | <b>R4-<br/>R6</b> | <b>R8-<br/>R12</b> | <b>R18-<br/>R48</b> | <b>TC-4</b> | <b>NB</b> | <b>CB</b>  | <b>MB</b>  | <b>TC-1, 2 &amp; 3</b> |
|----------------|---|-------------------|--------------------|---------------------|-------------|-----------|------------|------------|------------------------|
|                | Library Adaptive Reuse                        | P-i               | P-i                | P-i                 | P-i         | P-i       | P-i        | P-i        | P-i                    |
| 31             | Light Manufacturing                           |                   |                    |                     |             |           |            | S          | P                      |
|                | Marijuana Operations –<br>Medical Cooperative | P                 | P                  | P                   | P           | P         | P          | P          | P                      |
|                | Marijuana Operations –<br>Retail              |                   |                    |                     |             | P         | P          | P          | P                      |
|                | Marijuana Operations –<br>Processor           |                   |                    |                     |             |           |            | S          | P                      |
|                | Marijuana Operations –<br>Producer            |                   |                    |                     |             |           |            | P          |                        |
| 441            | Motor Vehicle and Boat<br>Sales               |                   |                    |                     |             |           |            | P          | P only in TC-<br>1     |
|                | Professional Office                           |                   |                    | C                   | C           | P         | P          | P          | P                      |
| 5417           | Research, Development<br>and Testing          |                   |                    |                     |             |           |            | P          | P                      |
| 484            | Trucking and Courier<br>Service               |                   |                    |                     |             |           | P-i        | P-i        | P-i                    |
|                | <u>Self-Storage Facilities</u>                |                   |                    |                     |             |           | <u>P-i</u> | <u>P-i</u> |                        |
| 541940         | Veterinary Clinics and<br>Hospitals           |                   |                    | C-i                 |             | P-i       | P-i        | P-i        | P-i                    |
|                | Warehousing and<br>Wholesale Trade            |                   |                    |                     |             |           |            | P          |                        |
|                | Wireless<br>Telecommunication<br>Facility     | P-i               | P-i                | P-i                 | P-i         | P-i       | P-i        | P-i        | P-i                    |



Self-storage units shall not be used for:

a. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other industrial activity is prohibited.

b. Conducting garage or estate sales is prohibited. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.

c. Storage of flammable, perishable or hazardous materials or the keeping of animals is prohibited.

2. Outdoor storage is prohibited. All goods and property stored at a self-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc., or storage in outdoor storage pods or shipping containers is permitted.

C. Additional design requirements.

1. Self-storage facilities are permitted only within multistory structures.

2. Self-storage facilities shall not exceed 130,000 square feet.

3. All storage units shall gain access from the interior of the building(s) or site – no unit doors may face the street or be visible from off the property.

4. Loading docks, entrances or bays shall be screened.

5. Fences and walls including entry shall be compatible with the design and materials of the building(s) and site. Decorative metal or wrought iron fences are preferred. Chain-link (or similar) fences, barbed or razor wire fences, and walls made of precast concrete blocks are prohibited. Fences or walls are not allowed between the main or front building on the site and the street. Landscape areas required by the design guidelines or elsewhere in this code shall not be fenced.

6. Each floor above the ground floor of a self-storage facility building that is facing a street shall at a minimum be comprised of 20 percent glass. All other building elevations shall include windows (or translucent cladding materials that closely resemble windows) such that not less than 7.5 percent of said elevations provide either transparency or the illusion of transparency when viewed from the abutting street or property.

## Ord. No. 765 – Exhibit A

7. Unfaced concrete block, painted masonry, tilt-up and pre-cast concrete panels and prefabricated metal sheets are prohibited. Prefabricated buildings are not allowed.

8. Exterior colors, including any internal corridors or doors visible through windows, shall be muted tones.

9. Prohibited cladding materials include: (1) un-backed, non-composite sheet metal products that can easily dent); (2) smooth face CMUs that are painted or unfinished; (3) plastic or vinyl siding; and (4) unfinished wood.

10. Electrical service to storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping the fixtures for other purposes.

11. Self-storage facilities are required to be Leadership in Energy and Environmental Design (LEED) Certified.