

## ORDINANCE NO. 299

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON  
AMENDING THE DEVELOPMENT CODE INCLUDING SHORELINE  
MUNICIPAL CODE CHAPTERS 20.20 *DEFINITIONS*; 20.30 *PROCEDURES  
AND ADMINISTRATION*; 20.40 *ZONING AND USE PROVISIONS*; 20.50  
*GENERAL DEVELOPMENT STANDARDS*; 20.60 *ADEQUACY OF PUBLIC  
FACILITIES*; 20.70 *ENGINEERING AND UTILITIES DEVELOPMENT  
STANDARDS*; AND 20.80 *SPECIAL DISTRICTS* .**

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 1<sup>st</sup>, November 15<sup>th</sup>, December 6<sup>th</sup> and December 20<sup>th</sup>, 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; and

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

WHEREAS, the City Council conducted a Public Hearing on this ordinance on February 25, 2002; and

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

WHEREAS, the Council finds that the amendments adopted by this ordinance are consistent with and implement the Shoreline Comprehensive Plan and comply with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW ; and

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

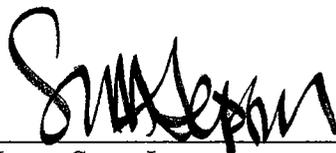
**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:**

**Section 1. Amendment.** Shoreline Municipal Code Chapters 20.20; 20.30; 20.40; 20.50; 20.60; 20.70 and 20.80 are amended as set forth in Exhibit A, which is attached hereto and incorporated herein.

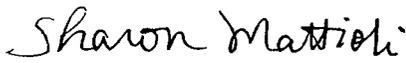
**Section 2. Severability.** Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or 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.

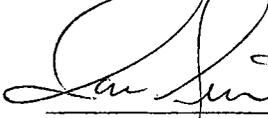
**PASSED BY THE CITY COUNCIL ON FEBRUARY 25, 2002.**

  
\_\_\_\_\_  
Mayor Scott Jepsen

**ATTEST:**

  
\_\_\_\_\_  
Sharon Mattioli, CMC  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Ian Sievers  
City Attorney

Date of Publication: February 28, 2002

Effective Date: March 5, 2002

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EXHIBIT A

**Chapter 20.20.16 page 14**

**Dwelling Unit** Residential living facility, as distinguished from temporary lodging or group home facility, such as hotel/motel room or dormitory.

**Chapter 20.20.16 page 14**

Add new definition under D, as follows:

**Dwelling, Multi-family** Multi family dwellings include: townhouses, apartments, mixed use buildings, single-family attached, and two or more duplexes.

**Chapter 20.20.046 page 30**

**Setback, Aggregate Yard** Total yard setback area that equals the sum of the minimum front yard, rear yard, and side yard setbacks.

**Setback, Front Yard** A space extending the full width of the lot between the front property line and the yard setback line which is measured perpendicular from the front lot line to the minimum yard setback line.

**Setback, Rear Yard** A space extending across the full width of the lot between the rear lot line and the yard setback line which is measured perpendicular from the rear lot line to the minimum yard setback line.

**Setback, Side Yard** A space extending from the front yard to the rear yard measured perpendicular from the side lot line to the minimum yard setback line.

**Chapter 20.20.058 page 36**

**Yard, Front** A space extending the full width of the lot between any building and the front line and measured perpendicular to the building at the closest point to the front lot line.

**Yard, Rear** A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.

**Yard, Side** A space extending from the front yard to the rear yard between the principal building and the side lot line and measured perpendicular for the side lot line to the closest point of the principal building.

**Chapter 20.20.130 page 29**

**Shipping Containers** Steel or wooden containers used for shipping and storage of goods or materials. The typical dimensions for these containers are 8'6 feet high 20-40 feet long with a width of 7 feet.

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**Table 20.30.040 - Summary of Type A Actions and Target Time Limits for Decision, and Appeal Authority**

Action Type	Target Time Limits for Decision	Section
<b>Type A:</b>		
1. Accessory Dwelling Unit	30 days	20.40.120, 20.40.210
2. Lot Line Adjustment including Lot Merger	30 days	20.30.400
3. Building Permit	120 days	All applicable standards
4. Final Short Plat	30 days	20.30.450
5. Home Occupation, Bed & Breakfast, Boarding House	120 days	20.40.120, 20.40.250, 20.40.260, 20.40.400
6. Interpretation of Development Code	15 days	20.10.050, 20.10.060, 20.30.020
7. Right-of-Way Use	30 days	20.70.240-20.70.330
8. Shoreline Exemption Permit	15 days	Shoreline Master Program
9. Sign Permit	30 days	20.50.530-20.50.610
10. Site Development Permit	30 days	20.30.430
11. Variances from Engineering Standards	30 days	20.30.290
12. Temporary Use Permit	15 days	20.40.100, 20.40.540
13. Clearing and Grading Permit	60 days	20.50.290-20.50.370

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Chapter 20.30.050 page 42

**Table 20.30.050 - Summary of Type B Actions, Notice Requirements, Target Time Limits for Decision, and Appeal Authority**

Action	Notice Requirements: Application and Decision (1), (2), and (3)	Target Time Limits for Decision	Appeal Authority	Section
<b>Type B:</b>				
1. Binding Site Plan	Mail	90 days	HE	20.30.480
2. Conditional Use Permit (CUP)	Mail, Post Site,	90 days	HE	20.30.300
<del>3. Clearing and Grading Permit</del>	<del>MAIL</del>	<del>60 days</del>	HE	<del>20.50.290-20.50.370</del>
4. <del>3.</del> Preliminary Short Subdivision	Mail, Post Site, Newspaper	90 days	HE	20.30.410
<del>5.</del> <u>4.</u> SEPA Threshold Determination	Mail, Post Site, Newspaper	60 days	HE	20.30.490-20.30.710
6. <del>5.</del> Shoreline Substantial Development Permit, Shoreline Variance and Shoreline CUP	Mail, Post Site, Newspaper	120 days	State Shoreline Hearing Board	Shoreline Master Program
<del>7.</del> <u>6.</u> Zoning Variances	Mail, Post Site, Newspaper	90 days	HE	20.30.310

Key: HE = Hearing Examiner

- (1) Public hearing notification requirements are specified in Section 4.e)-SMC 20.30.120.
- (2) Notice of Application requirements are specified in SMC 20.30.120.
- (3) Notice of Decision requirements are specified in SMC 20.30.150.

**Chapter 20.30.060 page 43**

**Table 20.30.060 - Summary of Type C Actions, Notice Requirements, Review Authority, Decision Making Authority, and Target Time Limits for Decisions**

Action	Notice Requirements for Application and Decision <sup>(5)</sup> <sub>(6)</sub>	Review Authority, Open Record Public Hearing <sup>(1)</sup>	Decision Making Authority (Public Meeting)	Target Time Limits for Decisions	Section
<b>Type C:</b>					
1. Preliminary Formal Subdivision	Mail, Post Site, Newspaper	PC <sup>(3)</sup>	City Council	120 days	20.30.410
2. Rezone of Property <sup>(2)</sup> and Zoning Map Change	Mail, Post Site, Newspaper	PC <sup>(3)</sup>	City Council	120 days	20.30.320
3. Special Use Permit (SUP)	Mail, Post Site, Newspaper	PC <sup>(3)</sup>	City Council	120 days	20.30.330
4. Critical Areas Special Use Permit	Mail, Post Site, Newspaper	HE <sup>(4)</sup>	City Council	120 days	20.80.090
5. Critical Areas Reasonable Use Approval	Mail, Post Site, Newspaper	HE <sup>(4)</sup>		120 days	20.80.120
6. Final Formal Plat	None	Review by the Director – no hearing	City Council	30 days	20.30.450

<sup>(1)</sup> Including consolidated SEPA threshold determination appeal.

<sup>(2)</sup> The rezone must be consistent with the adopted Comprehensive Plan.

<sup>(3)</sup> PC = Planning Commission

<sup>(4)</sup> HE = Hearing Examiner

<sup>(5)</sup> Notice of Application requirements are specified in SMC 20.30.120.

<sup>(6)</sup> Notice of Decision requirements are specified in SMC 20.30.150.

**Chapter 20.30.090 page 45**

The Neighborhood Meeting shall meet the following requirements:

~~Notice of the neighborhood meeting shall be provided by the applicant and shall include the date, time, and location of the neighborhood meeting. The target area for such notification shall include, at a minimum, property owners located within 500 feet of the proposal and the Neighborhood Chair, as identified by Shoreline's Office of the Neighborhoods. If proposed development is within 500 feet of neighboring Neighborhoods, those chairs should also be notified.~~

- Notice of the neighborhood meeting shall be provided by the applicant and shall include the date, time, and location of the neighborhood meeting.
- The Notice shall be provided at a minimum to property owners located within 500 feet of the proposal, the Neighborhood Chair as identified by the Shoreline Office of Neighborhoods (Note:

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if a proposed development is within 500 feet of adjacent Neighborhoods, those chairs shall also be notified), and to the City of Shoreline Planning and Development Services Department.

- The Notice shall be postmarked at least 10 to 14 days prior to the Neighborhood Meeting.
- The Neighborhood Meeting shall be held within the city limits of Shoreline.
- The Neighborhood Meeting shall be held anytime between the hours of 5:30 and 9:30 p.m. on weekdays or anytime between the hours of 9:00 a.m. and 9:00 p.m. on weekends.

The applicant shall provide to the City a written summary of the neighborhood meeting. The summary shall include the following:

- A copy of the mailed notice of the neighborhood meeting with a mailing list of residents who were notified.
- Who attended the meeting (list of persons and their addresses).
- A summary of concerns, issues, and problems expressed during the meeting.
- A summary of concerns, issues, and problems the applicant is unwilling or unable to address and why.
- A summary of proposed modifications, or site plan revisions, addressing concerns expressed at the meeting.

## Chapter 20.30.150 page 48

The Director shall issue and mail a notice of decision to the parties of record applicant and to any person who, prior to the rendering of the decision, requested notice of the decision ~~or submitted substantive comments on the application.~~ The notice of decision may be a copy of the final report, and must include the threshold determination, if the project was not categorically exempt from SEPA. The notice of decision will be published in the newspaper of general circulation for the general area in which the proposal is located and posted for site-specific proposals. ~~The notice of decision shall be sent to all parties of record, made public using the same methods used for the notice of application for the action.~~

## Chapter 20.30.410 page 63

4. Dedications to the City of Shoreline for the required right of way, storm water facilities, open space, and easements and tracts may be required as a condition of approval.

## Chapter 20.30.550 page 70

197-11-800 Categorical exemptions (flexible thresholds).

*Note: the lowest exempt level applies unless otherwise indicated.*

## Chapter 20.30.560 page 70

- D. Any landfill or excavation of 400-500 cubic yards throughout the total lifetime of the fill or excavation; any fill or excavation classified as Class I, II, or III forest practice under RCW 76.09.050 or regulations thereunder.

**20.40.120 Residential Type Uses**

NAICS #	SPECIFIC LAND USE	R4- R6	R8- R12	R18- R48	NB & O	CB	RB & I
<b>RESIDENTIAL GENERAL</b>							
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i
	Apartment		C	P	P	P	P
	Cottage Housing	C-i	P-i	P-i			
	Duplex	P-i	P-i	P-i	P-i		
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i			
	Mobile Home Park	P-i	P-i	P-i			
	Single Family Attached	P-i	P	P	P		
	Single Family Detached	P	P	C	C		
<b>GROUP RESIDENCES</b>							
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i
	Community Residential Facility-I (Less than 11 residents and staff)	C-i	C-i	P-i	P-i	P-i	P-i
	Community Residential Facility-II			P-i	P-i	P-i	P-i
721310	Dormitory		C-i	P-i	P-i	P-i	P-i
<b>TEMPORARY LODGING</b>							
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i
72111	Hotel/Motel					P	P
<b>MISCELLANEOUS</b>							
	Animals, Small, Keeping and Raising	P-i	P-i	P-i	P-i	P-i	P-i
<b>P = Permitted Use</b>		<b>S = Special Use</b>					
<b>C = Conditional Use</b>		<b>-i = Indexed Supplemental Criteria</b>					

**20.40.130 Nonresidential uses.**

NAICS #	Specific Land Use	R4- R6	R8- R12	R18- R48	NB & O	CB	RB & I
	Shipping Containers					<u>C</u>	<u>C</u>

**Chapter 20.40.140 page 100**

**20.40.140 Other uses.**

NAICS #	Specific Use	R4-R6	R8-R12	R18-R48	NB & O	CB & NCBD	RB & I
221	Utility Facility	C-i	C-i	C-i	P-i	P-i	P-i

**Chapter 20.40.280 page 105**

- B. Type I and II facilities are permitted in the R18-48, neighborhood business, community business, regional business and office districts, ~~only part of a mixed use development subject to the conditions described below:~~

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

- ~~1. A minimum of 25 percent to a maximum of 50 percent of the total built floor area when located in NB zones; and~~
- ~~2. 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.~~

**Chapter 20.40.300 (I) page 106**

- ~~• Not be permitted within 40 feet of a public street, except within a 50 foot area fronting on a public street; parking spaces may be within 15 feet of a public street. Setback a minimum of 40 ft. from a public street, except for an area which is a maximum of (1) 50 feet wide; or (2) 50% of the lot width along the public street frontage, whichever is less, where parking shall have a minimum setback of 15 feet from public street.~~

**Chapter 20.40.340 page 107**

**Duplex**

Duplex may be permitted in R-4 and R-6 zones subject to compliance with dimensional and density standards for applicable R-4 or R-6 zone and subject to single-family residential design standards.

Two or more duplexes are subject to multifamily and single-family attached residential design standards.

**Chapter 20.40.400 page 110**

J. Home occupations that are entirely internal to the home; have no employees in addition to the resident(s); have no deliveries associated with the occupation; have no on-site clients; create no

noise or odors; do not have a sign, and meet all other requirements as outlined in the 20.40.400 may not require a home occupation permit.

**Chapter 20.40.490 page 112**

**Public Agency or Utility Yard**

Public agency or utility yards are permitted provided:

- A. Utility yards only on sites with utility district offices; or
- B. Public agency yards are limited to material storage, vehicle maintenance, and equipment storage for road maintenance, facility maintenance, and parks facilities.

**Chapter 20.40.580 page 116**

~~20.40.580 — Utility Facility~~

- ~~A. Limited to bulk gas storage tanks, which pipe to individual residences, but excluding liquefied natural gas storage tanks.~~
- ~~B. Excluding bulk gas storage tanks. (Ord. 238 Ch. IV § 3(B), 2000).~~

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**Table 20.50.020(1): Densities and Dimensions in Residential Zones**

*Note: Exceptions to the numerical standards in this Table are noted in parenthesis and described below.*

STANDARDS	Low Density		Medium Density		High Density		
	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac (1)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft
Min. Lot Area (2)	7200 sq ft	7200 sq ft	5,000 sq ft	2500 sq ft	2500 sq ft	2500 sq ft	2500 sq ft
Min. Front Yard Setback (2) (3)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft min. and 15 ft total sum of two	5 ft min. and 15 ft total sum of two	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height	30 ft  (35 ft with pitched roof)	30 ft  (35 ft with pitched roof)	35 ft	35 ft	35 ft	35 ft	35 50 ft (7) (8)
Max. Building Coverage	35%	35%	45%	55%	60%	70%	70%
Max. Impervious Surface	45%	50%	65%	75%	85%	85%	90%

**Exceptions to Table 20.50.020(1):**

- (1) *In order to provide flexibility in types of housing and to meet the policies of the Comprehensive Plan, the base density may be increased for cottage housing in R-6 (low density) zone subject to approval of a Conditional Use Permit.*
- (2) *These standards may be modified to allow zero lot line developments.*
- (3) *For exceptions to front yard setback requirements, please see SMC 20.50.070.*
- (4) *For exceptions to rear and side yard setbacks, please see SMC 20.50.080.*
- (5) *For developments consisting of three or more dwellings located on a single parcel, the building setback shall be 15 feet along any property line abutting R-4 or R-6 zones. Please see SMC 20.50.130.*
- (6) *The maximum building coverage shall be 35 percent and the maximum impervious surface shall be 50 percent for single-family detached development located in the R-12 zone, excluding cottage development.*
- (7) *For development on R-48 lots abutting R-4, R-6, and R-8 zoned lots the maximum height allowed is 35 feet. The height of these lots may be increased to a maximum of 50 feet with the approval of a Conditional Use Permit or to a maximum of 60 feet with the approval of a Special Use Permit.*

(8) For development on R-48 lots abutting R-12, R-24, R-48, O, NB, CB, NCBD, RB, I, and CZ zoned lots the maximum height allowed is 50 feet and may be increased to a maximum of 60 feet with the approval of a Conditional Use Permit.

**Chapter 20.50.020 (2) page 128**

**Table 20.50.020(2): Densities and Dimensions for Residential Development in Non-Residential Zones**

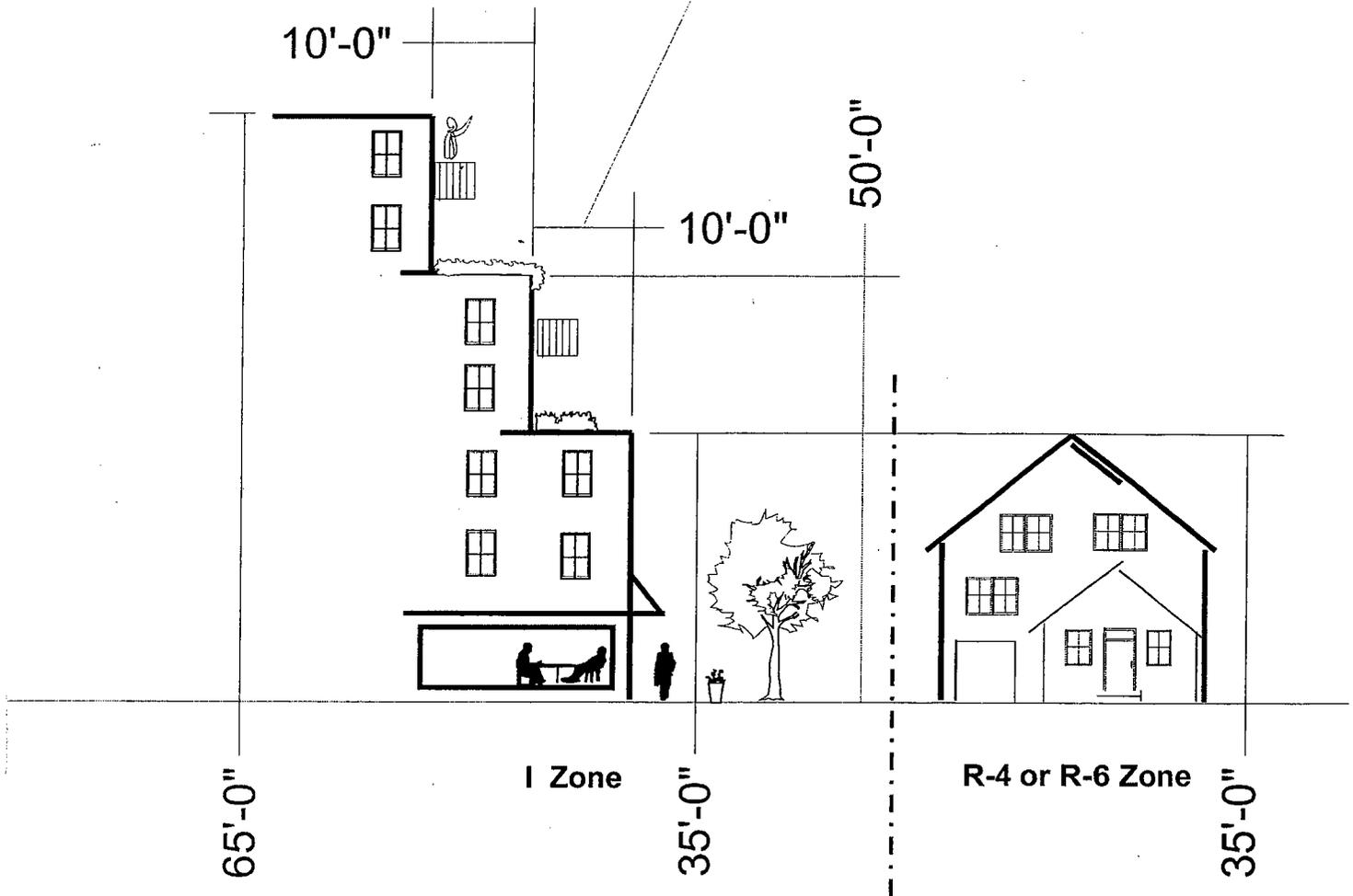
<b>STANDARDS</b>	<b>Neighborhood Business (NB) and Office (O) Zones</b>	<b>Community Business (CB) Zone</b>	<b>Regional Business (RB) and Industrial (I) Zones</b>
Maximum Density: Dwelling Units/Acre	24 du/ac	48 du/ac	No maximum
Min. Front (Street) Yard Setback	10 ft	10 ft	10 ft
Min. Side Yard Setback from Non-Residential Zones	5 ft	5 ft	5 ft
Min. Rear Yard Setback from Non-Residential Zones	15 ft	15 ft	15 ft
Minimum Side and Rear Yard (Interior) Setback from R-4 and R-6	20 ft	20 ft	20 ft
Min. Side and Rear Yard Setback from R-8 through R-48	10 ft	10 ft	15 ft
Base Height (1)	35 ft	60 ft	65 ft (2)
Max. Impervious Surface	85%	85%	95%

Exception to Table B-1.1b:

- (1) Please see Exception V.4.B-1.1d for an explanation of height bonus for mixed-use development in NB and O zones.
- (2) For all portions of a building in the I zone abutting R-4 and R-6 zones, the maximum height allowed at the yard setback line shall be 35 feet, 50' height allowed with additional upper floor setback (transition line setback) of 10 feet. To 65 feet with additional upper floor setback (transition line setback) of 10 feet after 50' height limit. Unenclosed balconies on the building that are above the 35 foot transition line setback shall be permitted to encroach into the 10-foot setback.

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Transition line setbacks



*Figure Exception 20.50.020(2): For all portions of a building in the I zone abutting to R-4 and R-6 zones, the maximum height allowed at the yard setback line shall be 35', 50' height allowed with additional upper floor setback (transition line setback) of 10'. 65' allowed with additional upper floor setback (transition line setback) of 10' after 50' height limit. Unenclosed balconies on the building that are above the 35' transition line setback shall be permitted to encroach into the 10' setback.*

G. Setbacks – Adjoining half-street or designated arterial

1. In addition to providing the required yard setback, a lot adjoining a half-street or designated arterial shall provide additional width of yard setback sufficient to accommodate construction of the planned half-street or arterial.

H. Setbacks from regional utility corridors.

1. In subdivisions and short subdivisions, areas used as regional utility corridors shall be contained in separate tracts.
2. In other types of land development permits, easements shall be used to delineate such corridors.
3. 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.

G. I. Projections into Setback.

1. Projections may extend into required yard setbacks as follows, except that no projections shall be allowed into any five (5) foot side yard setback except:
  - a. Gutters;
  - b. 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
  - c. On-site drainage systems.
2. Fire place structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into setbacks, except into a side yard setback that is less than seven (7) feet, provided such projections are:
  - a. Limited to two (2) per façade;
  - b. Not wider than 10 feet;
  - c. Not more than 24 inches into a side yard setback (which is greater than seven (7) feet); or
  - d. Not more than 30 inches into a front and rear yard setback.
3. Eaves ~~may~~ shall not project more than:
  - a. ~~Eighteen inches into an a required side yard setback which is greater than six feet, six inches; and shall not project at all into a 5 feet setback;~~
  - b. ~~Eaves may not~~ 36 inches into a front yard and/or rear yard setback.
4. Uncovered porches and decks not exceeding 18 inches above the finished grade may project to the rear and side property lines.
5. Uncovered porches and decks, which exceed 18 inches above the finished grade, may project:
  - a. Eighteen inches into a side yard setback which is greater than six (6) feet, six (6) inches; and
  - b. Five (5) feet into the front and rear yard setback.

6. Building stairs less than three (3) feet and six (6) inches in height, entrances, and covered but unenclosed porches that are at least 60 square feet in footprint area may project up to five (5) feet into the front yard

7. Arbors are allowed in required yard setbacks if they meet the following provisions:

In any required yard setback, an arbor may be erected:

a. With no more than a forty (40) square foot footprint, including eaves;

b. To a maximum height of eight (8) feet;

c. Both sides and roof shall be at least 50% open, or, if latticework is used, there shall be a minimum opening of two inches between crosspieces.

8. No projections are allowed into a regional utility corridor.

9. No projections are allowed into an access easement.

10. Driveways for single-detached dwellings may cross required yard 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 yard setback area is displaced by the driveway.

## Chapter 20.50.070 (1) page 138

For individual garage or carport units, at least 20 linear feet of driveway shall be provided between any garage, carport entrance and the property line abutting the street, measured along the centerline of the driveway.

## Chapter 20.50.080 page 139

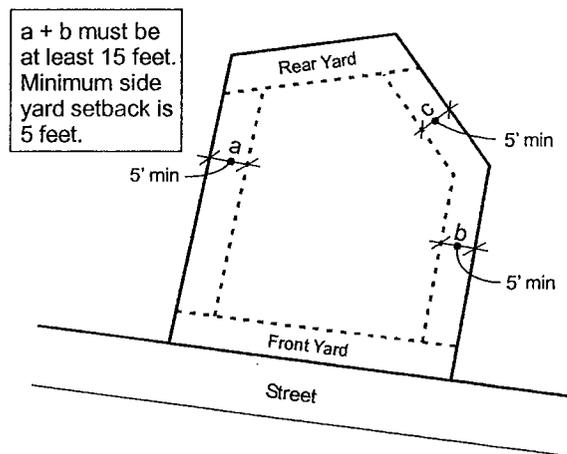


Figure 20.50.080(B): Side yard requirements for irregular lots.

## Chapter 20.50.110 pages 142,143

A. Fences and walls shall be a maximum three (3) feet, six (6) inches high between the front yard building setback line and the front property line.

Exception to 20.50.110(A)(1): For corner lots or any lots which have more than one (1) front yard, the fence height of three (3) feet, six (6) inches applies to one front yard only.

The maximum height of fences located along a side and/or rear yard property line shall be six (6) feet, subject to the site clearance provisions of Sections 20.70.170, 20.70.180, and 20.70.190C. (Note: the recommended maximum height of fences and walls located between the front yard building setback line and the front property line is three (3) feet, six (6) inches high.)

**Chapter 20.50.115 page 143**

**Lighting – Standards**

A. Any lighting should be non-glare and shielded to minimize direct illumination of abutting properties and adjacent streets.

**Chapter 20.50.125 page 145**

**20.50.125 Thresholds  
Required Site Improvements**

The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multi-family, non-residential, and mixed-use construction and uses.

Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and free standing signs if a development proposal is:

- Completely new development;
- Expanding the square footage of an existing structure by 20%: or
- The construction valuation is 50% of the existing site and building valuation.

Note: For thresholds related to off-site improvements, see Section 20.70.030.

**Chapter 20.50.130(1) page 145**

Exception to 20.50.130(1): Underground parking may extend into required minimum yard setbacks, provided it is landscaped at the ground level.

**Chapter 20.50.140 page 149**

G. Garages or carports either detached from or attached to the main structure shall not protrude beyond the front building façade.

# ORIGINAL

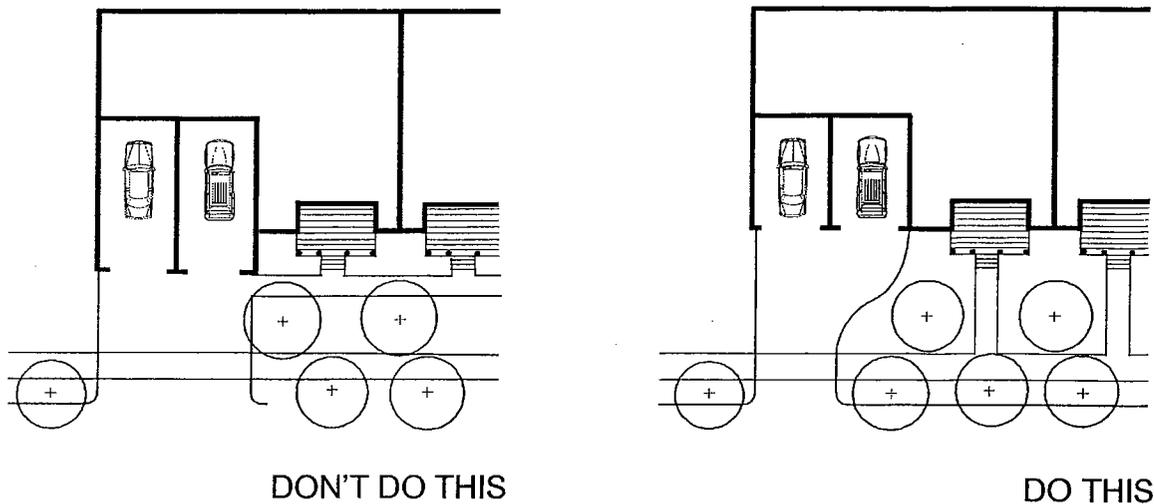


Figure 20.50.140(F)(G): Example of limiting the impact of garage entrances by building them flush with the façade, reducing their width, providing landscaping, and pedestrian access.

## Chapter 20.50.160 page 152

Add new language to clarify B.:

- B. All ~~apartment, townhouse, and mixed use developments~~ multifamily developments, 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.

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.

## Chapter 20.50.210 page 157

A. Fences and walls shall be maximum three (3) feet, six (6) inches high between the minimum front yard building setback line and the front property line for the street frontage that contains the main entrance to the building. Chain link fences are not permitted in the minimum front yard setback for the street frontage that contains the main entrance to the building.

**20.50.225 Thresholds  
Required Site Improvements**

The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multi-family, non-residential, and mixed-use construction and uses.

Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and free standing signs if a development proposal is:

- Completely new development;
- Expanding the square footage of an existing structure by 20%; or
- The construction valuation is 50% of the existing site and building valuation.

Note: For thresholds related to off-site improvements, see Section 20.70.030.

**Table 20.50.230(1) Table of Site Development Standards**

Note: Exceptions to the numerical standards in this Table are noted in parenthesis and described below.

STANDARDS	Neighborhood Business (NB) and Office (O) Zones	Community Business (CB)	Regional Business (RB) and Industrial (I) Zones
Min. Front Yard Setback (Street) (1)	10 ft	10 ft	10 ft
Min. Side and Rear Yard (Interior) Setback from NB, O, CB, RB, and I Zones.	0 ft	0 ft	0 ft
Min. Side and Rear Yard (Interior) Setback from R-4 and R-6	20 ft	20 ft	20 ft
Min. Side and Rear Yard (Interior) Setback from R-8 through R-48	10 ft	10 ft	15 ft
Base Height (3)	35 ft (2)	60 ft	65 ft (4)
Max. Impervious Surface	85%	85%	90%

*Exceptions to Table 20.50.230(1):*

- (1) Front yard setback may be reduced to zero (0) feet if adequate street improvements are available or room for street improvements is available in the street right-of-way.
- (2) Please see Exception 20.50.230(3) for height bonus for mixed use development in NB and O zones.

# ORIGINAL

(3) Please see Exception 20.50.230(4) for a description of structures that may be erected above the height limits in all zones.

(4) For all portions of a building in the I zone abutting R-4 and R-6 zones, the maximum height allowed at yard setback line shall be 35 feet, 50' height allowed with additional upper floor setback (transition line setback) of 10 feet. To 65 feet with additional upper floor setback (transition line setback) of 10 feet after 50' height limit. Unenclosed balconies on the building that are above the 35-foot transition line setback shall be permitted to encroach into the 10-foot setback.

**Chapter 20.50.240 page 163**

Exception 20.50.240(A)(3): Properties that have less than 80 feet of street frontage and no other access other than through the street frontage are exempt from the requirement for 50% building frontage however, the building façade shall front on the street.

**Chapter 20.50.280 page 169**

**Building design – Features – Standards**

- A. Building design shall reinforce the building's location adjacent to street edge and public space.
- B. All new buildings and additions increasing the square footage by 50 percent, except residential structures, must have a minimum of 50 percent of the first floor facing the street façade treated with transparent windows or doors.

**Chapter 20.50.360 (C) (1) and (C) (2) page 184**

- 1. One existing significant tree of eight inches in diameter at breast height for conifers or 12 inches in diameter at breast height for all others equals one ~~two~~ new trees.
- 2. Each additional three inches in diameter at breast height equals one additional new tree, up to three ~~four~~ trees per significant tree removed.

**Chapter 20.50.385 page 189**

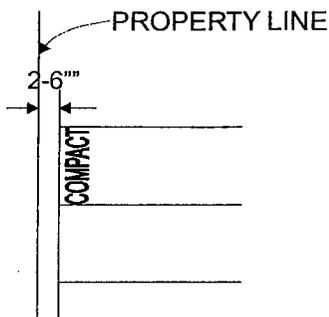
**20.50.385 Thresholds**  
**Required Site Improvements**

The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multi-family, non-residential, and mixed-use construction and uses.

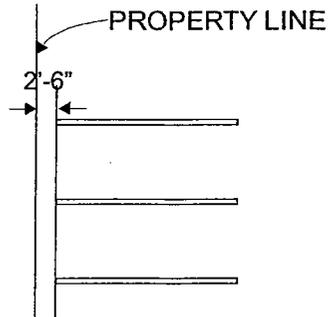
Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and free standing signs if a development proposal is:

- Completely new development;
- Expanding the square footage of an existing structure by 20%: or
- The construction valuation is 50% of the existing site and building valuation.

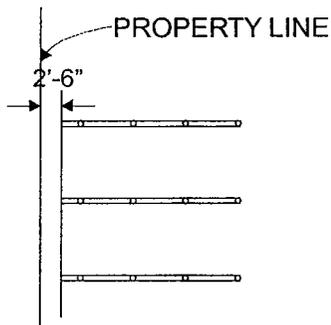
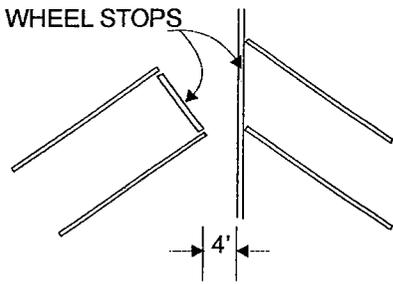
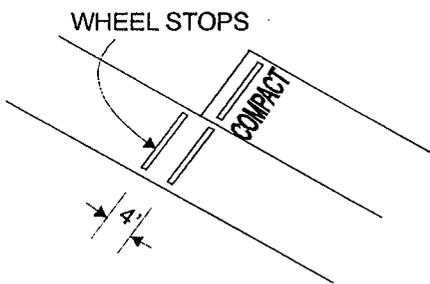
Note: For thresholds related to off-site improvements, see Section 20.70.030.



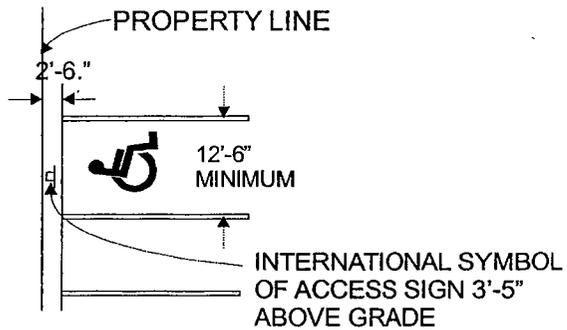
COMPACT MARKING



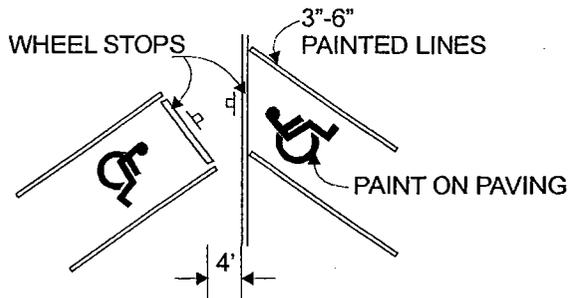
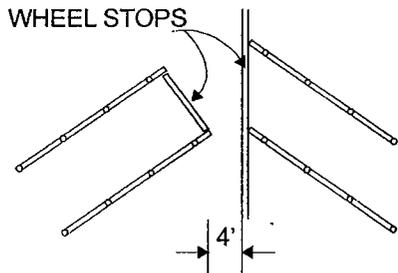
PAINTED HORSESHOE MARKING



METAL OR PLASTIC TRAFFIC MARKING



HANDICAP MARKING



Please use additional sheets if necessary.

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## Chapter 20.50.410 page 197

### Parking design standards.

- I. 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, WAC 51-40-1100 Chapter 11 – Accessibility and subsequent addendum, State Building Code, and Chapter 70.92 RCW, Public Buildings – Provisions for Aged and Handicapped.~~

## Chapter 20.50.410 page 199

- P. All parking lot lighting should be non glare and shielded to minimize direct illumination of abutting properties and adjacent streets.

## Chapter 20.50.420 page 199

- A. Driveways providing ingress and egress between off-street parking areas and abutting streets shall be designed, located, and constructed in accordance with the adopted Engineering Manual.
- B. Access for single family detached, single family attached, and multi family uses is not allowed in the required yard setbacks (see exceptions 20.50.080 (A)(1) and 20.50.130(a).
- C. Driveways for single-detached dwellings may cross required yard 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 yard setback area is displaced by the driveway.
- D. Driveways for non single-family development 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.
- E. Direct access from the street right-of-way to off-street parking areas shall be subject to the requirements of the Adequate Public Facilities provisions.
- F. No dead end alley may provide access to more than eight required off-street parking spaces.
- G. Business with drive through windows shall provide stacking space 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.
- H. 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.
- I. 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.
  2. For each service window of a drive-through restaurant, a minimum of seven stacking

spaces shall be provided.

J. Alleys shall be used for loading and vehicle access to parking wherever practicable.

**Chapter 20.50.455 page 203**

**20.50.455 Thresholds  
Required Site Improvements**

The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multi-family, non-residential, and mixed-use construction and uses.

Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and free standing signs if a development proposal is:

- Completely new development;
- Expanding the square footage of an existing structure by 20%: or
- The construction valuation is 50% of the existing site and building valuation.

Note: For thresholds related to off-site improvements, see Section 20.70.030.

**Chapter 20.50.490 page 205**

B. Multifamily development of more than four (4) units shall use Type I landscaping when adjacent to single family residential zones and Type II landscaping when adjacent to multifamily residential and commercial zoning within the required yard setback.

**Chapter 20.50.530-610 pages 209-214**

**Subchapter 8.Signs**

**20.50.530 Purpose.**

The purposes of this subchapter are:

- A. To provide standards for the effective use of signs as a means of identification that enhances the aesthetics of business properties, economic viability, and safety of the commercial districts.
- B. To protect the public interest and safety by minimizing the possible adverse effects of signs on nearby properties, traffic safety, and aesthetic welfare of the City.
- C. To establish regulations for the type, number, location, size, and lighting of signs that are complementary with the building use and harmonious with their surroundings. (Ord. 238 Ch. V § 8(A), 2000).

**20.50.535 Thresholds  
Required Site Improvements**

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The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multi-family, non-residential, and mixed-use construction and uses.

Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and free standing signs if a development proposal is:

- Completely new development;
- Expanding the square footage of an existing structure by 20%; or
- The construction valuation is 50% of the existing site and building valuation.

Note: For thresholds related to off-site improvements, see Section 20.70.030.

## 20.50.540 Sign standards.

A. No sign shall be located or designed to interfere with visibility required by the City of Shoreline for the safe movement of pedestrians, bicycles, and vehicles.

B. Table.

**Table 20.50.540B – Standards for Signs.**

	All Residential (R) Zones	NB and O	CB, RB, and I
<b>Free Standing Signs:</b>			
Maximum Area Per Sign Face	<b>4 sq. ft.</b> (home occupation) <b>Monument</b> <del>10 sq. ft.</del> (child care) <b>25 sq. ft.</b> (non residential use, residential subdivision or multifamily development) <b>32 sq. ft.</b> (schools)	Only Monument Signs are Permitted: <b>25 sq. ft.</b> (single tenant) <b>10 sq. ft.</b> for each tenant to <del>max 50 sq. ft.</del> (multi-tenant)	<b>Monument Signs:</b> <del>50 sq. ft.</del> <b>25</b> (single tenant) <del>10 sq. ft.</del> for each tenant to <del>max 50 sq. ft.</del> (multi-tenant) <b>Shopping Center/Mall Signs:</b> <del>40 sq. ft.</del> (single tenant) Malls must have more than 1 business <del>10 sq. ft.</del> for each tenant to <b>Max 100 sq. ft.</b> (multi-tenant)
Maximum Height	42 inches	6 feet	20 feet Shopping Center/Mall: 20 feet monument: 8 feet
Maximum Number Permitted	1 per street frontage	1 per street frontage and 150 ft. apart. Two per street frontage if the frontage is greater than 250 ft. and each sign is minimally 150 ft. apart from other signs.	1 per street frontage per property and 150 ft. apart. Two per street frontage if the frontage is greater than 250 ft. and each sign is minimally 150 ft. apart from other signs.
Illumination	External Only: Maximum 6 ft. from the sign display	Permitted	Permitted
<b>Building-Mounted Signs:</b>			
Maximum Sign Area	Same as for Freestanding Signs	<b>25 sq. ft.</b> (single tenant) each tenant Building Directory <b>10 sq. ft.</b> for each tenant and <del>maximum 50 sq. ft.</del> (multi-tenant); <b>25 sq. ft.</b> for Building name sign. See Figure 20.50.580.	
Canopy or Awning	Sign shall be maximum 25% of the canopy vertical surface Note: Counts toward total allowable signage		

Maximum Height (ft.)	Not to extend above the building parapet, eave line of the roof, or the windowsill of the second floor, which ever is less.		
Number Permitted	1 per street frontage	1 per business located on street frontage <u>Note: One building mounted sign per façade facing street frontage or parking lot</u>	1 per business located on street frontage <u>Note: One building mounted sign per façade facing street frontage or parking lot</u>
Illumination	External illumination only	Permitted	Permitted
<b>Projecting Signs From A Building:</b>			
Maximum Sign Area	6 sq. ft. <u>Non-Residential uses, schools, residential subdivision or multifamily development</u>	12 sq. ft.	12 sq. ft.
Minimum Clearance from Grade	9 feet	9 feet	9 feet
Maximum Height (ft.)	Not to extend above the building parapet, eave line of the roof, or the windowsill of the second floor, which ever is less.		
Number Permitted	1 per street frontage	1 per street frontage	1 per business located on street frontage
<b>Driveway Entrance/Exit:</b>			
Maximum Sign Area	4 sq. ft. <u>Non-Residential uses, schools, residential subdivision or multifamily development</u>	4 sq. ft.	4 sq. ft.
Maximum Height	42 inches	42 inches	42 inches
Number Permitted	<u>1 per driveway</u>	<u>1 per driveway</u>	<u>1 per driveway</u>

Exception 20.50.540(B)(1): If the applicant demonstrates that signs are an integral part of the architecture and site design, the Director may waive the above restrictions.

- C. All signs, except temporary signs, must be constructed of durable, maintainable materials. Signs that are made of materials that deteriorate quickly or that feature impermanent construction are not permitted. For example, plywood or plastic sheets without a sign face overlay or without a frame to protect exposed edges are not permitted.
- D. Window signs are permitted to occupy maximum 25 percent of the total window area.
- E. Street numbers should be installed on all buildings and will not be counted towards the permitted sign area. (Ord. 238 Ch. V § 8(B), 2000).
- F. Freestanding signs under 6' height can be at the property line without overhanging sidewalks or blocking sight distance requirements. All other signs must meet building setback requirements.
- G. All externally illuminated signs shall shield adjacent properties from direct lighting.

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## 20.50.550 Prohibited signs.

- A. Spinning devices; flashing lights; pennants.

Exception 20.50.550(A)(1): Traditional barber signs allowed only in NB, O, CB, RB and I zones.

- B. Portable signs.

Exception 20.50.550(B)(1): One (1) Sidewalk sandwich board sign per business allowed only in NB, O, CB, RB, and I zones and must be Sidewalk sandwich board signs located next to the curb edge of a sidewalk in such manner so not to interfere with the opening of parking car doors. An unobstructed passage of 48 inches shall be maintained for wheelchair travel on a sidewalk.

- C. Off-site identification and signs advertising products not sold on premises.

- D. *Outdoor advertising signs (billboards).*

- E. Signs mounted on the roof. (Ord. 238 Ch. V § 8(C), 2000).

## 20.50.560 Site-specific sign standards – Monument signs.

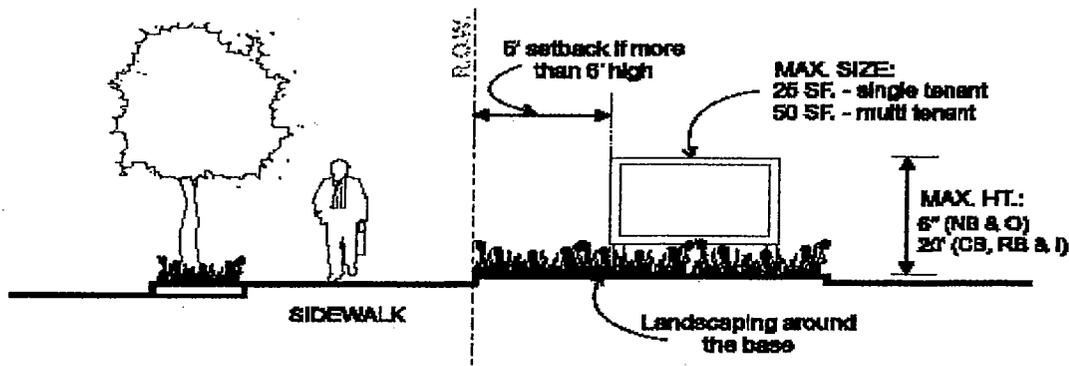
~~A. **Number Per Site/Minimum Spacing.** One per site, or 150-foot minimum spacing for sites with more than 250 linear feet of street frontage, more than six businesses, and with businesses without signs visible from the street. The sign should be near the principal entrance. Sites fronting on two streets may have one sign per street, provided the signs are at least 150 feet apart.~~

### A. **B. Location.**

- Minimum Distance From Public Sidewalk: Zero feet if under 6 ft. in height.
- Minimum Distance From Public Right-of-Way: five feet
- Distance from side Property Line: 20 ft. If this setback not feasible, the Director may modify the requirement, subject to the approval of a signage plan.

**B. Mounting.** Solid base under at least 75 percent of sign width. Must be double sided if the back is visible from the street.

**C. Landscaping.** Low shrubs or floral displays. Provide a perimeter strip at least two feet wide around the base of the sign or a four-foot-wide strip of lawn or an alternate landscaping scheme as approved.



Change maximum sign size for single tenant to 50 sq. ft.  
Redraw to show 0 ft setback if sign is 6 ft or under in height

**Figure 20.50.560: Monument Sign.**

(Ord. 238 Ch. V § 8(D-1), 2000).

**20.50.570 Site-specific sign standards – Shopping center/mall type signs in CB, RB, and I Zones.**

Site must be occupied by more than one business and have at least ~~200~~ 250 linear feet of frontage. Sites occupied by only one business may have a mall type sign when a monument sign would interfere with safe visibility as designated in SMC 20.50.540. A specific shopping center/mall signage plan is mandatory. The submittal requirements are available from the department.

**A. Location.**

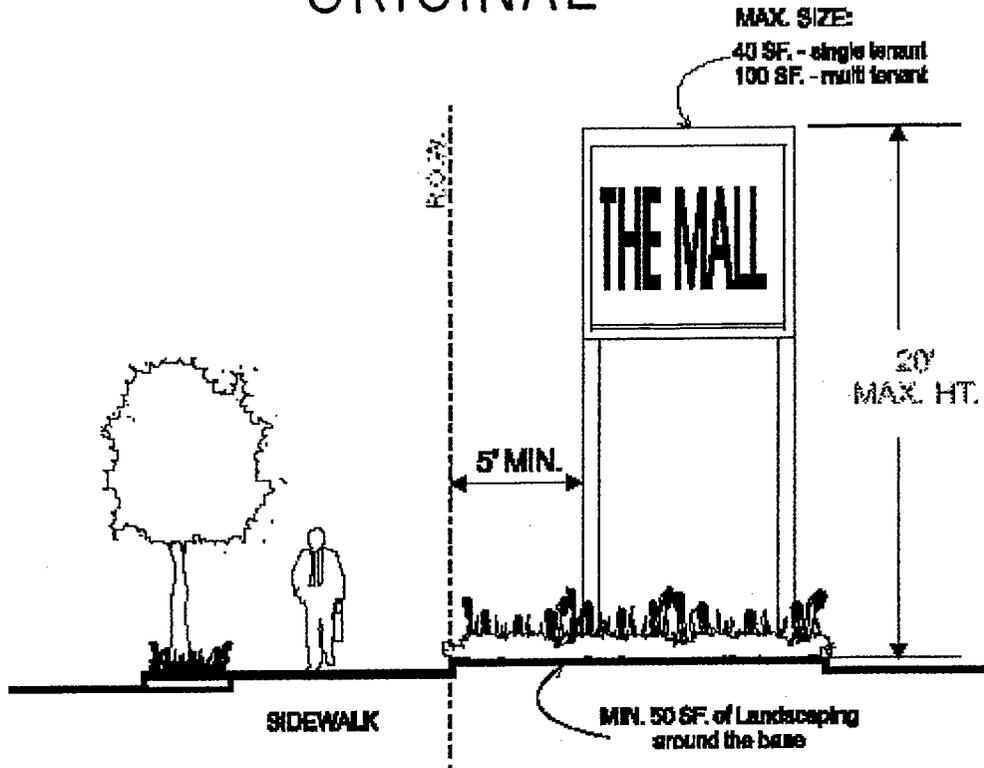
- Minimum Distance From Public Right-of-Way: five feet.
- Distance from Property Line: 20 feet. Minimum distance from interior property line: 20 feet. If this setback not feasible, the Director may modify the requirement, subject to the approval of a signage plan.

~~**B. Number Per Site/Minimum Spacing.** One per site, or 150-foot minimum spacing for sites with more than 250 linear feet of street frontage, more than six businesses, and with business without signs visible from the street. The sign should be near the principal entrance. Sites fronting on two streets may have one sign per street, provided the signs are at least 150 feet apart.~~

**B. Mounting.** Single-post mounting is discouraged unless the post is an architectural feature reflecting the architecture of building(s) or other site elements.

**C. Landscaping.** Planting bed with small trees, shrubs, and/or floral displays, provided there is at least 50 square feet of landscaped area with trees, bushes, flowers, shrubs, or 100 square feet of lawn.

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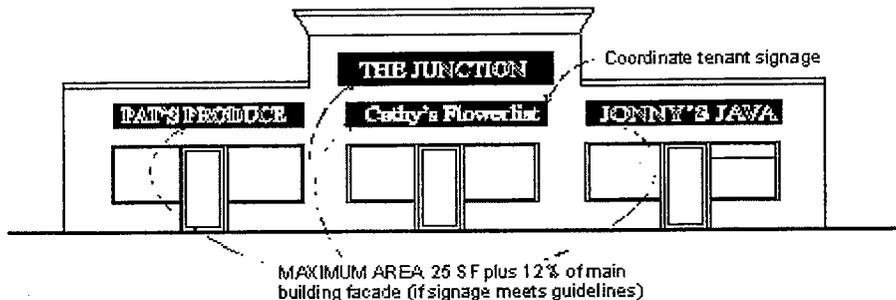
Redraw figure to include multi-tenant signage to add up to 100 sq. ft. and draw the figure to have dimensions matching the square footage.

Figure 20.50.570: Mall Sign.

(Ord. 238 Ch. V § 8(D-2), 2000).

**20.50.580 Site-specific sign standards—Building-mounted signs—Individual letters (and symbols) or “boxed” display signs. Multi – Tenant Sign Bonus and Guidelines.**

Tenant signs in multiple tenant buildings must be similar in mounting location, configuration, materials, and construction.



Amend above to read: Maximum Area 25 SF each sign plus 12% of main building façade (if signage meets guidelines)

Figure 20.50.580: Building-Mounted Sign.

(Ord. 238 Ch. V § 8(D-3), 2000).

**20.50.590 Nonconforming signs.**

- A. Nonconforming signs shall not be structurally altered without being brought to compliance with the requirements of this Code.
- B. Outdoor advertising signs (billboards) now in existence are declared nonconforming and may remain subject to the following restrictions:
  - 1. Shall not be increased in size or elevation, nor shall be relocated to another location.
  - 2. Shall be kept in good repair and maintained in a neat, clean, attractive, and safe condition. Grounds surrounding a billboard shall be kept free of debris, litter, and unsightly vegetation.
  - 3. **Removal.** Any outdoor advertising sign not meeting this Code shall be removed within 30 days of the date when an order by the City to remove such sign is given. (Ord. 238 Ch. V § 8(E), 2000).

**20.50.600 Temporary signs.**

Temporary signs are allowed subject to a temporary use permit; and provided, that no more than one such permit shall be issued at any time per business occupancy, nor shall more than four such permits be issued to any one business during any 12-month period. (Ord. 238 Ch. V § 8(F), 2000).

**20.50.610 Exempt signs.**

- 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.
- F. Religious symbols.

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- 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.
- H. Neighborhood identification signs with approved placement and design by the City.
- I. Neighborhood and business blockwatch signs with approved placement of standardized signs acquired through the City of Shoreline Police Department.
- J. Plaques, signs or markers for landmark tree designation with approved placement and design by the City. (Ord. 238 Ch. V § 8(G), 2000).
- K. Existing signs that only replace the copy face and do not alter the size or structure of the existing sign.
- L. Real estate signs for single family residences.
- M. City sponsored event signs up for no more than 2 weeks.

**Chapter 20.60.030 page 221**

**Adequate wastewater (sewer) disposal**

All development proposals shall be served by an adequate a public wastewater disposal system, including both collection and treatment facilities as follows:

**Chapter 20.70.050 page 237**

**20.70.50 Dedication of right of way**

C. The Public Works Department shall maintain a list of public streets maintained by the City. The City may assume maintenance responsibility of a privately maintained street only if the following conditions are met:

1. All necessary upgrades to the street to meet City standards have been completed;
2. All necessary easements and dedications entitling the City to properly maintain the street have been conveyed to the City;
3. The Director has determined that the facility is in the dedicated public right of way or that maintenance of the facility will contribute to protecting or improving the health, safety, and welfare of the community; and
4. The City has accepted maintenance responsibility in writing.

**Chapter 20.70.190 pages 245-246**

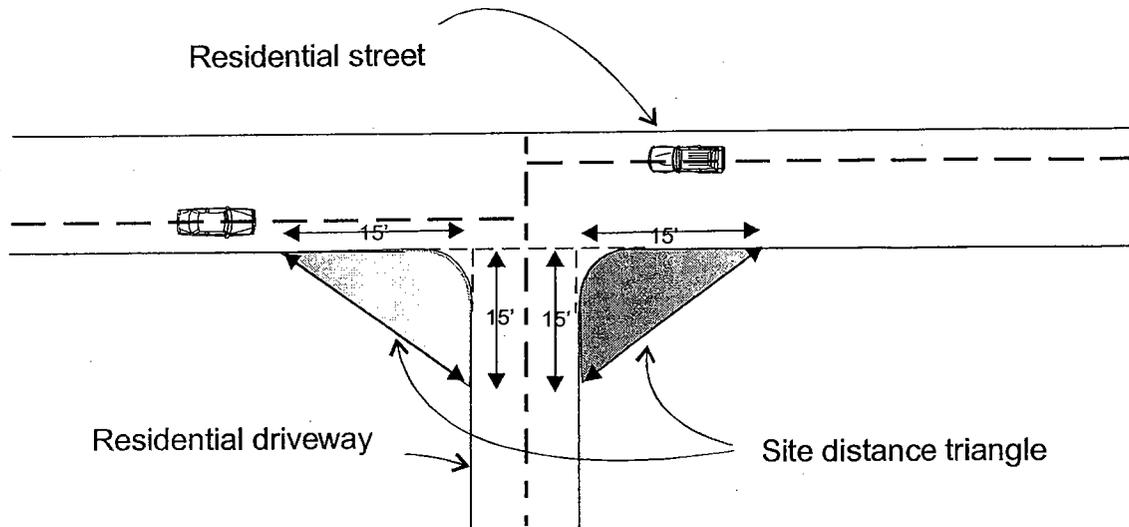
C. For the intersection of a residential driveway with a public street, a sight distance triangle for a site access point shall be determined by measuring 15 feet along the street lines and 15 feet along the edges of the driveway beginning at the respective points of intersection. The third side of each triangle shall be a line connecting the end points of the first two sides of each triangle.

**C. Residential Driveway Intersection**

For the intersection of a residential driveway with a public street, the setback line joins a point in the center of the driveway (Point A) with a point in the center of the through-street approach lane (Point B). The setback distance of Point A from the edge of the traveled lane is 10 feet. The location of Point B is specified in the following table:

<b>Posted Speed Limit For Major Street</b>	<b>Distance from Center of Intersection to Point B</b>
40 MPH	325 Feet
35 MPH	250 Feet
30 MPH	200 Feet
25 MPH	150 Feet

When the residential driveway is located on a residential street with a sharp curve adjacent to the driveway, the distance to Point B may be reduced from 150 feet to 100 feet. For residential driveways with major obstacles or special view problems, as determined by the Director, the setback distance on the driveway (Point A) may be reduced from 10 feet to eight feet.



**Figure 20.70.190(C) Site distance triangle for residential driveway intersections.**

**Chapter 20.80.240 page 276**

Note: change existing 20.80.240(E) to (F) and insert new (E)

**(E) Erosion Hazard Areas .**

1. Up to 1,500 square feet may be cleared on any lot in an erosion hazard area without a permit, unless the site also contains another type of critical area or any other threshold contained in SMC 20.50.320 would be exceeded.
2. All development proposals on sites containing erosion hazard areas shall include a temporary erosion and sediment control plan consistent with the requirements of the adopted surface water design manual and a revegetation plan to ensure permanent stabilization of the site. Specific requirements for revegetation plans shall be determined on a case by case basis during permit review and administrative guidelines shall be developed by the Department. Critical area revegetation plans may be combined with required landscape, tree retention, and/or other critical area mitigation plans as appropriate.
3. All subdivisions, short subdivisions or binding site plans on sites with erosion hazard areas shall comply with the following additional requirements:
  - a. Except as provided in this section, existing vegetation shall be retained on all lots until building permits are approved for development on individual lots;
  - b. If any vegetation on the lots is damaged or removed during construction of the subdivision infrastructure, the applicant shall be required to implement the revegetation plan in those areas

that have been impacted prior to final inspection of the site development permit or the issuance of any building permit for the subject property;

- c. Clearing of vegetation on individual lots may be allowed prior to building permit approval if the City of Shoreline determines that:
  - i. Such clearing is a necessary part of a large scale grading plan,
  - ii. It is not feasible to perform such grading on an individual lot basis, and
  - iii. Drainage from the graded area will meet water quality standards to be established by administrative rules.
4. Where the City of Shoreline determines that erosion from a development site poses a significant risk of damage to downstream 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.
5. The City may require additional mitigation measures in Erosion Hazard Areas, including, but not limited to, the restriction of major soil disturbing activities associated with site development between October 15 and April 15 to meet the stated purpose contained in SMC 20.80.010 and SMC 20.80.210.
6. The use of hazardous substances, pesticides and fertilizers in erosion hazard areas may be prohibited by the City of Shoreline.

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**Required buffer areas.**

D. 5. the construction and placement of informational signs or educational demonstration facilities limited to no more than one square yard surface area and four feet high, provided there is no permanent infringement on stream flow.