

# ORIGINAL

## ORDINANCE NO. 293

**AN ORDINANCE AMENDING THE DEVELOPMENT CODE TO CHANGE THE DENSITY CALCULATION IN THE R-6 ZONE TO PREVENT THE CONSTRUCTION OF MORE THAN ONE SINGLE FAMILY DETACHED DWELLING UNIT ON A LOT LESS THAN 14,400 SQ. FT. AND AMENDING SECTION 20.50.020 OF THE SHORELINE MUNICIPAL CODE.**

WHEREAS, the City adopted a new Title 20 in the Shoreline Municipal Code on June 12, 2000; and

WHEREAS, the Planning Commission conducted a public hearing on October 18, 2001 to consider public comments on all amendments proposed in 2000-2001 to Title 20 of the Shoreline Municipal Code; and

WHEREAS, the Planning Commission forwarded a recommendation to City Council to amend Title 20 of the Shoreline Municipal Code to change the density calculation in the R-6 zone to prevent the construction of more than one primary single family detached dwelling unit on a lot that is less than 14,400 sq. ft; 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;

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

**Section 1. Amendment.** *Shoreline Municipal Code 20.50.020 Standards – Dimensional requirements (A) Table 20.50.020 (1) – Densities and Dimensions in Residential zones*, Base Density : Dwelling Units/Acre is amended as follows:

*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) (7)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac

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 rear and side yard setback requirements, please see SMC 20.50.070.
- (4) For exceptions to rear and side yard setbacks, please see SMC 20.50.080.

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- (5) For developments consisting of three or more dwellings located on a single parcel, the 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% and the maximum impervious surface shall be 50% for single family detached development located in the R-12 zone, excluding cottage housing.
- (7) The base density for single family detached dwellings on a single lot that is less than 14,400 sq. ft. shall be calculated using a whole number, without rounding up.

Example #3: R-6 zone, 13,999 square foot site:  $(13,999/43,560 = .3214 \text{ acres})$  so  $.3214 \times 6 = 1.92$ . The base density for single family detached dwellings on this site would be one unit.

Example #4: R-6 zone, 14,400 square foot site  $(14,400/43,560 = .331 \text{ acres})$  so  $.331 \times 6 = 1.986$ . The base density for this site would be two units.

**Section 2. Amendment.** Shoreline Municipal Code 20.50.020 *Standards - Dimensional requirements (B) Base Density Calculation* is amended as follows:

- 1. Fractions of 0.50 and above shall be rounded up except for lot less than 14,400 sq. ft. in R-6 zones. See Exceptions to Table 20.50.020 (1)(7).

**Section 3. Severability.** Should any section, paragraph, sentence, clause or phrase of this regulation, or its application to any person or circumstances, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this regulation be pre-empted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this regulation or its application to other persons or circumstances.

**Section 4. Effective Date.** This ordinance or a summary consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

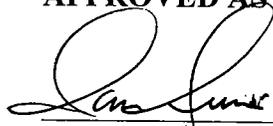
**PASSED BY THE CITY COUNCIL ON NOVEMBER 13, 2001.**

  
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 Mayor Scott Jepsen

**ATTEST:**

  
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 Sharon Mattioli  
 City Clerk

**APPROVED AS TO FORM:**

  
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 Ian Sievers  
 City Attorney

Date of Publication: November 16, 2001  
 Effective Date: November 21, 2001