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ORDINANCE NO. 352

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE DEVELOPMENT CODE CHAPTERS 20.20, 20.30, 20.40, 20.50, 20.70, 20.80 AND 20.90, INCLUDING CHANGES TO HOME BUSINESS REGULATIONS; ALLOWING PITCHED ROOF IN HIGH DENSITY RESIDENTIAL ZONES TO EXTEND 5 FEET ABOVE THE BASE HEIGHT LIMIT OF 35 FEET; CLARIFICATION OF RIGHT-OF-WAY REGULATIONS; CLARIFICATION OF COMPONENTS OF THE SIGN STANDARDS AND TECHNICAL AMENDMENTS.

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

WHEREAS, the Shoreline Municipal Code Chapter 20.30.100 states "Any person may request that the City Council, Planning Commission, or Director initiate amendments to the text of the Development Code"; and

WHEREAS, the City received two (2) complete applications from the public to amend the Development Code; and

WHEREAS, the City Council proposed one (1) amendment to the Development Code in response to a public request; and

WHEREAS, City staff drafted twenty-four (24) additional amendments to the Development Code;

WHEREAS, the Planning Commission developed a recommendation on all of the proposed amendments; and

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

- A public comment period on the proposed amendments was advertised from January 29, 2004 to February 13, 2004; and
- The Planning Commission held a Public Hearing and formulated its recommendation to Council on the proposed amendments on March 4, 2004.

WHEREAS, a SEPA Determination of Nonsignificance was issued on February 18, 2004 in reference to the proposed amendments to the Development Code; 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 Sections 20.20, 20.30, 20.40, 20.50, 20.70, 20.80 and 20.90 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 JUNE 14, 2004.

Ronald B. Hansen
Mayor

ATTEST:

Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:

Ian Sievers
City Attorney

Date of Publication: June 17, 2004
Effective Date: June 22, 2004

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EXHIBIT A

Chapter 20.20.044

Right-of-Way	~~A. A strip of land acquired by reservation, dedication, forced dedication, prescription, easement or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses;~~ ~~B. Generally, the right of one to pass over the property of another.~~ Property granted or reserved for, or dedicated to, public use for street purposes and utlities, together with property granted or reserved for, or dedicated to, public use for walkways, sidewalks, bikeways, and parking whether improved or unimproved, including the air rights , sub-surface rights and easements thereto.
Right-of-Way, Railroad	Property granted or reserved for, or dedicated to, railroad use including all facilities accessory to and used directly for railroad operation.

Chapter 20.20.046

- S - Definitions

Site Development Permit	A permit, issued by the City, to develop or partially develop a site exclusive of any required building or land use permit. A Site Development Permit may include one or more of the following activities: paving, grading, clearing, on-site utility installation, stormwater facilities, walkways, striping, wheelstops or curbing for parking and circulation, landscaping, or restoration.

Chapter 20.30.040

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
Type A:		
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 and 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	12.15.010-12.15.180
8. Shoreline Exemption Permit	15 days	Shoreline Master Program
9. Sign Permit	30 days	20.50.530 – 20.50.610
10. Site Development Permit	360 days	20.20.046, 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

Chapter 20.30.280

20.30.280 ~~Determining status~~ Nonconformance.

A. Any use, structure, lot or other site improvement (e.g., landscaping or signage), which was legally established prior to the effective date of ~~this Code~~ a land use regulation that rendered it nonconforming, 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 or structure does not comply with the development standards or other requirements of this Code.

3~~B~~. A change in the required permit review process shall not create a nonconformance.

B~~1~~. Abatement of Illegal Use, Structure or Development. Any use, structure, lot or other site improvement not established in compliance with use, lot size, building, and development standards in effect at the time of establishment shall be deemed illegal and shall be discontinued or terminated and subject to removal.

C~~2~~. Continuation and Maintenance of Nonconformance. A nonconformance may be continued or physically maintained as provided by this Code.

1. ~~C.~~ Any nonconformance that is brought into conformance for any period of time shall forfeit status as a nonconformance.

2. ~~3.~~ Discontinuation of Nonconforming Use. A nonconforming use~~, when abandoned or discontinued,~~ shall not be resumed, when abandonment or discontinuance extends ~~land or building used for the nonconforming use ceased to be used~~ for 12 consecutive months.

3. ~~5.~~ 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.

4. ~~6.~~ 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.

D~~4~~. Expansion of Nonconforming Use. A nonconforming use may be expanded subject to approval of a conditional use permit or a special use permit, whichever permit is required under the Code, or if ~~no~~ neither permit is required, then through a conditional use permit; provided, a nonconformance with the Code standards shall not be created or increased.

E~~7~~. Nonconforming Lots. Any permitted use may be established on an undersized lot, which cannot satisfy the lot size or width requirements of this Code; provided, that:

~~a.~~1. All other applicable standards of the Code are met; or a variance has been granted;

~~b.~~2. The lot was legally created and satisfied the lot size and width requirements applicable at the time of creation;

~~c.~~3. The lot cannot be combined with contiguous undeveloped lots to create a lot of required size;

~~d.~~4. No unsafe condition is created by permitting development on the nonconforming lot; and

~~e.~~5. The lot was not created as a "special tract" to protect critical area, provide open space, or as a public or private access tract. (Ord. 238 Ch. III § 6, 2000).

Chapter 20.40.060

20.40.060 Zoning map and zone boundaries.*

D. Classification of Rights-of-Way.

1. 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.

~~2. Within street or alley rights-of-way, uses shall be limited to street purposes as defined by law.~~

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2~~3~~. 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.

3~~4~~. 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. 238 Ch. IV § 1(F), 2000).

Chapter 20.40.250

20.40.250 Bed and breakfasts.
Bed and breakfasts are permitted 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.
C. One parking space per guest room, plus two per facility.
D. Signs for bed and breakfast uses in the R zones are limited to one identification sign use, not exceeding four square feet and not exceeding 42 inches in height.
E. Bed and breakfasts require a ~~home occupation~~ Bed & Breakfast permit. (Ord. 238 Ch. IV § 3(B), 2000).

Chapter 20.40.260

20.40.260 Boarding Houses

A. Rooming and boarding houses and similar facilities, such as fraternity houses, sorority houses, off-campus dormitories, and residential clubs, shall provide temporary or longer-term accommodations which, for the period of occupancy, may serve as a principal residence.
B. These establishments may provide complementary services, such as housekeeping, meals, and laundry services.
C. In an R-4 or R-6 zone a maximum of two rooms may be rented to a maximum of two persons other than those occupying a single-family dwelling.
D. Must be in compliance with health and building code requirements.
E. The owner of the rooms to be rented shall provide off-street parking for such rooms at the rate of one parking stall for each room.
F. Boarding houses require a ~~home occupation~~ Boarding House permit. (Ord. 238 Ch. IV § 3(B), 2000).

Chapter 20.40.400

-H-

20.40.400 Home Occupation
Intent/Purpose: The City of Shoreline recognizes the desire and/or need of some citizens to use their residence for business activities. The City also recognizes the need to protect the surrounding areas from adverse impacts generated by these business activities.

Residents of a dwelling unit may conduct one or more home occupations as an ~~a~~Accessory Use(s)~~activities~~, provided:

A. The total area devoted to all home occupation(s) shall not exceed ~~20~~ 25 percent of the floor area of the dwelling unit. Areas with ~~attached~~ garages and storage buildings shall not be considered in these calculations, but may be used ~~to~~ for storage of goods associated with the home occupation.

B. In residential zones, all the activities of the home occupation(s) (including storage of goods associated with the home occupation) 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 working on-site shall be employed by the home occupation(s);

D. The following activities shall be prohibited in residential zones:

1. Automobile, truck and heavy equipment repair;

2. Auto body work or painting; and

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 or electronic 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;

~~1.~~ 2. Such vehicle shall not park within any required setback areas of the lot or on adjacent streets; and

~~2.~~ 3. Such vehicle shall not exceed a weight capacity of one ton.~~;~~

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), unless appropriate changes are made under a valid building permit, or;

2. Visual or audible interference in radio or television receivers, or electronic equipment located off-premises; or

3. Fluctuations in line voltage off-premises~~.~~; or

4. Emissions ~~of~~ such as dust, odor, bright lighting or noises greater than what is typically found in a neighborhood setting.

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 SMC 20.40.400 may not require a home occupation permit. (Ord. 299 1, 2002; Ord. 238 Ch. IV 3(B), 2000).

Note: Daycares, Community Residential Facilities such as Group Homes, Bed and Breakfasts and Boarding Houses are regulated elsewhere in the Code.

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Chapter 20.50.020 & 20.50.050

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.							
Residential Zones							
STANDARDS	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
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)	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	2,500 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 (40 ft. w/ pitched roof)	35 ft (40 ft. w/ pitched roof)	35 ft (40 ft. w/ pitched roof) (8) (9)
Max. Building Coverage (6)	35%	35%	45%	55%	60%	70%	70%
Max. Impervious Surface (6)	45%	50%	65%	75%	85%	85%	90%

20.50.050 Building height – Standards.

The base height for all structures shall be measured from the average existing grade to the highest point of the roof. The average existing grade shall be determined by first delineating the smallest rectangle which can enclose the building and then averaging the elevations taken at the midpoint of each side of the rectangle; provided, that the measured elevations do not include berms.

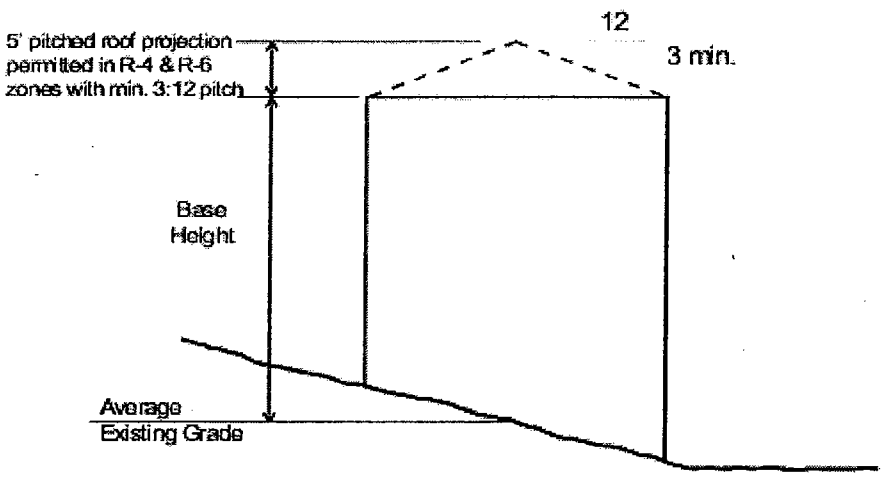

Figure 20.50.050(A): Building height measurement.

Exception 20.50.050(1): The ridge of a pitched roof on the principal house in R-4 and R-6 zones may extend up to 35 feet; provided, that all parts of the roof above 30 feet must be pitched at a rate of not less than three to 12.

Exception 20.50.050(2): The ridge of a pitched roof on the building in the R-18 through R-48 zones may extend up to 40 feet; provided, that all parts of the roof above 35 feet must be pitched at a rate of not less than four (4) to twelve (12). [For further exceptions to height limits in the R-48 zone, see 20.50.020, Exceptions (8) and (9).]

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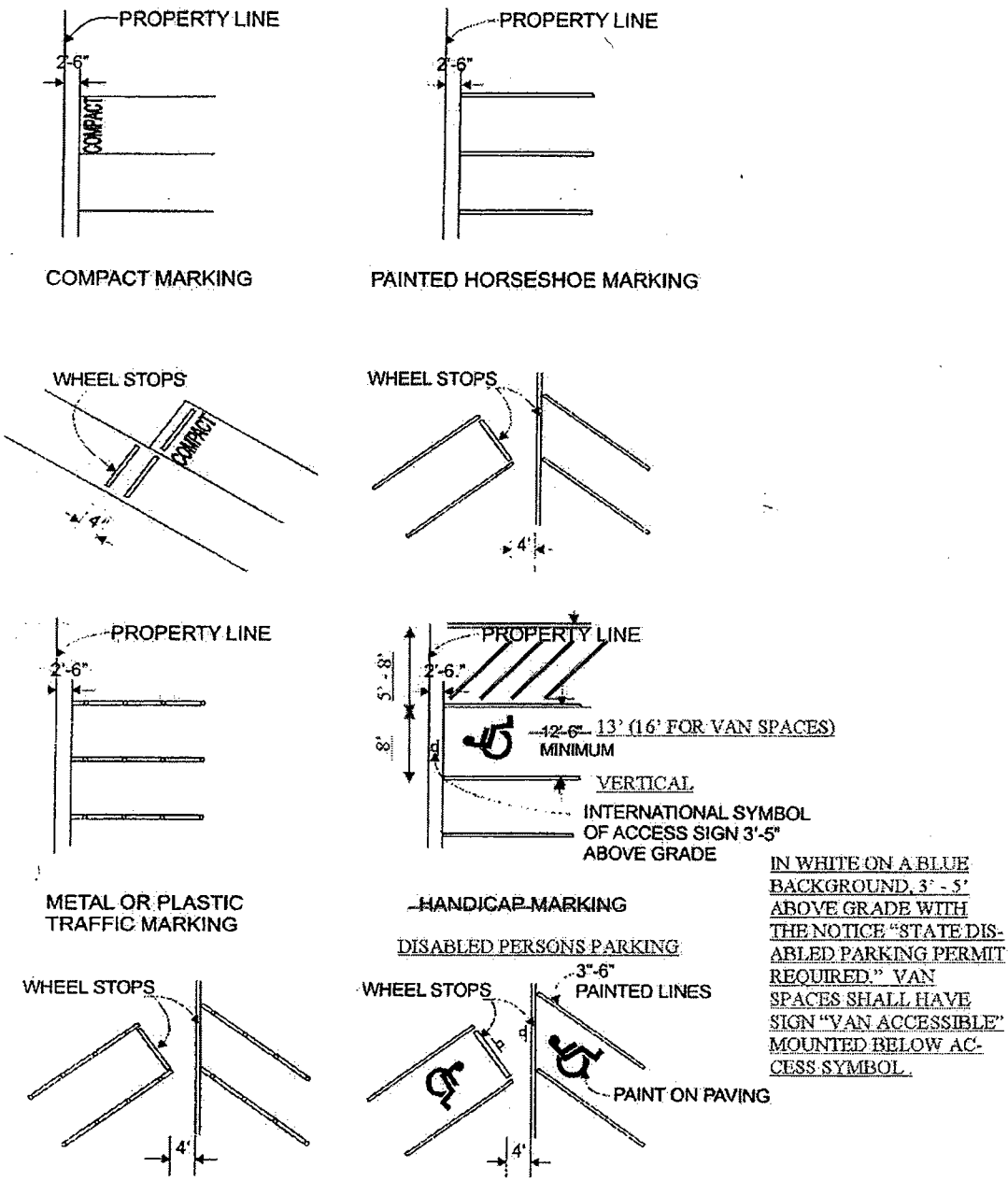

Figure 20.50.410(E): Pavement marking and wheel stop standards.

Note that parking spaces must meet setbacks from property lines where required by the zone.

Chapter 20.70

20.70.040 Purpose.

The purpose of this subchapter is to provide guidance regarding the dedication of facilities to the City. Dedication shall occur at the time of recording for subdivisions, and prior to permit issuance for construction projects. Dedications may be required in the following situations:

A. To accommodate motorized and nonmotorized transportation, landscaping, utility, street lighting, traffic control devices, and buffer requirements;
B. The City will accept maintenance responsibility of the facility to be dedicated;
C. The development project abuts an existing substandard public street and the additional right-of-way is necessary to incorporate future frontage improvements for public safety;
D. Right-of-way is needed for the extension of existing public street improvements necessary for public safety;
E. ~~Right-of-way is to be extended to water bodies and/or the center of watercourses as land is developed to provide public access. (Ord. 238 Ch. VII § 2(A), 2000).~~

20.70.050 Dedication of right-of-way.

A. ~~When a planned street right-of-way, or as is necessary to complete a public City street system, lies within a proposed development, it shall be required to be dedicated to the City as a condition of approval.~~ The City may require the dedication of right-of-way in order to incorporate improvements that are reasonably necessary to mitigate the direct impacts of development.

3. The Director has determined that ~~the facility is in the dedicated public road right-of-way or that~~ maintenance of the facility will contribute to protecting or improving the health, safety and welfare of the community based upon review of the existence of or potential for:

20.70.130 Street Trees

A. No person shall plant, remove, prune, or otherwise change a tree on a ~~street,~~ right-of-way ~~, parking, or planting strip or other public place~~ without an approved right-of-way permit, or if appropriate, site development permit. The general maintenance of street trees by City employees, their contractors, or assigns in accordance with an approved maintenance schedule is exempt from this requirement.
B. When it is necessary to remove a street tree in connection with right-of-way improvements, the tree(s) shall be replanted or replaced. Replacements shall meet the standards specified in the S.M.C. 20.50.480 and the Engineering Development Guide. The cost of the removal and replacement of street trees shall be the responsibility of the permittee.
C. All new development applications are required to plant street trees consistent with the requirements of the landscaping subchapter (S.M.C. 20.50, Subchapter 7). Developments with street frontage identified as green streets in the Comprehensive Plan shall be subject to additional/different provisions as specified in the Engineering Development Guide. (Ord. 238 Ch. VII § 3(B-2), 2000).

20.70.230 Location

A. Sidewalks fronting public streets ~~right-of-way~~ shall be located within public right-of-way. ~~The preferred location for other sidewalks, walkways and trails is within existing public rights-of-way. If it is not feasible to locate these facilities within the right-of-way, then easements recorded with the County across private property that guarantee public access may be utilized.~~
Other sidewalks or trails should use existing undeveloped right-of- way, or, if located outside the City's planned street system, may be located across private property on pedestrian right-of-way restricted to that purpose. The width may vary according to site-specific design issues such as topography, buffering, and landscaping.

~~B. Easements and tracts may be used to accommodate trails. Easements and tracts shall be wide enough to include the trail width and a minimum clear distance of two feet on each side of the trail. The width may vary according to site-specific design issues such as topography, buffering, and landscaping.~~

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~~C. The location of nonmotorized facilities shall consider the following factors:~~

~~1. Compliance with the Comprehensive Plan and the Parks, Recreation and Open Space Plan;~~

~~2. Need to improve access to public facilities;~~

~~3. Need to connect a development with trails;~~

~~4. Need for access between developments;~~

~~5. Compliance with the standards of the Shoreline Development Code and the Engineering Development Guide;~~

~~6. Need for sidewalks on one or both sides of a street. (Ord. 238 Ch. VII § 4(C), 2000).~~

Chapter 20.90.025

Provide public alley ~~easements~~ rights-of-way through designated areas identified in figure 20.90.080

Chapter 20.20.014

20.20.014
Critical Areas
An area with one or more of the following environmental characteristics:
A. Steep slopes;
B. Flood plain;
C. Soils classified as having high water tables;
D. Soils classified as highly erodible, subject to erosion, or highly acidic;
E. ~~Fault areas~~ Seismic hazard areas;
F. Stream corridors;
G. Estuaries;
H. Aquifer recharge areas;
I. Wetlands and wetland transition areas; and
J. Habitats of endangered species.

Chapter 20.30.040

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
Type A:		
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 and 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	12.15.010-12.15.180
8. Shoreline Exemption Permit	15 days	Shoreline Master Program
9. Sign Permit	30 days	20.50.530 – 20.50.610

10. Site Development Permit	60 days	20.20.046, 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
14. Planned Action Determination	28 days	20.90.025

Chapter 20.30.336

Critical areas reasonable use permit (Type C action).

20.30.336

D. Priority. When multiple critical areas and critical area buffers may be affected by the application, the decision making authority should consider exceptions to critical areas standards that occur in the following order of priority with number 5 having the highest protection:

1. Geologic hazard areas ~~and~~ buffers;
2. Wetland buffers;
3. Stream buffers;
4. Fish and wildlife habitat conservation area buffers; and
5. Geological hazard, wetland, stream, and wildlife critical areas protection standards in the order listed above in items 1 through 4. (Ord. 324 § 1, 2003; Ord. 238 Ch. VIII § 1(L), 2000. Formerly 20.80.120.).

Chapter 20.30.460

20.30.460 Effect of Rezones

The owner of any lot in a final plat filed for record shall be entitled to use the lot for the purposes allowed under the zoning in effect at the time of filing of a complete application for five years from the date of filing the final plat for record, even if the property zoning designation and/or the Code has been changed.

Chapter 20.30.630

20.30.630 Comments and public notice – Additional considerations.

A. For purposes of WAC 197-11-510, public notice shall be required as provided in Chapter 20.30, Subchapter 3, Permit Review Procedures~~.~~, except for Type L actions.

Chapter 20.30.680

20.30.680 Appeals

B. Appeals of threshold determinations are procedural SEPA appeals which are conducted by the Hearing Examiner pursuant to the provisions of Chapter 20.30 SMC, Subchapter 4, General Provisions for Land Use Hearings and Appeals, subject to the following:

1. Only one appeal of each threshold determination shall be allowed on a proposal.
2. As provided in RCW 43.21C.075(3)(d), the decision of the responsible official shall be entitled to substantial weight.
3. An appeal of a DS must be filed within 14 calendar days following issuance of the DS.
4. An appeal of a DNS for actions classified as Type A, B, or C actions in Chapter 20.30 SMC, Subchapter 2, Types of Actions, must be filed within 14 calendar days following notice of the ~~decision~~ threshold determination as provided in SMC 20.30.150, Public Notice of Decision; provided, that the appeal period for a DNS for Type A, B, or C actions shall be extended for an additional seven calendar days if WAC

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197-11-340(2)(a) applies. For actions not classified as Type A, B, or C actions in Chapter 20.30 SMC, Subchapter 2, Types of Actions, no administrative appeal of a DNS is permitted.

Chapter 20.40.120

20.40.120 Residential type uses.

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	NB & O	CB & NCBD	RB & I
GROUP RESIDENCES							
	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
P = Permitted Use S = Special Use C = Conditional Use -i = Indexed Supplemental Criteria							

- C -

~~20.40.280 Community residential facilities I and II.~~

~~A. Type I community residential facilities are allowed as a conditional use in the R-4-6 and R-8-12 residential districts.~~

~~B. Type I and II facilities are permitted in the R-18-48, neighborhood business, community business, regional business and office districts. (Ord. 299 § 1, 2002; Ord. 238 Ch. IV § 3(B), 2000).~~

Chapter 20.40.600

20.40.600

F. Structure-Mounted Wireless Telecommunication Facilities Standards.

2. The maximum height of structure-mounted facilities shall not exceed the base height limits specified for each zoning designation in this title regardless of exceptions for the particular mounting structure; provided the facility may extend up to 15 feet above the top of the structure on which the facility is installed, including those built at or above the maximum height allowed in a specific zone, so long as the diameter of any portion of a facility in excess of the allowed zoning height does not exceed the shortest diameter of the structure at the point of attachment. The height and diameter of the existing structure prior to replacement or enhancement for the purposes of supporting wireless facilities shall be utilized to determine compliance with this subsection. Only one extension is permitted per structure.

Chapter 20.50.040

20.50.040 Setbacks – Designation and measurement.

A. The front yard setback is a required distance between the "front ~~lot line"~~ property line to a building line (line parallel to the front line), measured across the full width of the lot.

Chapter 20.50.540

Table 20.50.540B – Standards for Signs. A property may use a combination of the four types of signs listed below.

	All Residential (R) Zones	NB and O	CB, RB, and I
FREESTANDING SIGNS:			
Maximum Area Per Sign Face	4 sq. ft. monument sign (home-occupation) 25 sq. ft. (nonresidential use, residential subdivision or multifamily development) 32 sq. ft. (schools)	Only Monument Signs are Permitted: 25 sq. ft.	Monument Signs: 50 sq. ft. Shopping Center/Mall Signs: Malls must have more than 1 business, max. 100 sq. ft.
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.	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 feet from the sign display	Permitted	
BUILDING-MOUNTED SIGNS:			
Maximum Sign Area	Same as for Freestanding Signs	25 sq. ft. (each tenant) Building Directory 10 sq. ft. 25 sq. ft. 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, whichever is less.		
Number Permitted	1 per street frontage	1 per business located on street frontage Note: One building-mounted sign per facade facing street frontage or parking lot	
Illumination	External illumination only	Permitted	Permitted
PROJECTING SIGNS FROM A BUILDING:			
Maximum Sign Area	6 sq. ft. Nonresidential uses, schools, residential subdivision or multifamily development	12 sq. ft.	
Minimum Clearance from Grade	9 feet		
Maximum Height (ft.)	Not to extend above the building parapet, eave line of the roof, or the windowsill of the second floor, whichever is less.		
Number Permitted	1 per street frontage		1 per business located on street frontage
DRIVEWAY ENTRANCE/EXIT:			
Maximum Sign Area	4 sq. ft. Nonresidential uses, schools, residential subdivision or multifamily development	4 sq. ft.	
Maximum Height	42 inches		
Number Permitted	1 per driveway		