

ORIGINAL



17500 Midvale Avenue North  
Shoreline, WA 98133-4905  
(206) 801-2230

## CERTIFICATION

I, the undersigned, Jessica Simulcik Smith, certify that attached hereto is a true and correct copy of:

### Shoreline City Council Ordinance No. 930

Subscribed this 13<sup>th</sup> day of may, 2021 at  
Shoreline, Washington.

A handwritten signature in blue ink, appearing to read "J. Simulcik", written over a horizontal line.

Jessica Simulcik Smith  
City Clerk

**ORDINANCE NO. 930**

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING CERTAIN SECTIONS OF THE SHORELINE MUNICIPAL CODE TITLE 20, THE UNIFIED DEVELOPMENT CODE, AND CHAPTER 13.12 FLOODPLAIN MANAGEMENT, REPRESENTING PART ONE OF THE 2021 DEVELOPMENT CODE BATCH AMENDMENTS TO PROVIDE CLARITY TO EXISTING REGULATIONS, PROVIDE FOR BETTER ADMINISTRATION OF THE REGULATIONS, AND REFLECT POLICY MODIFICATIONS IN RESPONSE TO THE CHANGING NEEDS OF THE CITY.**

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

WHEREAS, Shoreline Municipal Code (SMC) Title 20, sets for the City's Unified Development Code and Chapter 13.12 sets forth specific regulations in relationship to floodplain management to ensure eligibility for FEMA's National Flood Insurance Program; and

WHEREAS, the 2021 Development Code Amendments are being processed in multiple batches with the first batch including administrative, clarifying, and policy amendments reflecting changes in state law, unclear language, typographic errors or omissions, and the applicability of existing code to projects; and

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

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

WHEREAS, the environmental impacts of the amendments to the amendments resulted in the issuance of a Determination of Non-Significance (DNS) on March 17, 2021; and

WHEREAS, on March 4, 2021, the City of Shoreline Planning Commission reviewed the proposed amendments; on April 1, 2021, the Planning Commission held a public hearing on the proposed amendments so as to receive public testimony; and

WHEREAS, at the conclusion of public hearing, the City of Shoreline Planning Commission voted that the proposed amendments, as presented by Staff, be approved by the City Council; and

WHEREAS, on April 19, 2021, the City Council held a study session on the proposed amendments; and

WHEREAS, the City Council considered the entire public record, public comments, written and oral, the Planning Commission's recommendation, and determined to modify that recommendation; and

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

WHEREAS, the City Council has determined that the amendments to Title 20 are consistent with and implement the Shoreline Comprehensive Plan and serves the purpose of the Unified Development Code as set forth in SMC 20.10.020; and

WHEREAS, additionally, the City Council has determined that the amendment to Chapter 13.12 is consistent with the Shoreline Comprehensive Plan and the Unified Development Code, and promotes the purpose of the floodplain management regulations as set forth in SMC 13.12.100(B);

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

**Section 1. Amendments.**

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

**B. Floodplain Management.** Chapter 13.12 of the Shoreline Municipal Code, Floodplain Management, is amended as set forth in Exhibit A-2 to this Ordinance.

**Section 2. Transmittal of Amendments to State Agencies.**

**A. Washington State Department of Commerce.** Pursuant to RCW 36.70A.106, the Director of Planning and Community Development, or designee, is directed to transmit a complete and accurate copy of this Ordinance and Exhibit A-1 and Exhibit A-2, to the Washington State Department of Commerce within ten (10) calendar days of the date of passage.

**B. Washington State Department of Ecology.** Pursuant to RCW 86.16.051, the Director of Planning and Community Development, or designee, is directed to promptly transmit a certified copy of this Ordinance and Exhibit A-2 to the Washington State Department for review and approval.

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

**Section 4. Severability.** Should any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance or its application to any person or situation be declared unconstitutional

or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to any person or situation.

**Section 5. Publication and Effective Dates.**

**A. Publication.** A summary of this Ordinance consisting of the title shall be published in the official newspaper.

**B. Effective Dates.**

**1. Exhibit A-1.** Exhibit A-1 to this Ordinance shall take effect five days after publication.


**2. Exhibit A-2.** Unless disapproved by the Washington State Department of Ecology, Exhibit A-2 to this Ordinance shall take effect thirty (30) days from filing with the Department of Ecology as provided in Section 2.

**PASSED BY THE CITY COUNCIL ON MAY 3, 2021.**

  
\_\_\_\_\_  
Mayor Will Hall

ATTEST:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Jessica Simulcik Smith  
City Clerk

  
\_\_\_\_\_  
Julie Ainsworth-Taylor, Assistant City Attorney  
On behalf of Margaret King, City Attorney

Date of Publication: May 6, 2021

Exhibit A-1  
Effective Date: May 11, 2021

Exhibit A-2  
Date filed with Ecology: May 13, 2021

Effective Date: June 12, 2021

DEVELOPMENT CODE AMENDMENTS

20.20 Amendments

**Amendment #1**

20.20.010 – A definitions

**Adult Family Home** A residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services and licensed by the State pursuant to Chapter 70.128 RCW, as amended. An adult family home may have up to eight adults if approved by the State.

**Amendment #2**

20.20.012 – B Definitions

**Best Available Science** Current scientific information used in the process to designate, protect, mitigate impacts to, or restore critical areas, that is derived from a valid scientific process as defined by and consistent with the criteria established in Chapter 365-195 WAC 6-900 through 365-196-925.

20.30 Amendments

**Amendment #3**

20.30.100 – Application

A. Who may apply:

1. The property owner, or an agent of the owner with authorized proof of agency may apply for a Type A, B, or C action, or for a site-specific Comprehensive Plan amendment.
2. Prior to purchase, acquisition, or owner authorization, a regional transit a public agency operating an urban public transportation system providing transit services within the city authority may apply for a Type A, B, or C action, or for a site-specific Comprehensive Plan amendment in order to develop the urban public transportation system, including any light rail transit facility or any portion of a light rail transit system, bus rapid transit facility or system, or any portion of such facility or system, for property that the governing body of the has been duly authorized by the public agency has passed a resolution or motion authorizing for acquisition or use. No work shall commence in accordance with issued Ppermits or approvals shall not be issued until all of the necessary property interests, such as fee simple or easement, are secured and/or access to the property for such work has been otherwise approved by the owner of the property.

3. Nothing in this subsection shall prohibit the regional transit authority and City from entering into an agreement to the extent permitted by the Code or other applicable law.
4. The City Council or the Director may apply for a project-specific or site-specific rezone or for an area-wide rezone.
5. Any person may propose an amendment to the Comprehensive Plan. The amendment(s) shall be considered by the City during the annual review of the Comprehensive Plan.
6. Any person may request that the City Council, Planning Commission, or Director initiate amendments to the text of the Development Code.

**Amendment #4**

20.30.297 – Admirative Design Review (Type A)

A. Administrative Design Review approval of departures from the design standards in SMC 20.50.160 through 190, 20.50.220 through 20.50.250, 20.50.450 through 20.50.510 and SMC 20.50.530 through 20.50.624 shall be granted by the Director upon their finding that the departure is:

1. Consistent with the purposes or intent of the applicable subsections; or
2. Justified due to unusual site constraints so that meeting the design standards represents a hardship to achieving full development potential.

B. Projects applying for the Deep Green Incentive Program by certifying through the Living Building or Community Challenge, Petal Recognition, Emerald Star, LEED-Platinum, 5-Star, 4-Star, PHIUS+, PHIUS+ Source Zero/Salmon Safe, or Zero Energy/Salmon Safe programs may receive departures from development standards under Chapters 20.40, 20.50, 20.60, and/or 20.70 SMC upon the Director’s finding that the departures meet subsection (A)(1) and/or (2) of this section, and as further described under SMC 20.50.630. Submittal documents shall include proof of enrollment in the programs listed above.

**20.40 Amendments**

**Amendment #5**

20.40.140 – Other Uses

Table 20.40.140 Other Uses

NAICS #	SPECIFIC USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
<b>EDUCATION, ENTERTAINMENT, CULTURE, AND RECREATION</b>									
	Adult Use Facilities						P-i	P-i	
71312	Amusement Arcade							P	P
71395	Bowling Center					C	P	P	P

Table 20.40.140 Other Uses

NAICS #	SPECIFIC USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
6113	College and University					S	P	P	P
56192	Conference Center	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
6111	Elementary School, Middle/Junior High School	C	C	C	C				
	Gambling Uses (expansion or intensification of existing nonconforming use only)					S-i	S-i	S-i	S-i
71391	Golf Facility	P-i	P-i	P-i	P-i				
514120	Library	C	C	C	C	P	P	P	P
71211	Museum	C	C	C	C	P	P	P	P
	Nightclubs (excludes Adult Use Facilities)						C	P	P
7111	Outdoor Performance Center							S	P
	<b><u>Parking Area</u></b>	<b><u>P-i</u></b>	<b><u>P-i</u></b>	<b><u>P-i</u></b>	<b><u>P-i</u></b>	<b><u>P-i</u></b>	<b><u>P-i</u></b>	<b><u>P-i</u></b>	<b><u>P-i</u></b>
	Parks and Trails	P	P	P	P	P	P	P	P
	Performing Arts Companies/Theater (excludes Adult Use Facilities)						P-i	P-i	P-i

P = Permitted Use C = Conditional Use	S = Special Use -i = Indexed Supplemental Criteria
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**Amendment #6**  
20.40.467 – Parking Areas

Parking areas are allowed as an accessory use to the primary use allowed in that zone. Parking areas are not allowed as a primary use.

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**20.50 Amendments**

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**Amendment #7**  
Table 20.50.020(1) – Dimensional Requirements

<b>Residential Zones</b>								
<b>STANDARDS</b>	<b>R-4</b>	<b>R-6</b>	<b>R-8</b>	<b>R-12</b>	<b>R-18</b>	<b>R-24</b>	<b>R-48</b>	<b>TC-4</b>
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac (7)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac	Based on bldg. bulk limits
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac	Based on bldg. bulk limits
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	N/A
Min. Lot Area (2) (13)	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	N/A
Min. Front Yard Setback (2) (3) (14)	20 ft	20 ft	10 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	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft min.	5 ft min.	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height (9)	30 ft (35 ft with pitched roof)	30 ft (35 ft with pitched roof)	35 ft	35 ft	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof) (16)	35 ft (40 ft with pitched roof) (8) (16)	35 ft (16)
Max. Building Coverage (2) (6)	35%	35%	45%	55%	60%	70%	70%	N/A

<b>Residential Zones</b>								
<b>STANDARDS</b>	<b>R-4</b>	<b>R-6</b>	<b>R-8</b>	<b>R-12</b>	<b>R-18</b>	<b>R-24</b>	<b>R-48</b>	<b>TC-4</b>
Max. Hardscape (2) (6)	45%	50%	65%	75%	85%	85%	90%	90%

Exceptions to Table 20.50.020(1) and Table 20.50.020(2):

- (1) Repealed by Ord. 462.
- (2) These standards may be modified to allow unit lot developments, mixed single-family attached developments and zero lot line developments. Setback variations apply to internal lot lines only. Overall site must comply with setbacks, building coverage and hardscape limitations; limitations for individual lots may be modified.
- (3) For single-family detached development exceptions to front yard setback requirements, please see SMC 20.50.070.
- (4) For single-family detached development 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 20.50.160.
- (6) The maximum building coverage shall be 35 percent and the maximum hardscape area shall be 50 percent for single-family detached development located in the R-12 zone.
- (7) The base density for single-family detached dwellings on a single lot that is less than 14,400 square feet shall be calculated using a whole number, without rounding up, except when a single lot is divided by a zone boundary. Refer to 20.50.020(D)(2)(a) for calculation of density when a single lot is divided by a zone boundary.

**Amendment #8**

20.50.020(2) – Dimensional Requirements

<b>STANDARDS</b>	<b>MUR-35'</b>	<b>MUR-45'</b>	<b>MUR-70' (10)</b>
Base Density: Dwelling Units/Acre	N/A	N/A	N/A
Min. Density	12 du/ac (17)	18 du/ac	48 du/ac
Min. Lot Width (2)	N/A	N/A	N/A
Min. Lot Area (2)	N/A	N/A	N/A
Min. Front Yard Setback (2) (3)	0 ft if located on an arterial street	15 ft if located on 185th Street (15)	15 ft if located on 185th Street (15)

<b>STANDARDS</b>	<b>MUR-35'</b>	<b>MUR-45'</b>	<b>MUR-70' (10)</b>
	10 ft on nonarterial street  22 ft if located on 145th Street (15)	0 ft if located on an arterial street  10 ft on nonarterial street  22 ft if located on 145th Street (15)	22 ft if located on 145th Street (15)  0 ft if located on <u>all other streets</u> <del>an arterial street</del>  <del>10 ft on nonarterial street (18)</del>
Min. Rear Yard Setback (2) (4) (5)	5 ft	5 ft	5 ft (20)
Min. Side Yard Setback (2) (4) (5)	5 ft	5 ft	5 ft (20)
Base Height (9) (16)	35 ft	45 ft	70 ft (11) (12) (13)
Max. Building Coverage (2) (6)	N/A	N/A	N/A
Max. Hardscape (2) (6)	85%	90%	90%

**Amendment #9**

20.50.020(B) – Base Density Calculation

B. Base Density Calculation. The base density for an individual site shall be calculated by multiplying the site area (in acres) by the applicable number of dwelling units. When calculation results in a fraction, the fraction shall be rounded to the nearest whole number as follows:

1. Fractions of 0.50 and above shall be rounded up except for lots less than 14,400 square feet in R-6 zones. See Exception (7) to Table 20.50.020(1).
2. Fractions below 0.50 shall be rounded down.

Example #1 – R-6 zone, 2.3-acre site:  $2.3 \times 6 = 13.8$   
The base density for this site would be 14 dwelling units.

Example #2 – R-24 zone, 2.3-acre site:  $2.3 \times 24 = 55.2$   
The base density for the site would be 55 dwelling units.

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 the site would be two units.

3. For development in the MUR zones: minimum density calculations resulting in a fraction shall be rounded up to the next whole number.

C. All areas of a site may be used in the calculation of base density (prior to any dedication for City facilities as required in Chapter 20.70 SMC), except that submerged lands shall not be credited toward base density calculations.

D. When a lot is divided by a zone boundary, the following rules shall apply:

1. When a lot contains both residential and nonresidential zoning, the zone boundary between the zones shall be considered a lot line for determining permitted building height and required setbacks on the site.

2. When a lot contains residential zones of varying density, the following shall apply:

a. Any residential density transfer within the lot shall be allowed from the portion with the lesser residential density to that of the greater residential density. The calculation of the transfer from the lesser residential density to the greater residential density shall be rounded as an aggregate number as demonstrated in the following examples.

Example #1 – R-6 zone and R-8 zone; R-6 portion of the site: 0.55 acres; R-8 portion of the site: 0.90 acres.

Calculation  $(0.55 \times 6 = 3.3) + (0.9 \times 8 = 7.2) = 10.5$ , which rounds up to 11.

Conclusion: The base density for this site would be 11 dwelling units.

Example #2 – R-8 zone and R-24 zone; R-8 portion of the site: 1.1 acres; R-24 zone portion of the site: 0.60 acres.

Calculation:  $(1.1 \times 8 = 8.8) + (0.60 \times 24 = 14.4) = 23.2$  which rounds down to 23.

Conclusion: The base density for this site would be 23 dwelling units.

b. Residential density transfer from the higher density zone to the lower density zone may be allowed only when:

- The transfer enhances the efficient use of needed infrastructure.
- The transfer contributes to preservation of critical areas, or other natural features; and
- The transfer does not result in significant adverse impacts to adjoining lower-density properties.

Example: A development site is 3.8 acres. 1.5 acres is zoned R-12 and 2.3 acres is zoned R-24. The base density for the R-12 portion:  $1.5 \times 12 = 18$  dwelling units, for the R-24 portion:  $2.3 \times 24 = 55.2$  rounded to 55 dwelling units. The overall base density for the site is  $18 + 55 = 73$  dwelling units.

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**Amendment #10**

**20.50.390 – Minimum Off-Street Parking Requirements – Standards**

A. Off-street parking areas shall contain at a minimum the number of parking spaces stipulated in Tables 20.50.390A through 20.50.390D.

E. If this chapter does not specify a parking requirement for a land use, the Director shall establish the minimum requirement based on a study of anticipated parking demand. Transportation demand management actions taken at the site shall be considered in determining anticipated parking demand. The study shall provide sufficient information to demonstrate the parking demand for a specific land use will be satisfied. The study shall be prepared by a professional engineer with expertise in traffic and parking analyses, or a qualified professional as authorized by the Director.

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**Amendment #11**

**20.50.400 – Reductions to Minimum Parking Requirements**

A. Reductions of up to 25 percent may be approved by the Director when subsection (A)(1) of this section is met, or when or when a combination of two or more of the following subsections (A)(2) through (9) of this section is met:

1. A high-capacity transit service stop (e.g. bus rapid transit, light rail) is within one-quarter mile of the development's property line with a complete pedestrian route from the development to the transit stop that includes City-approved curbs, sidewalks, and street crossings. This provision applies to developments seeking reductions prior to and after commencement of revenue service at new stops.

2. A parking demand analysis prepared by a qualified professional demonstrates that parking demand can be satisfied with a reduced parking requirement.

3. There is a shared parking agreement with nearby parcels within reasonable proximity where land uses do not have conflicting parking demands. A record on title with King County is required.

4. A parking management plan is prepared by the applicant according to criteria established by the Director.

5. A City-approved residential parking zone (RPZ) is established for the surrounding neighborhood within a one-quarter mile radius of the development's property line. The management cost for the RPZ must be paid by the applicant and/or property owner on an annual basis.
6. A public access easement that is a minimum of eight feet wide, safely lit, and connects through a parcel between at least two different rights-of-way. The access easement shall be developed with a sidewalk or shared use path that complies with the Engineering Design Manual. This easement may include other pedestrian facilities such as plazas and bike facilities.
- ~~7. City-approved traffic calming or traffic diverting facilities to protect the surrounding single-family neighborhoods within a one-quarter mile radius of the development's property line.~~
8. Retention of at least 20 percent of the significant trees on a site zoned MUR-70'.
9. Replacement of all significant trees removed on a site zoned MUR-70' as follows:
  - a. 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 new tree.
  - b. Each additional three inches in diameter at breast height equals one additional new tree, up to three trees per significant tree removed.
  - c. Minimum Size Requirements for Replacement Trees Under this Subsection. Deciduous trees shall be at least one and one-half inches in caliper and evergreens at least six feet in height.
10. On-site dedicated parking spaces for a car-sharing service with an agreement with the provider(s).

B. Parking reductions for Deep Green Incentive Program projects are set forth in SMC 20.50.630.

C. A request for a parking reduction shall be processed as a Type A action, as set forth in SMC 20.30, Subchapter 2 ~~an interpretation of the Development Code.~~

D. When granting a parking reduction, the Director may impose performance standards and conditions of approval on a project, including a financial guarantee.

E. Reductions of up to 50 percent may be approved by the Director for the portion of housing providing low-income housing units that are 60 percent of AMI or less as defined by the U.S. Department of Housing and Urban Development. This parking reduction may be combined with parking reductions identified in subsection A of this section.

~~F. A parking reduction of 25 percent may be approved by the Director for multifamily development within one-quarter mile of the light rail stations. This parking reduction may not be combined with parking reductions identified in subsections A and E of this section.~~

F. ~~G.~~ Parking reductions for affordable housing or the Deep Green Incentive Program may not be combined with parking reductions identified in subsection A of this section.

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**Amendment #12**

20.50.410 – Parking Design Standards

- A. All vehicle parking and storage for single-family detached dwellings and duplexes must be in a garage, carport or on an approved impervious surface or pervious concrete or pavers. Any surface used for vehicle parking or storage must have direct and unobstructed driveway access.
- B. All vehicle parking and storage for multifamily and commercial uses must be on a paved surface, pervious concrete, or pavers. All vehicle parking shall be located on the same parcel or same development area that parking is required to serve. ~~Parking for residential units shall be assigned a specific stall until a parking management plan is submitted and approved by the Director.~~
- C. Parking for residential units must be included in the rental or sale price of the unit. Parking spaces cannot be rented, leased, sold, or otherwise be separate from the rental or sales price of a residential unit.

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**Amendment #13**

20.50.457 – Administrative Design Review

Administrative design review approval under SMC 20.30.297 is required for all development applications that propose departures from the landscape standards in this subchapter.

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**Amendment #14**

**WITHDRAWN**

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**Title 13 Amendments**

**13.12.500(B) – General Flood Protection Standards**

A. In the special flood hazard area, all new structures and substantial improvements shall be protected from flood damage below the flood protection elevation, including:

1. Construction or placement of a new structure.
2. Reconstruction, rehabilitation, or other improvement that will result in a substantially improved building.
3. Repairs to an existing building that has been substantially damaged.
4. Placing a manufactured home on a site.
5. Placing a recreational vehicle or travel trailer on a site for more than 180 days.

B. General Flood Protection Standards.

1. The structure shall be aligned parallel with the direction of flood flows where practicable.
2. The structure shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy.
3. All materials below the FPE shall be resistant to flood damage and firmly anchored to prevent flotation. Materials harmful to aquatic wildlife, such as creosote, are prohibited below the FPE.
4. Electrical, heating, ventilation, ductwork, plumbing, and air conditioning equipment and other service facilities shall be elevated above the FPE. Water, sewage, electrical, and other utility lines below the FPE shall be constructed to prevent water from entering or accumulating within them during conditions of flooding.
5. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement shall meet or exceed the following minimum criteria:
  - a. Include a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
  - b. The bottom of all openings shall be no higher than one foot above grade.

- c. Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwater; and
- d. A garage attached to a residential structure, constructed with the garage floor slab below the base flood elevation, must be designed to allow for the automatic entry and exist of floodwaters.

6. If structures are constructed or substantially improved with fully enclosed areas below the lowest floor, the areas shall be used solely for parking of vehicles, building access, or storage.