

ORIGINAL

ORDINANCE NO. 266

AN ORDINANCE DECREASING MAXIMUM BUILDING COVERAGE AND MAXIMUM IMPERVIOUS SURFACE IN RESIDENTIAL 8 UNITS PER ACRE (R-8) AND RESIDENTIAL 12 UNITS PER ACRE (R-12) ZONES BY AMENDING CHAPTER 20.50 OF THE DEVELOPMENT CODE

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

WHEREAS, single family design regulations were not adopted as part of Title 20 and were referred back to the Planning Commission by City Council for additional analysis and consideration; and

WHEREAS, Shoreline's Comprehensive Plan Land Use Policy 25 supports the establishment of infill standards for single family houses that promotes the quality of development and reflects the character of the existing neighborhood; and

WHEREAS, Shoreline's Comprehensive Plan Land Use Policy 29 supports the establishment of design standards for units occurring at 7-12 units per acre; and

WHEREAS, the Planning Commission conducted a workshop on January 4, 2001 to analyze and reconsider the inclusion of single family design standards in Title 20 which resulted in a motion to direct staff to prepare an ordinance addressing bulk, lot coverage and impervious surfaces for single family detached residences in R-8 and R-12 zones; and

WHEREAS, the Planning Commission conducted a public hearing on February 15, 2001 and recommended to City Council to amend Title 20 of the Shoreline Municipal Code to reduce the maximum building coverage and maximum impervious surface in the Residential 8 units per acre and Residential 12 units per acre zones; 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;

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**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 as follows:

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)	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	5ft	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 ft
Max. Building Coverage (6)	35%	35%	55% 45%	60% 55%	60%	70%	70%
Max. Impervious Surface (6)	45%	50%	75% 65%	85% 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 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.
- (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.

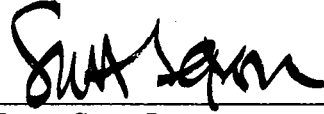
Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this regulation, or its application to any person or circumstances, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this regulation be pre-empted by state

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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.

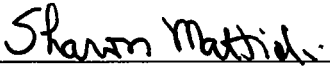
Section 3. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL ON May 14, 2001.




Mayor Scott Jepsen

ATTEST:



Sharon Mattioli
City Clerk

APPROVED AS TO FORM:



Ian Sievers
City Attorney

Date of Publication: May 17, 2001
Effective Date: May 22, 2001