

ORIGINAL

ORDINANCE NO. 536

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, AMENDING THE PERMITTED HEIGHT FOR HIGH SCHOOLS; AND AMENDING SMC TABLE 20.50.020(1) AND TABLE 20.50.230.

WHEREAS, the Shoreline School has raised concerns with Development Code height restriction for high schools during the design two new high school renovation projects; and

WHEREAS, the current building height limit may limit the programmatic needs of the District on the parcels selected by the District in locations determined to best serve its student populations, especially athletics and theatre programs; and

WHEREAS, building placement on school sites is subject to either the Conditional Use Permit, or for King's High School, the Master Development Plan Permit; and

WHEREAS, the Planning Commission recommended increases to the allowed height of high schools as detailed below at their April 16, 2009 meeting;

WHEREAS, a Determination of Non Significance was issued for this proposed ordinance on April 17, 2009; now therefore,

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

Section 1. Amendment. The following exceptions are added to Table SMC 20.50.020(1) and Table 20.50.230 and the Exceptions subsection to these sections are amended as follows:

A. Exceptions to Table 20.50.020(1):

Table 20.50.020(1) Densities and Dimensions in Residential Zones

Note: Exceptions to the numerical standards in this table are noted in parentheses and described below

Residential Zones

STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48
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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
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 (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)	35 ft (40 ft with pitched roof) (8)
Max. Building Coverage (2) (6)	35%	35%	45%	55%	60%	70%	70%
Max. Impervious Surface (2) (6)	45%	50%	65%	75%	85%	85%	90%

Exceptions to Table 20.50.020(1)

...[(1)-(8) unchanged]

(9) Base height for High Schools in all zoning districts except R-4 is 50 feet Base height may be exceeded by gymnasiums to 55 feet and by theatre fly spaces to 72 feet.

B. Exceptions to Table 20.50.230:

Table 20.50.230 – Dimensions for Commercial Development in Commercial Zones

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Note: Exceptions to the numerical standards in this table are noted in parentheses 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) (2)	10 ft	10 ft	10 ft
Min. Side and Rear Yard (Interior) Setback from NB, O, CB, RB, and I Zones (2)	0 ft	0 ft	0 ft
Min. Side and Rear Yard (Interior) Setback from R-4 and R-6 (2)	20 ft	20 ft	20 ft
Min. Side and Rear Yard (Interior) Setback from R-8 through R-48 (2)	10 ft	10 ft	15 ft
Base Height (5)	35 ft (3)	60 ft	65 ft (4)
Max. Impervious Surface	85%	85%	90%

B. Exceptions to Table 20.50.230:

... [(1)- (4) unchanged]

(5) Except as further restricted by SMC Table 20.50.020(2), Exception (2), the following structures may be erected above the height limits in all zones:

a. Roof structures housing or screening elevators, stairways, tanks, ventilating fan, or similar equipment required for building operation and maintenance, fire or parapet walls, skylights, flagpoles, chimneys, utility lines, towers, and poles; provided, that no structure shall be erected more than 15 feet above the Base height of the district, whether such structure is attached or freestanding;

b. Steeples, crosses, and spires when integrated as an architectural element of a building may be erected up to 18 feet above the Base height of the district.

c. Base height for High Schools in all zoning districts except R-4 is 50 feet. Base height may be exceeded by gymnasiums to 55 feet and for theatre fly spaces to 72 feet.

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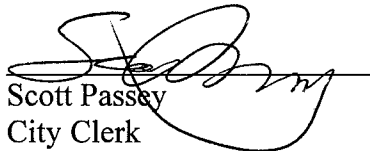
Section 3. Publication; Effective Date. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City and the ordinance shall take effect and be in full force five (5) days after publication.

PASSED BY THE CITY COUNCIL ON MAY 11, 2009




Mayor Cindy Ryu

ATTEST:



Scott Passey
City Clerk

APPROVED AS TO FORM:



Ian Sievers
City Attorney

Date of publication: May 14, 2009
Effective date: May 19, 2009