

**ORDINANCE NO. 722**

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON  
AMENDING SECTION 20.40.110 OF THE SHORELINE MUNICIPAL  
CODE TITLE 20, THE UNIFIED DEVELOPMENT CODE IN ORDER TO  
ADDRESS SPLIT ZONED PARCELS IN NON-RESIDENTIAL ZONES.**

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 36.70C RCW; and

WHEREAS, in 2000 the City adopted Shoreline Municipal Code Title 20, the Unified Development Code; and

WHEREAS, Title 20 has been amended on several occasions since its original adoption; 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 Unified Development Code resulted in the issuance of a Determination of Non-Significance (DNS) on July 21, 2015; and

WHEREAS, on August 6, 2015, the City of Shoreline Planning Commission held a public hearing on the proposed Development Code amendments so as to receive public testimony; and

WHEREAS, at the conclusion of public hearing, the City of Shoreline Planning Commission voted seven to zero to recommend approval of the proposed amendment; and

WHEREAS, on August 17, 2015, the City Council discussed the proposed Development Code amendments; and

WHEREAS, the City Council has considered the entire public record, public comments, written and oral, and the Planning Commission's recommendation; and

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

WHEREAS, the City Council has determined that the amendments 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;

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

**Section 1. Amendment.** Title 20 of the Shoreline Municipal Code, Unified Development Code, is amended to include a new section as follows:

20.40.110 Use tables.

I. Where a zoning designation line divides a parcel which was in single ownership on August 17, 2015, and it contains more than one non-residential zoning designation with no internal or abutting residential zoning designations, then any combination of the non-residential zones' allowed land uses shall be permitted throughout the entire parcel. All other development standards apply to each zone separately. See SMC 20.50.020.D for more exceptions to lots with split zoning.

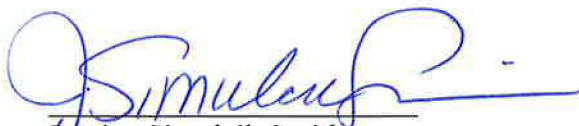
**Section 2. Publication and Effective Date.** A summary of this Ordinance consisting of the title shall be published in the official newspaper. This Ordinance shall take effect five days after publication.

**PASSED BY THE CITY COUNCIL ON AUGUST 17, 2015**

  
Mayor Shari Winstead

ATTEST:

APPROVED AS TO FORM:

  
Jessica Simulcik Smith  
City Clerk

  
Margaret King  
City Attorney

Date of Publication: August 20, 2015  
Effective Date: August 25, 2015