

**CITY OF SNOHOMISH
Snohomish, Washington**

ORDINANCE 2268

AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON, AMENDING THE CITY'S DEVELOPMENT CODE, AS SET FORTH IN TITLE 14 OF THE SNOHOMISH MUNICIPAL CODE, BY AMENDING CHAPTER 14.05 RELATING TO REASONABLE ACCOMMODATION OF DISABLED PERSONS; BY AMENDING CHAPTER 14.100 SMC RELATING TO DEFINITIONS OF PLANNING TERMS; BY AMENDING CHAPTER 14.207 SMC RELATING TO PERMITTED USES; AND BY AMENDING CHAPTER 14.235 SMC RELATING TO PARKING STANDARDS; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE

WHEREAS, the City has adopted a Land Use Development Code as Title 14 of the Snohomish Municipal Code ("Development Code") to implement the Comprehensive Plan and to ensure compatible and rational land development and land use in all portions of the City; and

WHEREAS, Title 14 of the Snohomish Municipal Code (SMC) provides for a range of permitted land uses in each land use designation within the City's planning area; and

WHEREAS, the Comprehensive Plan promotes fair and equal access to housing for all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, familial status, source of income, or disability; and

WHEREAS, the federal Fair Housing Act and Fair Housing Act Amendments prohibit intentional discrimination as well as other forms of discrimination in zoning, including discriminatory classification of persons with disabilities, facially neutral zoning laws that have disparate impact on persons with disabilities, and failure of municipal officials to reasonably accommodate the needs of persons with disabilities; and

WHEREAS, the Comprehensive Plan promotes single-family areas that provide suitable living environments for individuals and families and area characterized by quietness, privacy, safety, and land use stability and compatibility; and

WHEREAS, all people should have the opportunity to enjoy the safety, privacy, and quietness benefits of living in a single-family neighborhood provided that the land use stability and compatibility is maintained; and

WHEREAS, the predominant use within Single Family designations is intended to be single-family detached housing; and

WHEREAS, Title 14 SMC currently allows certain uses that are residential in nature but may not necessarily be compatible with the scale and character of a single-family neighborhood; and

WHEREAS, the City Council has determined it appropriate to review the classification of certain uses within the Single Family land use designation and the consistency of those uses with the long-term land use vision for such areas; and

WHEREAS, the City has provided for broad public participation in considering the impacts of these Development Code amendments; and

WHEREAS, on March 19, 2014, a public hearing on the proposed amendments was held before the Planning Commission and all persons wishing to be heard were heard; and

WHEREAS, following the public hearing, the Planning Commission evaluated issues related to the amendments; and

WHEREAS, consistent with SMC 14.15.090, the Planning Commission made findings and issued a recommendation to the City Council regarding the proposed amendments in which the Planning Commission found that the proposed amendments are internally consistent with the Comprehensive Plan, the Growth Management Act, and the State Environmental Policy Act, and are in the interest of the public health, safety, and welfare of Snohomish residents, and

WHEREAS, in its Findings and Recommendation, the Planning Commission recommended that the City Council adopt the proposed Development Code amendments; and

WHEREAS, pursuant to SMC 14.15.070 and RCW 36.70A.106, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed amendments to the City's Development Code; and

WHEREAS, acting as the City of Snohomish SEPA Responsible Official, the City Planning Director reviewed the proposed amendments and issued a Determination of Non-significance (DNS); and

WHEREAS, on April 15, 2014, May 6, 2014, May 20, 2014, and June 3, 2014, a public hearing on the proposed amendments was held by the City Council, and all persons wishing to be heard were heard;

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

Section 1. Adoption of Planning Commission Findings and Recommendation. The Planning Commission findings are hereby adopted and incorporated by reference, including but not limited to the findings that the Development Code amendments adopted by this Ordinance are:

- a. Internally consistent with the City of Snohomish Comprehensive Plan;
- b. Consistent with the Washington State Growth Management Act;
- c. Consistent with the Washington State Environmental Policy Act (Chapter 43.21C RCW); and
- d. In the interest of the public health, safety, and welfare of Snohomish residents.

Section 2. Amendment of Chapter 14.05 SMC. SMC Chapter 14.05 is hereby amended to add a new Section 14.05.055 as set forth in the attached **Exhibit A** and is incorporated herein by this reference.

Section 3. Amendment of Chapter 14.100 SMC. SMC Section 14.100.020 is hereby amended with new, amended, and deleted terms and definitions as set forth in the attached **Exhibit B** and is incorporated herein by this reference.

Section 4. Amendment of Chapter 14.205 SMC. SMC Section 14.205.020 is hereby amended as set forth in the attached **Exhibit C** and is incorporated herein by this reference.

Section 5. Amendment of Chapter 14.207 SMC. SMC Sections 14.207.070, 14.207.075, 14.207.080, and 14.207.085 are hereby amended to include the new, amended, and deleted land uses and associated conditions set forth in the attached **Exhibit D** and are incorporated herein by this reference.

Section 6. Amendment of Chapter 14.235 SMC. SMC Sections 14.235.130, 14.235.170, and 14.235.180 of Chapter 14.235 are hereby amended as set forth in the attached **Exhibit E** and are incorporated herein by this reference.

Section 7. Severability. If any section, subsection, sentence, clause, phrase, or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase, or word of this ordinance.

Section 8. Effective Date. This ordinance shall be effective five days after adoption and publication by summary.

ADOPTED by the City Council and **APPROVED** by the Mayor this 3rd day of June, 2014.

CITY OF SNOHOMISH

By _____
KAREN GUZAK, MAYOR

ATTEST:

APPROVED AS TO FORM:

By _____
TORCHIE COREY, CITY CLERK

By _____
GRANT K. WEED, CITY ATTORNEY

Date of Publication: Saturday, June 7, 2014

Effective Date (5 days after publication): Thursday, June 12, 2014

**Chapter 14.05
GENERAL PROVISIONS**

Sections:

- 14.05.010 Authority
- 14.05.020 Purpose
- 14.05.030 Jurisdiction
- 14.05.040 No special duty created
- 14.05.050 Administration and Interpretation
- 14.05.055 Reasonable accommodations for persons with disabilities
- 14.05.060 Adoption of supporting administrative guidelines
- 14.05.070 Compliance
- 14.05.080 Computation of time
- 14.05.090 Land Use Designation Map

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14.05.055 Reasonable Accommodations for Persons with Disabilities

A. Purpose. The federal Fair Housing Act and Fair Housing Act Amendments require that reasonable accommodations be made in the rules, policies, practices, or services, when such accommodations may be necessary to afford disabled persons equal opportunity to use and enjoy a dwelling. The rights created by the statutes are requirements of federal law and shall be interpreted and applied in accordance with federal case law.

B. Scope. The City Planner or his or her designee is therefore authorized to make reasonable accommodations in the provisions of this title as such provisions apply to dwellings occupied or to be occupied by disabled persons as defined by the federal Fair Housing Act and Fair Housing Act Amendments. Accommodations may include:

1. Reducing the setback requirements to retrofit a house with handicapped accessible facilities.
2. Other modifications to this title necessary to afford a person with a disability an equal opportunity to use and enjoy a dwelling, provided such modification does not reduce public safety nor keep the intent of the code from being met.

C. Procedure.

1. Request. A request for a reasonable accommodation in the form of a modification of this title may be made to the City Planner and must include verifiable documentation of the disability and need for accommodation. Such accommodation shall be reasonable, personal to the applicant and granted pursuant to the definitions and requirements of the Fair Housing Act and Fair Housing Act Amendments as the same exists or is hereafter amended.

2. Decision. The written decision of the City Planner or his or her designee shall be provided to the applicant and copies of the decision posted at City Hall, and on or near the subject site, and mailed to all property owners within 300 feet of the subject site.
 3. Recording of Decision. Notice of the decision of the Planning Director or his or her designee shall be recorded with the Snohomish County Auditor to apprise prospective purchasers of the reasonable accommodation granted hereunder. All such notices shall conspicuously state that all accommodations granted under this section are personal to the applicant and that they expire when the applicant terminates his or her occupancy at the subject site.
 4. Appeals. The decision of the City Planner or his or her designee shall be appealable to Hearing Examiner in accordance with the provisions of SMC 14.75.010. The appeal period for such appeals shall commence on the date the notice of decision is postmarked.
- D. Criteria. The City Planner or his or her designee may determine that such reasonable accommodations may be necessary in order to comply with the federal Fair Housing Act and Fair Housing Act Amendments. All such accommodations shall be personal to the applicant and shall expire immediately if the disabled applicant terminates occupancy at the subject site.

EXHIBIT B

14.100.020 Definitions.

...

Accessory use, when applied to a residence, means a use or structure that is subordinate and incidental to a residence, including:

1. Fallout/bomb shelters.
2. Household pets, provided the number, location, type or other characteristic does not adversely affect public health and they are not for a commercial purpose as in a kennel, cattery, or stable.
3. Private gardens, pea-patch farms, fish and wildlife ponds.
4. On-site rental office.
5. Pools, private docks, piers.
6. Private garages.
- ~~((6))~~7. Other accessory uses as specified in this Development Code.

...

Adult family home means a regular family abode of a person or persons licensed and regulated by the state under Chapter 70.128 RCW to provide personal care, special care, room, and board on a 24-hour basis 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.

...

~~**Boarding house** means a residential facility, other than a transient accommodation use, where lodging private rooms, or lodging and meals are provided for compensation to non transient persons.~~

...

Church~~((es))~~, synagogue, ~~((or))~~temple, or mosque means a place where ~~((religious services are conducted))~~gathering for worship is the principal purpose of the use.~~((, sometimes including))~~ Typical accessory uses associated with this use include ~~((such as religious education))~~private schools, reading rooms, assembly rooms, and residences for nuns and clergy, but excluding facilities for training of religious orders and homeless encampments.

...

~~**(Congregate care** means a shelter, convent, monastery, dormitory, fraternity, sorority, or other facility for living, sleeping, and sanitation, sometimes including facilities for eating and cooking.)~~

Congregate care/assisted living facilities means housing for seven or more elderly and/or disabled persons with services provided such as meals, laundry, housekeeping, personal care assistance, and assistance during temporary illness, but not medical care for the chronically ill or infirm. Kitchens and dining space may be provided in individual dwelling units. Practical nursing and Alzheimer’s care, recreational programs, and facilities may be provided. “Disabled” shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the facility would constitute a direct threat to the health and safety of other individuals. The term shall not include alcoholism or drug treatment centers or housing facilities serving as an alternative to incarceration. Land uses for which the definition herein of family also applies shall be regulated as a family rather than a congregate care/assisted living facility. For the purposes of this definition, the “elderly” refers to persons 55 years and older.

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~~((**Dormitory** means a group sleeping quarters, which may include common dining, cooking, recreation, or bathing facilities.))~~

...

~~((**Efficiency dwelling unit** means a unit equipped with a bathroom, kitchen sink, cooking appliance and refrigerator, with light and ventilation as required by adopted codes and having a square footage of not more than 800 square feet not including staircases.))~~

...

~~**Family** means one or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage, no such family shall contain over five persons. Domestic servants employed on the premises may be housed on the premises without being counted in the above. Not more than three roomers or boarders may be included in a family. The term excludes a fraternity, sorority, club, or other institutional group. For the purposes of this definition, persons with a disability or otherwise protected by the Federal Fair Housing Act (42 U.S.C. 3601 et seq.) shall not be counted as unrelated persons.~~

Family means one or more persons related by blood, adoption, or marriage, or a group of not more than five persons not related by blood, adoption, or marriage, living together as a single housekeeping unit in a dwelling unit. For the purposes of this definition and notwithstanding any other provision of this Code, children with familial status within the meaning of Title 42 United States Code, Section 3602(k) and persons with handicaps within the meaning of Title 42 United States Code, Section 3602(h) will not be counted as unrelated persons. Adult family homes and foster homes, as defined herein, shall be included within this definition of family. Facilities housing individuals who are incarcerated as the result of a conviction or other court order shall not be included within this definition of “family”.

...

Foster home means a residence licensed by the state to provide care on a 24-hour basis to at least one but not more than six unrelated persons under the age of eighteen years.

...

Fraternity, sorority, or group student house means a building occupied by and maintained exclusively for students affiliated with an academic or professional college or university or other recognized institution of higher learning and when regulated by such institution.

...

Homeless encampment means an emergency homeless encampment, sponsored by a religious organization and managed by said religious organization or other managing agency, which provides temporary housing to homeless persons either within buildings located on the property owned or leased by a religious organization or located elsewhere on said property outside of buildings. The term “homeless encampment” shall not apply to the provision of indoor temporary housing or indoor sleeping accommodations to homeless persons where the period of accommodation lasts less than 48 consecutive hours.

...

~~**Nursing home** means a structure and/or premises licensed as required by state law for nursing, dietary care and other personal services rendered to convalescents, invalids and aged persons, but excluding contagious, communicable, or mental illness cases and surgery or primary treatments such as are customarily provided for in hospitals.~~

Nursing/convalescent home means a structure and/or premises required to be licensed as a nursing home under Chapter 18.51 RCW and providing convalescent or chronic care, or both, for a period in excess of twenty-four consecutive hours for patients who, by reason of illness or infirmity, are unable to properly care for themselves; but excluding contagious, communicable, or mental illness cases and surgery or primary treatments such as are customarily provided for in hospitals. Group residential facilities and treatment centers are also excluded.

...

Roomer/boarder means a resident of a single-family dwelling or approved accessory dwelling unit who is not a member of the family occupying the single-family dwelling. Compensation may or may not be provided.

...

EXHIBIT C

14.205.020 Single-Family Residential Designation. The purpose of this designation is to maintain and develop single-family areas which provide suitable living environments for individuals and families, and which have the following characteristics: quietness, privacy, safety, and land use stability and compatibility.

The following general criteria shall govern development in this designation:

1. Residential density shall not exceed six (6) units per acre.
2. The predominant use shall be single-family detached housing. Accessory dwelling units(~~(; congregate care,)~~) and (~~((nursing home facilities))~~)adult family homes will be allowed, subject to the provisions of Title 14 SMC.
3. Individual lots should have direct access onto local or private streets with close proximity to major thoroughfares and bus transportation. When access to a local or private street is not practical, access by means of a collector or arterial will be considered. Arterials shall serve as boundaries of single-family areas, and local residential streets shall provide internal circulation.
4. Single-family development should be located on varying terrain which avoids poorly drained areas and complies with environmental regulations as found in this title.
5. Single-family development shall be served by City services, such as water and sewer. Annexed existing single-family residences served by septic tanks must connect to City sewer lines within five (5) years after service is extended to the properties.

EXHIBIT D

14.207.070 Residential Land Use Table.

| Land Use | Open Space | Public Park | Urban Horticulture | Single Family Residential | Low Density Residential | Medium Density Residential | High Density Residential | Commercial | Neighborhood Business | Historic Business District | Business Park | Industrial | Airport Industry | Mixed Use |
|---|------------|-------------|--------------------|---------------------------|-------------------------|----------------------------|--------------------------|------------|-----------------------|----------------------------|---------------|------------|------------------|-----------|
| | OS | PP | UH | SF | LD | MD | HD | CO | NB | HB | BP | IND | AI | MU |
| Dwelling Units | | | | | | | | | | | | | | |
| Adult family home | | | | p | p | p | p | p | | | | | | p |
| Caretaker residence | p5 | p | | | | | | | p14 | | p5 | p5 | | |
| Efficiency dwelling unit | | | | | | p | p | p | | p | | | | |
| Foster home | | | | p | p | p | p | p | | | | | | p |
| Manufactured home | | | p1 | p | p | p | p | | | | | | | p |
| Mobile home park | | | | | c9 | c9 | c9 | | | | | | | |
| Multifamily | | | | | p | p | p | p10 | | p | c6 | | | p7 |
| Senior citizen assisted- | | | | e | e | e | e | e | | p | p | | | p7 |
| Single-family detached | | | p1 | p | p | p | p | p16 | | p | p16 | | | p |
| Single-family attached | | | | p17 | p | p | p | p10 | | p | p6 | | | p7 |
| Group Residences | | | | | | | | | | | | | | |
| Community residential facility-CRF | | | | e | c | c | c | c | | c | | | | p7 |
| CRF-prisoner release | | | | | | | | | | | | c | | |
| Dormitory | | e | | | | | e | e | | e | | | p8 | p7 |
| Fraternity, sorority, group student house | | | | | c | c | c | | | | | | | c |
| Accessory Uses | | | | | | | | | | | | | | |
| Accessory dwelling units | | | | p2 | p2 | p2 | p2 | p2 | p14 | p2 | | | | p2 |
| Accessory structures | | p | | p | p | p | p | | | | | | | |
| Accessory uses | | p | p11 | p11 | p11 | p11 | p11 | | | | | | | |
| Home occupation | | | p3 | p3 | p3 | p3 | p3 | p3 | | p3 | | | | p |
| Limited agricultural uses | | | p12 | p12 | | | | | | | | | | |
| Animals (see Ch. 7.04 SMC) | | | | | | | | | | | | | | |
| Private kennels (see Ch. 7.04 SMC) | | | | | | | | | | | | | | |
| Roomers/boarders | | | | p8 | p8 | p8 | p8 | | | p8 | p8 | p8 | | p8 |
| Temporary Lodging | | | | | | | | | | | | | | |
| Bed and breakfast | | | | c4 | p | p | p | p | | p | | | | p |
| Bed and Breakfast Inn | | | | e15 | p | p | p | p | | p | | | | p |
| Hotel/motel | | | | | | | p | p | | p | | | | p |
| Organization hotel/lodging houses | | | | | | | p | p | | p | | | | p |
| Recreational Vehicle Parks | | c | | | | | | | | | | | c13 | |

14.207.075 Residential Land Use: Regulations.

1. Related to the operation of a farm, one (1) unit per ten (10) acres.
2. Accessory dwelling units must meet the following conditions:
 - a. One (1) unit must be owner occupied.
 - b. The design of any exterior alteration or new structure necessary for the unit must comply with the City's design standards adopted in Chapters 14.225 and 14.230 SMC.
 - c. One (1) additional on-site parking space must be provided.
 - d. If the accessory unit is in a separate structure, it must be no greater than eight hundred (800) square feet or half the floor area of the existing structure, whichever is less.
 - e. Occupancy of the accessory unit, together with all roomers or boarders permitted under SMC 14.207.075(8), shall not exceed three (3).
3. Home occupations must meet the following conditions:
 - a. The occupation shall be conducted within an enclosed building.
 - b. No indication of the occupation, such as outdoor storage areas, abnormally higher traffic volumes, noise, vibration, dust, smoke or odors, shall be evident from outside the building in which the occupation is located.
 - c. The occupation shall not produce ground water pollution or introduce objectionable waste into the City sewer system.
 - d. Not more than one (1) person outside the immediate family group residing on the premises shall engage in such occupation.
 - e. Signing must comply with Chapter 14.245 SMC.
 - f. The occupation cannot exceed twenty-five percent (25%) of the home square footage.
 - g. The occupation must have a City business license.
 - h. The premises must be occupied by the occupation owner.
4. Bed & Breakfast (B&B) establishments must meet the following conditions:
 - a. The residence must be owner-occupied.
 - b. The Design Review Board must review the plan for off-street parking and, if the property is located within the Historic District, the design of the sign.
 - c. No more than four B&B rooms per residence.

- d. One (1) on-premise parking space must be provided per B&B room, in addition to parking required for the residence.
 - e. B&B rooms must be located in the structure of the principal residence.
 - f. No meals other than breakfast shall be provided, and no meals shall be sold to non-renters.
 - g. No room shall be rented to the same person or persons for more than thirty (30) days per year.
 - h. No rooms shall be rented on a permanent basis, and no other business activity may be conducted on the premises.
 - i. The B&B must maintain a City business license.
5. Employee living quarters as an accessory use shall meet the following conditions:
 - a. Living quarters shall be restricted to the use of caretakers, watchmen, and special employees in training.
 - b. Living quarters may be a separate building, manufactured home, or a portion of another building.
 - c. Only two (2) dwelling units shall be used for employee living quarters.
 6. Multi-family housing is allowed in conjunction with commercial use as a mixed use.
 - a. The gross square footage of multi-family housing must not exceed the gross square footage of commercial use.
 - b. Multiple family density may not exceed eighteen (18) units/acre, in accordance with Chapter 14.210 SMC.
 7. Requires an approved administrative development plan. (Ord. 2111, 2006)
 8. ~~((In conjunction with specialized school.))~~ Up to three roomers or boarders may reside in an owner-occupied, single family home, or accessory dwelling unit associated with the owner-occupied, single family home, irrespective of the definition of family in Chapter 14.100 SMC, provided that, with the exception of an approved accessory dwelling unit, the property contains only one dwelling unit, and provided that any nonfamily members occupying the accessory dwelling unit shall be counted against the limit of three roomers or boarders.
 9. Must meet mobile home park design requirements set forth in SMC 14.210.220.

10. Except where a higher density is permitted by SMC 14.285.060 for low-income senior housing, multi-family residential density may not exceed eighteen (18) units per acre, in accordance with SMC 14.210.210. (Ord. 2143, 2008)
11. Signs, fences, landscaping and screening in compliance with Title 14 SMC.
12. Agricultural uses shall be limited in accordance with SMC 14.210.320.
13. Recreational Vehicle Parks must meet the following conditions:
 - a. Maximum of fifteen (15) dwelling units per acre.
 - b. Type III landscaping as defined in SMC 14.240.040(F)(3) shall be required along all property lines.
 - c. An emergency flood evacuation plan must be submitted to the City and be approved by the City Planner and City Fire Official. The City Planner and City Fire Official shall develop minimum requirements for the contents of flood evacuation plans.
 - d. Must comply with the requirements of Chapter 20.04 SMC relating to the establishment of trailer camps.
 - e. Length of stay shall be a total of not more than ninety (90) days in any calendar year.
 - f. Recreational trailer camps shall be only permitted south of the Snohomish River.
14. Employee and/or accessory living quarters as an accessory use shall meet the following conditions:
 - a. Living quarters must be on the second floor above the primary commercial use on the site.
 - b. The density of the employee and/or accessory living quarters shall not exceed the density of the highest density adjacent residential designation.
15. ~~((A Bed and Breakfast Inn must be located less than 300 feet from and have access to a street designated as a collector or arterial.))~~Reserved.
16. Permitted only through the unit lot subdivision process in SMC 14.215.125 and only where in compliance with the standards in SMC 14.210.215.
17. Permitted only in conjunction with a planned residential development under the provisions of Chapter 14.220 SMC.

14.207.080 General Services Land Use Table.

| Land Use | Open Space | | | | | | | | | | | | | |
|--|------------|----|----|-----|----|----|----|----|----|----|----|-----|----|----|
| | OS | PP | UH | SF | LD | MD | HD | CO | NB | HB | BP | IND | AI | MU |
| Personal Services | | | | | | | | | | | | | | |
| Adult uses | | | | | | | | | | | | p7 | | |
| Automotive repair | | | | | | | | p | | p1 | p1 | p | p1 | |
| Automotive service | | | | | | | | p | | p | p | p | p | p |
| Cemetery, columbarium or mausoleum | | | | | | | | p | | p | p | p | | |
| Childcare | c | | | | p2 | p2 | p2 | p | p2 | | p | | | p2 |
| Childcare, Family-12 children or less | c | c | c | c | c | c | c | c | | c | | | | c |
| Childcare, Family- 6 children or less | c | p | p | p | p | p | p | p | | p | | | | p |
| Church(es), synagogue, temple, mosque | | | | c40 | g | c | c | c | c | | p | p | p | p |
| Community stable | c | p | | | | c | | | | | | | | |
| Congregate care, 6 or more | | | e | e | e | e | e | e | | e | | | | e |
| Funeral home/crematory | | | | | | | | p | | p | p | p | | |
| General personal services | | | | | | | | p | | p | p | p | p | p |
| Industrial launderers | | | | | | | | | | p | p | | | |
| Commercial kennel or cattery | | | p4 | p4 | | | | p | | | p | p | | |
| Animal grooming w/o kenneling/boarding | | | | | | | | p | | p | p | p | | p |
| Miscellaneous repair | | | | | | | | p | | p | p | p | p | p |
| Social services | | | | | | | | p2 | | p | p | c | | c |
| Veterinary clinic w/o kenneling/boarding | | | c8 | | | | | p4 | | p4 | p4 | p | | p4 |
| Veterinary clinic w/ kenneling/boarding | | | c8 | | | | | p4 | | | p4 | p | | p4 |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Health services | | | | | | | | | | | | | | |
| Hospital | | | | | | | | p | | p | p | p | | p |
| Medical/dental lab | | | | | | | | p | | p | p | p | | p |
| Miscellaneous health | | | | | | | | p | | p | p | p | | p |
| Nursing/convalescent home and personal care facilities | | | | c6 | c | ep | ep | p | | p | p | p | | p |
| Office/patient clinic | | | | | | | | p | p | p | p | | | p |
| Congregate care/assisted living | | | | c6 | c | p | p | p | | p | p | | | p |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Education Services | | | | | | | | | | | | | | |
| Elementary or middle/junior | | | | c | c | c | c | | | | | | | p |
| School district support facility | | | | | c | c | c | p | | p | p | p | | p5 |
| Secondary or high school | | | | c | c | c | c | | | | | | | p |
| Specialized instruction school | c | c | e | c | c | c | c | p | | p | p | | p | p |
| Vocational school | | | | c | c | c | c | p | | p | p | p | p | p |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |

14.207.085 General Services Land Uses: Regulations

1. Except tire retreading. See Manufacturing Land Uses Table.
2. Subject to a child drop off and pick up system that meets DSHS standards and subject to design features and a time schedule for use of outside play areas that will protect adjacent uses from significant noise levels.
3. Only as an accessory to a cemetery.
4. Animal cremation services are not permitted. (Ord. 2193, 2010)
5. Only when adjacent to an existing or proposed school.
6. ~~((Semi-care dwelling units may be allowed in conjunction with a nursing home under))~~Subject to the following conditions:
 - a. ~~((The property where the semi-care units are located is adjacent to the property where the nursing home is located.))~~Minimum contiguous site area of three acres.
 - b. ~~((No more than two persons shall occupy each semi-care dwelling unit.))~~Parking areas shall be screened from adjacent streets and residential uses.
 - c. ~~((The ratio of semi-care dwelling units to full-time patients in the nursing home shall not exceed one to one.))~~All structures shall be offset from property lines a minimum of 20 feet.
 - ~~((d. Each semi-care unit structure shall not exceed 2,400 feet in area and shall not contain more than four semi-care dwelling units.~~
 - ~~e. Each semi-care unit structure shall not exceed one story or twenty (20) feet in height, whichever is more restrictive.~~
 - ~~f. The design of each building and layout of all structures shall be compatible with the appearance of the surrounding single-family area.))~~
7. Adult uses will be allowed in the area designated for Industry located between Bonneville Avenue, Highway 9 and Seventh Street.
8. Limited to large animal veterinaries.
9. Site must be located less than 300 feet from a street designated as a collector or arterial.

EXHIBIT E

14.235.130 Minimum Requirements for Off-Street Parking.

A. Minimum Dimensions. The size and dimensions of individual parking stalls shall be eight and one-half (8½) feet wide and ~~((nineteen (19))~~ eighteen (18) feet long, and shall include an additional one hundred (100) square feet of maneuvering area. Parking areas including more than four (4) stalls of parking shall comply with the parking area dimensions as described in Figure 1 and Figure 2.

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TABLE 1

| 14.235.170 Parking Requirements for Residential Land Uses. | | | |
|---|---|---|--|
| | Land Use | Parking Requirement | Supplemental Requirements |
| Dwelling Units | | | |
| | Single family detached | 2 spaces per dwelling unit | <u>1 additional space required for each employee or contractor working within the dwelling more than 20 hours per week for a period exceeding 60 days.</u> |
| | Manufactured home | 2 spaces per dwelling unit | |
| | Multi-family | 2 spaces per dwelling unit | |
| | 2+ bedroom dwellings | 2 spaces per dwelling unit | |
| | 1 – bedroom dwelling | 1.5 spaces per dwelling unit | |
| | Studio ((or efficiency)) | 1.2 spaces per dwelling unit | |
| | Senior housing | 1.2 spaces per dwelling unit | |
| | Mobile home park | 2 spaces per dwelling unit | 3 additional spaces per every 10 units |
| Group Residences | | | |
| | Community residential facility | 1 space for every 2 employees on maximum shift | |
| | Community residential facility-prisoner release | 1 space for every 2 employees on maximum shift | |
| | Dormitory <u>Congregate care/assisted living</u> | 1 space ((per room)) <u>for every 2 beds</u> | |
| | <u>Fraternity/sorority/group student house</u> | <u>1 space per resident</u> | |
| Accessory Uses | | | |
| | Accessory dwelling units | 1 space per dwelling unit | |
| Temporary Lodging | | | |
| | Hotel/motel | 1 space per room | additional spaces for assoc. restaurants, etc. ((td)) |
| | Bed and breakfast | 1 space per room | |
| | ((Organization hotel/lodging)) | ((1 space per room)) | |

TABLE 2

| 14.235.180 Parking Requirements for General Services Land Uses. | | |
|--|--|---|
| Land Use | Parking Requirement | Supplemental Parking |
| Personal Services | | |
| General personal services | 1 space per 200 sf gfa | |
| Dry cleaning plants | 1 space per 200 sf gfa | |
| Industrial launderers | 1 space per 400 sf gfa | plus loading for trucks? |
| Funeral home/crematory | 1 space per four seats | |
| Adult uses | 1 space per 100 sf gfa | |
| Cemetery, columbarium or mausoleum | 1 space per 200 sf gfa of office space | |
| Childcare, less than 12 children | 1 space per employee | |
| Childcare, more than 12 children | 1 space per employee | plus drop off space |
| Childcare | 1 space per employee | plus drop off space |
| Veterinary clinic, kennel, cattery | 1 space per 200 sf gfa | |
| Automotive repair, service, misc repair | 1 space per 200 sf gfa | |
| Church, synagogue, temple, mosque | 1 space for every 4 seats | plus 1 space per 200 gfa not in seating |
| Social services | 1 space per 200 sf gfa | |
| Community stable | 1 space per horse, based on the max capacity of horses | |
| Health Services | | |
| Office/patient clinic, labs, misc. health | 1 space per 200 sf gfa | |
| Nursing(and personal care facilities)/convalescent home | 1 (3) space(s) for every 3 (5) beds | |
| Hospital | 2 spaces per bed or 1 space per 150 sf gfa, whichever is greater | |
| Education Services | | |
| Elementary or middle/junior high | 1.75 spaces per classroom | |
| Secondary/high school | 1 space per employee plus 1 space per 5 students | |
| Specialized instruction school, Voc. school | 1 space per employee plus 1 space per 3 students | |
| School district support facility | 1 space per employee on maximum shift | |