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ORDINANCE NO. 3492

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, REPEALING ORDINANCE 3488 AND ENACTING A NEW INTERIM ZONING REGULATION ADOPTED PURSUANT TO RCW 35A.63.220 CLARIFYING THE APPLICATION OF ROOF HEIGHT ABOVE TWENTY-FIVE (25) FEET AS A PART OF MODULATED ROOF AND/OR BUILDING DESIGN, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, following a public hearing required pursuant to RCW 35A.63.220 the City Council deems it to be in the public interest to permit modulated roof and/or building design to trigger use of height between 25 and 30 feet in the BC zone, and

WHEREAS, amendment of the interim ordinance makes vesting rules unnecessary; NOW, THEREFORE,

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

Section 1. Ordinance No. 3488 is repealed and in its place a new interim zoning ordinance is hereby adopted amending the provisions of ECDC 16.50.020 Site Development Standards (A) Table, Note 2, to read as follows:

16.50.020 Site development standards.

A. Table.

...

2. Roof may only extend 5 feet above the stated height limit if all portions of the roof above the stated height are modulated in

design and are designed as a hip, gable, arch, shed or other similar roof form (see illustrations). Vertical parapet walls or flat roofs with a pitch of less than three in twelve are not allowed to protrude above the 25-foot height limit unless they are part of an approved modulated roof and/or building design.

Section 2. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

APPROVED:

MAYOR GARY HAAKENSEN

ATTEST/AUTHENTICATED:

CITY CLERK, SANDRA S. CHASE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY _____
W. SCOTT SNYDER

FILED WITH THE CITY CLERK: 03/23/2004
PASSED BY THE CITY COUNCIL: 03/23/2004
PUBLISHED: 03/28/2004
EFFECTIVE DATE: 04/02/2004
ORDINANCE NO. 3492

SUMMARY OF ORDINANCE NO. 3492

of the City of Edmonds, Washington

On the 23rd day of March, 2004, the City Council of the City of Edmonds, passed Ordinance No. 3492. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, REPEALING ORDINANCE 3488 AND ENACTING A NEW INTERIM ZONING REGULATION ADOPTED PURSUANT TO RCW 35A.63.220 CLARIFYING THE APPLICATION OF ROOF HEIGHT ABOVE TWENTY-FIVE (25) FEET AS A PART OF MODULATED ROOF AND/OR BUILDING DESIGN, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

The full text of this Ordinance will be mailed upon request.

DATED this 24th day of March, 2004.

CITY CLERK, SANDRA S. CHASE