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ORDINANCE NO. 3518

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING THE PROVISIONS OF THE EDMONDS COMMUNITY DEVELOPMENT CODE, SECTION 16.50.020(B) RELATING TO COMMERCIAL DEVELOPMENT ON THE GROUND FLOOR, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, the City Council is in receipt of a Planning Board recommendation to deny approval of an amendment of ECDC Section 16.50.020(B), which would permit certain residential development on the ground floor of property located within the Fifth Avenue South entrance corridor, south of Walnut Street, subject to certain limitations, and

WHEREAS, in recognition of the Planning Board's concerns, the proponent amended the proposal for code amendment to further restrict its application, and

WHEREAS, the City Council has received the recommendation of its Planning Board, the proponents' proposed revision and held a public hearing on the matter on September 7, 2004, and

WHEREAS, the City Council finds the proposal to be consistent with the Comprehensive Plan in that the proposal would not substantially limit the general purposes of the zone and would provide an orderly transition from commercial to residential zoning thereby providing additional privacy to existing residential development, and

WHEREAS, the City Council takes administrative notice of the provisions of the goals of the Comprehensive Plan which are attached hereto as Exhibit A, and

WHEREAS, the City Council finds that the public interest would be promoted by such change, and is consistent with the Comprehensive Plan provisions adopted by reference from Exhibit A, NOW, THEREFORE,

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

Section 1. The Edmonds Community Development Code Section 16.50.020 Site Development Standards, paragraph B, Ground Floor shall read as follows

16.50.020 Site development standards.

...

B. Ground floor. Development on the ground floor shall consist of only commercial uses to a minimum depth of thirty (30) feet as measured from the street front of the building with the following exceptions or clarifications:

1. That in all areas the provision of pedestrian access to permitted residential uses is allowed.
2. This provision shall not apply when a single family use is the primary use on the property.
3. With respect to, but only to, property located on the Fifth Avenue entrance corridor, south of Walnut Street, in which the first sixty (60) feet of the building as measured from Main Street consists only of residential uses; and with respect to which the subject property shares a property line with single family or multi family zoned properties, then multi family units may be located on the ground floor in such a manner that they face the adjacent residentially zoned property.

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:	10/01/2004
PASSED BY THE CITY COUNCIL:	10/05/2004
PUBLISHED:	10/10/2004
EFFECTIVE DATE:	10/15/2004
ORDINANCE NO. <u>3518</u>	

SUMMARY OF ORDINANCE NO. 3518

of the City of Edmonds, Washington

On the 5th day of October, 2004, the City Council of the City of Edmonds, passed Ordinance No. 3518. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING THE PROVISIONS OF THE EDMONDS COMMUNITY DEVELOPMENT CODE, SECTION 16.50.020(B) RELATING TO COMMERCIAL DEVELOPMENT ON THE GROUND FLOOR, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

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

DATED this 6th day of October, 2004.

CITY CLERK, SANDRA S. CHASE