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ORDINANCE NO. 3619

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING THE EDMONDS COMMUNITY DEVELOPMENT CODE TO REPEAL EXISTING CHAPTER 16.77 MPOR_ZONE AND REPLACING IT WITH A NEW CHAPTER 16.77 OR-OFFICE-RESIDENTIAL, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, the City Council has received the recommendation of its Planning Board recommending amendment of the existing Master Plan Office Residential zone to provide greater specificity for a zone which is a unique transitional area between the downtown business zone and adjacent residential neighborhoods east and north of Sunset Avenue and Bell Street; and

WHEREAS, the City Council finds that the proposed ordinance is the result of extensive interaction between neighbors and property owners in the area and provides a balanced solution to neighborhood and development concerns in a manner which is consistent with the best interests of the citizens of the City of Edmonds, NOW, THEREFORE,

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

Section 1. The Edmonds Community Development Code is hereby amended by the repeal of Chapter 16.77 MPOR Master Plan Office Residential and the enactment of a new Chapter 16.77 OR-Office-Residential to read as follows:

Chapter 16.77
OR –OFFICE-RESIDENTIAL

Sections:

16.77.000 Purposes.

16.77.010 Uses.

16.77.020 Site development standards.

16.77.030 Operating restrictions.

16.77.000 Purposes.

A. The office-residential (OR) zone is intended to be applied to areas designated in the comprehensive plan for “Planned Residential-Office” development on the west side of Sunset Avenue south of Bell Street.

B. This area is appropriate for development which provides for a mix of small-scale office and residential uses which provide a transition between the more intensive commercial uses along Main Street and the residential uses along Sunset Avenue. Because the area of this designation is located adjacent to commercial development to the south, the railroad to the west, and is near both multiple family and single-family residential development, this area should act as a transition between these uses.

C. To restrict commercial and multiple residential uses in scale and intensity so as to reduce noise, parking and traffic impacts on the adjacent residential neighborhood.

D. The height and setback limits established for this zone have been adopted after full consideration of the topographical constraints of sites within the zone. Variances are not available under current city code provisions in order to make more profitable use of a property. In adopting these provisions, the city council has specifically provided for, and made allowances for, the site constraints and topographical features inherent in development of the designated OR sites. Therefore, no other height variance would typically be available absent a special showing of constraints unanticipated on the date of adoption of the ordinance codified in this chapter.

16.77.010 Uses.

A. Permitted Primary Uses. Any combination of the following uses is permitted:

1. Single-family dwellings.

2. Office uses.
3. Multiple dwelling unit(s).
4. Neighborhood parks, natural open spaces, and community parks with an adopted master plan subject to the requirements of ECDC 17.100.070.

B. Permitted Secondary Uses.

1. Off-street parking and loading areas to serve a permitted or conditional use.
2. All permitted secondary uses allowed in the RS – Single Family Residential zone, as listed in 16.20.010.B.

C. Primary Uses Requiring a Conditional Use Permit.

1. Local public facilities subject to the requirements of ECDC 17.100.050;

16.77.020 Site development standards.

A Table.

SUB DISTRICT	MINIMUM LOT AREA	MINIMUM STREET SETBACK ¹	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM HEIGHT	MAXIMUM COVERAGE
OR	None	15'	5'	None	25'	No maximum

¹ The minimum street setback of 15 feet applies to a building which is no wider than 110 feet. For any part of a building that exceeds 110 feet in width, an additional setback of 15 feet shall apply so that no more than 110 feet of building width is closer than 30 feet to the street lot line. For the purposes of this section, “building width” shall be the total horizontal dimension of that portion of the building facing the street measured parallel to the street.

B Parking requirements. See Chapter 17.50 ECDC for specific parking requirements for allowed uses. No parking spaces may be located within the street or side setbacks.

C. Signs, Landscaping and Design Review. See Chapters 20.10, 20.12 and 20.60 ECDC for regulations on design review and signage. Signage shall be regulated as in an RM zone. Signage for office uses shall be regulated as in a BN zone, except that no free standing signs shall be permitted.

D. Satellite Television Antennas. Satellite television antennas shall be regulated as set forth in ECDC 16.20.050.

E. Setback Encroachments. Eaves and chimneys may project into a required setback not more than 30 inches. Uncovered and unenclosed porches, steps, patios, and decks may project into a required setback not more than one-third of the required setback, or four feet, whichever is less; provided that they are no more than 30 inches above the ground level at any point.

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:	12/15/2006
PASSED BY THE CITY COUNCIL:	12/19/2006
PUBLISHED:	12/24/2006
EFFECTIVE DATE:	12/29/2006
ORDINANCE NO. 3619	

SUMMARY OF ORDINANCE NO. 3619

of the City of Edmonds, Washington

On the 19th day of December, 2007, the City Council of the City of Edmonds, passed Ordinance No. 3619. 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 EDMONDS COMMUNITY DEVELOPMENT CODE TO REPEAL EXISTING CHAPTER 16.77 MPOR ZONE AND REPLACING IT WITH A NEW CHAPTER 16.77 OR-OFFICE-RESIDENTIAL, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

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

DATED this 20th day of December, 2007.

CITY CLERK, SANDRA S. CHASE