

Table of Contents

CHAPTER 1 INTRODUCTORY PROVISIONS	PAGE
1.010 Title	1-1
1.015 Purpose.....	1-1
1.016 Applicability	1-1
1.017 Scope and Compliance.....	1-1
1.018 Consistency with Plans and Laws.....	1-1
1.020 General Definitions.....	1-1
1.030 Airport Overlay Definitions.....	1-16
1.035 Historic Landmark Definitions	1-18
1.040 Vegetation Corridor and Slope District, and Water Quality and Flood Management Definitions	1-21
 CHAPTER 2 PROCEDURES FOR DECISION-MAKING	
2.000 Types of Procedures for Taking Public Action.....	2-1
2.010 Procedures for Processing Permits.....	2-1
2.015 Computation of Time.....	2-2
2.020 Coordination of Permit Procedure	2-2
2.025 Pre-Application Conference.....	2-2
2.030 Application Materials.....	2-2
2.035 Submission of Application.....	2-3
2.040 Referral and Review of Applications.....	2-4
2.045 Responsibility of Director for Hearings.....	2-4
2.050 Type I Procedure.....	2-4

2.055 Type II Procedure	2-5
2.060 Type III Procedure	2-5
2.065 Type IV Procedure	2-6
2.070 Legislative Enactments Not Restricted	2-6
2.075 Notice of Hearing	2-6
2.080 Content of Notice	2-7
2.085 Procedure for Mailed Notice	2-7
2.090 Procedure for Posted or Published Notice	2-8
2.095 Applicant’s Documents and Evidence	2-8
2.100 Staff Report	2-8
2.105 Explanation at Commencement of Hearing	2-8
2.110 Request to Present Additional Evidence	2-9
2.115 Continuance of the Hearing	2-9
2.120 Leaving the Record Open	2-9
2.125 Applicant’s Right to Submit Final Arguments	2-9
2.130 Reopening a Hearing	2-9
2.135 Failure to Receive Notice	2-9
2.140 Ex Parte Contacts	2-9
2.145 Challenges to Impartiality	2-10
2.150 Conflicts of Interest	2-10
2.155 Disqualification	2-10
2.160 Abstention or Disqualification	2-10
2.165 Rights of Disqualified Member of the Hearing Body	2-10

2.170 Burden and Nature of Proof	2-11
2.175 Order of Proceedings	2-11
2.180 Decision	2-12
2.185 Findings and Order	2-12
2.190 Record of Proceedings	2-12
2.195 Request for Review - Appeal of Decision	2-13
2.200 Raising Issues for Appeal	2-13
2.205 Appeal Requirements.....	2-13
2.210 De Novo Hearing	2-14
2.215 Reviewing Body Decision	2-14
2.220 Expiration of a Decision	2-15
2.225 Extension of a Decision	2-16
2.230 Modification of a Decision	2-17

CHAPTER 3 ZONING DISTRICTS

3.000 Zoning District Outline	3-1
3.005 Zoning District Map.....	3-2
3.010 R-20 Single-Family Residential.....	3-3
3.020 R-10 Single-Family Residential.....	3-6
3.030 R-7 Single-Family Residential.....	3-9
3.040 R-5 Single-Family Residential.....	3-12
3.050 R-4 Attached Residential	3-15
3.060 A-2 Apartment Residential	3-18
3.100 NC Neighborhood Commercial	3-23

3.110 CC Community Commercial	3-26
3.120 GC General Commercial.....	3-29
3.130 CBD Central Business District	3-32
3.140 MO/H Mixed Office/Housing.....	3-38
3.150 IP Industrial Park	3-41
3.160 LI Light Industrial.....	3-44
3.170 GI General Industrial	3-48
3.180 OS Open Space	3-52

CHAPTER 4 ZONING DISTRICT OVERLAYS

4.000 AR Aggregate Resource	4-1
4.100 ALF Airport Landing Field.....	4-4
4.200 HL Historic Landmark Protection	4-6
4.300 VECO Vegetation Corridor and Slope District	4-8
4.400 PD Planned Development	4-28
4.500 FLMA Flood Management Area	4-33
4.600 TC Town Center	4-58

CHAPTER 5 OTHER ISSUES AND PROCEDURES

5.010 Residential Accessory Structures.....	5-1
5.020 Exceptions to Yard Requirements	5-2
5.030 Vertical Projections.....	5-2
5.040 Clear Vision Areas.....	5-2
5.050 Fences and Windscreens	5-5

5.060 Decks.....	5-6
5.070 Street Side Sales.....	5-6
5.080 Transportation Facilities	5-6
5.100 Home Occupation in a Residential District	5-7
5.200 Mobile Food Vendors	5-8
5.300 Nonconforming Uses	5-9
5.400 Concept Development Plan and Specific Site Plan Requirements for Master Planned Mixed Use (MPMU) Designations	5-12
5.500 Bed and Breakfast Inn.....	5-18
5.600 Erosion Control and Water Quality Standards.....	5-20
5.700 Stormwater Management	5-21
5.800 MHP Manufactured Home Parks.....	5-22
5.900 Accessory Residential Units	5-27
5.1000 Public Improvements	5-28
5.1100 Manufactured Homes	5-29

CHAPTER 6 APPLICATIONS

6.000 Annexation.....	6-1
6.100 Comprehensive Plan Text Amendment	6-2
6.200 Comprehensive Plan Map Amendment	6-3
6.300 Conditional Use	6-4
6.400 Director's Interpretation.....	6-7
6.500 Historic Landmarks.....	6-8
6.600 Non-Conforming Expansions	6-13

6.700 Planned Unit Development	6-16
6.800 Public Transportation Facility.....	6-18
6.900 Site Development Review	6-19
6.1000 Temporary Structures	6-22
6.1100 Text Amendment	6-23
6.1200 Vacation	6-24
6.1300 Variance	6-25
6.1400 Zoning Map Amendment	6-27

CHAPTER 7 LAND DIVISION

7.010 Purpose.....	7-1
7.020 General Requirements.....	7-1
7.030 Procedures.....	7-1
7.040 Preliminary Plat Submittal Requirements.....	7-1
7.050 Preliminary Plat Approval Standards.....	7-4
7.060 Preliminary Plat Expiration Date	7-13
7.070 Effect of Preliminary Approval	7-13
7.080 Final Plat Application	7-14
7.090 Final Plat Approval	7-16
7.100 Changes to Approved Plat	7-16
7.110 Guarantee	7-17
7.120 Development Inspection Fee.....	7-17
7.130 Construction Drawing Requirements.....	7-18

7.140 Commencement of Construction	7-18
7.150 Certificate of Completion	7-18
7.160 Restriction on Issuance of Building Permits.....	7-19
7.170 Acceptance of Construction Improvements.....	7-19
7.180 Lot Line Adjustments	7-19

CHAPTER 8 SITE ORIENTATION AND DESIGN STANDARDS

8.010 Purpose.....	8-1
8.020 Applicability and Exemptions.....	8-1
8.030 Pedestrian Walkways	8-2
8.040 Transit Facility Design.....	8-3
8.045 Additional Transit Related Design Standards.....	8-3
8.200 Multiple-Family, Attached, Duplex, and Triplex Dwelling Design Standards	8-6

CHAPTER 9 OFF-STREET PARKING AND LOADING

9.005 Off-Street Parking Required	9-1
9.010 Residential Off-Street Parking Space Requirements	9-1
9.015 Commercial Off-Street Parking Space Requirements	9-2
9.020 Institutional, Public, and Semi-Public Uses Off-Street Parking Space Requirements	9-4
9.025 Industrial Off-Street Parking Space Requirements.....	9-4
9.030 Off-Street Parking within the Town Center Overlay District.....	9-5
9.035 Other Developments Not Listed	9-5
9.040 Reduction of Required Parking Spaces.....	9-5

9.045 Landscaping and Screening	9-6
9.050 Paving	9-6
9.055 Drainage.....	9-7
9.060 Lighting.....	9-7
9.065 Shared Use of Parking Facilities.....	9-7
9.070 Driveways	9-7
9.075 On-Site Circulation	9-8
9.080 Bicycle Parking Facilities	9-8
9.085 Setbacks	9-9
9.090 Truck Parking.....	9-10
9.095 Handicapped Parking Facilities	9-10
9.100 Carpool and Vanpool Parking.....	9-10
9.105 Off-Street Parking Restrictions.....	9-10
9.110 Design Requirements for Off-Street Parking.....	9-11
9.115 Loading Facilities.....	9-11
9.120 Off-Street Parking Plan.....	9-12
9.125 Off-Street Parking Construction	9-12

CHAPTER 10 SIGNS

10.005 Title	10-1
10.010 Purpose.....	10-1
10.015 Definitions.....	10-1
10.020 General Provisions	10-4
10.025 Sign Permit Exemptions	10-6

10.030 Prohibited Signs	10-7
10.035 Signs Within Residential Zones	10-7
10.040 Signs Within Commercial and Industrial Zones	10-8
10.045 Signage within the Central Business District (CBD).....	10-10
10.050 Electronic Display Signs	10-12
10.055 Nonconforming and Abandoned Signs	10-12
10.060 Enforcement of Permanent Signs.....	10-14
10.065 Enforcement of Temporary Signs	10-14

CHAPTER 11 LANDSCAPING AND SCREENING

11.010 Minimum Basic Improvements.....	11-1
11.015 Garbage and Recycling Container Enclosures.....	11-3
11.020 Performance Bond or Security.....	11-3
11.030 Guarantee	11-4

CHAPTERS 12, 13 AND 14 RESERVED

CHAPTER 15 AMENDMENTS

15.005 Action under This Code	15-1
15.010 Hearing Notice	15-1
15.015 Arguments on Policy.....	15-1
15.020 Information at Planning Commission Hearing	15-1
15.025 Planning Commission Recommendation.....	15-2
15.030 City Council Action	15-2

15.035 Limitation on Reapplication 15-2

15.040 Effective Date of Text and Map Amendments 15-2

15.045 Updating the Comprehensive Land Use Plan Map and
Zoning District Map..... 15-3

15.050 Notice of Amendments under Type IV Legislative Procedures 15-3

CHAPTER 16 RESERVED

CHAPTER 17 GENERAL PROVISIONS

17.010 Authorization of Similar Uses 17-1

17.020 Interpretation..... 17-1

17.030 Maintenance of Code Requirements 17-1

17.040 Effect on Other Public and Private Regulations and Restrictions 17-1

17.050 Bond or Cash Deposit 17-1

17.060 Noncompliance with Provisions under Obligation 17-1

17.070 Adjusting Bond or Deposit for Future Obligation 17-2

17.080 Fees and Deposits 17-3

17.090 Conflicting Regulations 17-3

17.100 Severability 17-3

17.110 Violations..... 17-3

17.120 Repeal of Ord. No. 550..... 17-3

APPENDICES

Appendix A Design Standards for Central Business District A-1

Appendix B Supplemental Standards Along 257th Avenue B-1