
Appendix G

Zoning Code Amendments

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON, AMENDING THE PLANNED RESIDENTIAL DEVELOPMENT REGULATIONS, SMC 17.15.050, AND AMENDING THE PLANNED COMMERCIAL INDUSTRIAL REGULATIONS, SMC 17.20.050

WHEREAS, there exist certain contiguous properties in common ownership within the City and its urban growth area which are subject in whole or part to different land use or zoning designations, to-wit the Planned Residential District pursuant to SMC 17.15.050 and the Planned Commercial/Industrial District pursuant to SMC 17.20.050, and

WHEREAS, the property lying within each land use designation or zoning district currently requires a separate plan under existing regulations, and

WHEREAS, it would promote the orderly planning of such contiguous properties to optionally allow one plan for two or more such contiguous properties provided that the minimum requirements of each district are met within the area subject to the plan as a whole, and

WHEREAS flexibility should be provided for the use of low impact development techniques, now, therefore, be it

ORDAINED by the City Council of the City of Snoqualmie, Washington, as follows:

Section 2. Snoqualmie Municipal Code section 17.15.050 is hereby amended to read as follows:

17.15.050 Planned residential provisions.

A. The provisions of this section shall apply to parcels of two acres or more in the planned residential district. On parcels of less than two acres, permitted uses shall be as specified for the R-1-4 district.

B. The purpose of the planned residential district is to provide, on parcels of two acres or more, for imaginative, well-designed, master planned principally residential development containing compatible and complementary uses, including opportunity for a range of housing types, sizes and prices, and which may include a limited quantity of neighborhood retail uses, which:

1. Promotes compact urban development;
2. Is at a scale and traditional neighborhood development pattern which serves to maintain and enhance existing small town character and pedestrian orientation;
3. Provides for public amenities such as passive and active recreation areas, open space, and trails;
4. Promotes or encourages the opportunity for district wide coordination and continuity of pedestrian and bicycle corridors; and
5. Gives due consideration to development which exists or which can reasonably be anticipated on adjacent or nearby lands, both with respect to common infrastructure requirements and compatibility of uses.

C. In the planned residential district, no land subject to the provisions of this section shall be subdivided, and no building or structure other than one single-family residence with customary accessory uses shall be constructed, without an approved plan.

D. In the event two or more contiguous parcels in common ownership lie in whole or part in both the planned residential district subject to the provisions of this section, and the planned commercial/industrial district subject to the requirements of section 17.20 of this title, the owner may optionally elect to present one plan for all parcels, and the location of the residential and commercial/industrial uses thereon need not adhere strictly to the boundaries of each respective district so long as the minimum requirements for uses in each district respectively are met in the overall plan. Additional adjacent property with zoning designations other than PR and PCI may be included, provided they constitute no more than 15% of the total acreage of the proposal.

E. The following requirements shall apply for residential development requiring an approved plan within the planned residential district, unless a specific deviation herefrom has been authorized pursuant to paragraph G of this section:

1. All developments shall include a mixture of housing types, sizes and price ranges. Projects of two but less than 10 acres shall include at least two of the following housing types, and projects of 10 or more acres shall include three of the following housing types, which shall be dispersed and integrated within neighborhoods:
 - a. Single-family detached homes, whether conventional, modular or manufactured construction;
 - b. Town homes;
 - c. Condominiums;

- d. Duplexes;
- e. Multiplexes of 3-to 6 units;
- f. Apartments;
- g. Cohousing.

2. For projects of 10 or more acres containing greater than 100 units, excluding designated affordable housing units, the number of single-family detached dwellings shall range from a minimum of 50 percent to a maximum of 80 percent. Of the remaining number of dwellings, other than single-family detached dwellings, no more than 75 percent shall be the same type of dwelling unit (e.g., duplexes, multiplex, townhouses, or apartments).

3. No single-family residential lot shall exceed 10,000 square feet.

4. The maximum residential density shall be 12 units per acre.

5. The minimum residential density shall be four units per acre.

6. Duplexes shall be of a design, type and scale to resemble a typical single-family home.

7. Multiplexes shall be of a design, type and scale such that the exterior appearance visually resembles a large single-family home.

8. Area, height and setback requirements shall be as specified in Table 1, SMC 17.15.040, for comparable lot size and residential use.

9. Open space requirements shall be as follows:

a. For projects of two but less than 10 acres in size, at least 10 percent of the total acreage of the development proposal must be dedicated as common usable open space in the form of mini-parks, tot lots, neighborhood parks or green. Fees in lieu of dedicated common open space may be allowed subject to approval by the city.

b. For projects of 10 or more acres, at least 35 percent of the total acreage of the development proposal must be allocated to common open space, provided, for projects subject to the provisions of paragraph D of this section, the common open space may be provided within the area subject to the plan as a whole. At least 10 percent of the common open space must be usable open space in the form of mini-parks, tot lots, neighborhood parks or greens. The remaining open space may include sensitive areas, regional trail corridors and community parks.

c. Common usable open space areas shall be distributed throughout the development and integrated within neighborhoods.

10. A sidewalk system shall be provided throughout the development, interconnecting all dwelling units with other dwelling units, nonresidential uses and common open space. Sidewalks shall promote pedestrian activity within each site and throughout the development and shall be provided as follows:

- a. Sidewalks shall be a minimum of four feet in width;
- b. Sidewalks shall be separated from motor vehicle circulation.

11. Bikeways shall be provided where possible, linking parks, open space and public areas with neighborhoods and other local and regional bikeways.

12. The planned residential development shall incorporate traditional neighborhood design strategies as follows:

- a. At least 50 percent of the neighborhood lots shall have vehicular access from alleys, with garages located at the rear of the lot.

- b. The block layout shall be designed to create blocks that are generally rectilinear in shape, a modified rectilinear shape or another distinct geometric shape. Irregularly shaped blocks are generally discouraged, except where topographic or other conditions necessitate such a configuration. To the greatest extent possible, blocks shall be designed to have a maximum length of 1,000 feet.

- c. The street layout shall be a modified grid street pattern adapted to the topography, unique natural features, environmental constraints and open space areas. The use of cul-de-sacs and other roadways with a single point of access shall be minimized. Linkages with the existing or planned public street system shall be provided where possible.

- d. Neighborhood street rights-of-way shall provide a planting strip between the street and sidewalk.

13. Parcels included in a development application in a planned residential district shall be under common ownership or control, or be the subject of a joint application by owners of all of the property included.

14. Proposed circulation, solid waste disposal and recycling, water, sewer and storm water management systems shall be designed in such a manner to allow adequate and efficient expansion to accommodate development which can reasonably be anticipated on adjacent or nearby lands.

F. Neighborhood retail uses may be allowed within planned residential developments on projects of 10 or more acres. Neighborhood retail uses shall be subject to the following requirements:

- 1. Neighborhood retail lots shall be no more than 4,000 square feet in area;

- 2. Neighborhood retail uses must be located on a corner, and may not occupy more than two lots.

- 3. Parking shall be located to the rear of the building and have access from an alley;

5. Gives due consideration to development which can reasonably be anticipated on adjacent or nearby lands, both with respect to common infrastructure requirements and compatibility of uses.

B. In the planned commercial/industrial district, no land shall be used, subdivided, cleared, graded or filled and no building or structure shall be constructed, altered or enlarged on a parcel of two acres or larger except under the authority of an approved plan pursuant to this section, provided, an approval under this section shall not be required for road and utility corridors, or for temporary uses and structures for which no grading, clearing or building permit is required. The approved plan shall authorize development on land which is not to be further divided, and shall provide the basis and standards for processing of a binding site improvement plan or subdivision on land which is to be further divided for sale or lease of lots, parcels or pads.

C. On parcels in the planned commercial/industrial district of less than two acres, permitted uses shall be as specified for the business (B) district.

D. In the event two or more contiguous parcels in common ownership lie in whole or part in both the planned commercial/industrial district subject to the provisions of this section and the planned residential district subject to the requirements of section 17.15 of this title, the owner may optionally elect to present one plan for all parcels, and the location of the residential and commercial/industrial uses thereon need not adhere strictly to the boundaries of each respective district so long as the minimum requirements for uses in each district respectively are met in the overall plan. Additional adjacent property with zoning designations other than PCI and PR may be included, provided they constitute no more than 15% of the total acreage of the proposal.

E. The planned/commercial industrial district allows and encourages a mix of uses, both vertically and horizontally, but does not require such a mixture.

F. Tracts included in a development proposal in a planned commercial/industrial district must be in one ownership or control, or be the subject of a joint application by owners of all of the property included.

G. At least 35 percent of the total acreage for the development proposal must be dedicated to open space, natural areas, parks, or greens, commons or public assembly areas, provided, for projects subject to the provisions of paragraph D of this section, the common open space may be provided within the area subject to the plan as a whole.

H. Proposed circulation, solid waste disposal and recycling, water, sewer and storm water management systems shall be designed in such a manner to allow adequate and efficient expansion to accommodate development which can reasonably be anticipated on adjacent or nearby lands.

I. It is the intention of this section to encourage development proposals not constrained by fixed development standards, and toward that

4. Neighborhood retail uses shall be clearly subordinate and complementary to the principal residential character of the development, to serve the needs of the residents thereof.

G. Deviation from the development standards of general applicability throughout the city, but not from development standards deemed necessary to protect health, safety or the environment, may be authorized when the city council, with the advice of the planning commission, finds that such deviation would advance the purpose of the district as set forth in subsection (B) of this section. Deviations deemed necessary or appropriate to accomplish low impact development, which for purposes of this title shall mean the use of a variety of techniques to avoid to the extent feasible the collection, concentration and point discharge of storm water to a receiving body, shall be encouraged. Any such deviations shall be included in the approved plan for the planned residential development.

H. The application shall include all of the materials required for a planned unit development pursuant to SMC 17.50.090(B), together with a list of all development standards of general applicability from which a deviation is proposed, and a statement of how such deviation will achieve the purpose set forth in subsection (A) above.

I. The notice, hearing and decision process for applications for approval of a plan for development in the planned residential district shall be as set forth in Chapter 17.50 SMC, Planned Unit Developments.

Section 2. Snoqualmie Municipal Code section 17.20.050 is hereby amended to read as follows:

17.20.050 Planned commercial/industrial provisions.

A. The purpose of the planned commercial/industrial district is to provide for imaginative, well-designed, master planned commercial/industrial development containing compatible and complementary uses, including mixed or single retail, wholesale, service and professional businesses, second story residential uses above such businesses, office and light industrial uses, on parcels of two or more acres, which:

1. Optimizes the efficiency of the use of land;
2. Is at a scale that serves to maintain existing small town character;
3. Optimizes the opportunity for public amenities such as open space, parks and trails;
4. Promotes or encourages pedestrian and bicycle orientation and provides the opportunity for district wide coordination and continuity of pedestrian and bicycle corridors; and

end, deviation from development standards of general applicability throughout the city may be authorized when city council, with the advice of the planning commission, finds that such deviation would advance the purpose of the district as set forth in subsection (A) above, provided deviation shall not be allowed from development standards deemed necessary to protect health, safety or the environment. Deviations deemed necessary or appropriate to accomplish low impact development shall be encouraged. Any such deviations shall be included in the approved plan for the planned commercial/industrial development.

J. The application shall include all of the materials required for a planned unit development pursuant to SMC 17.50.090(B), together with the following information, together with a list of all development standards of general applicability from which a deviation is proposed, and a statement of how such deviation will achieve the purpose set forth in subsection (A) above.

K. The notice, hearing and decision process for applications for approval of a plan for development in the planned commercial/industrial district shall be as set forth in Chapter 17.50 SMC, Planned Unit Developments.

PASSED by the City Council of the City of Snoqualmie, Washington, this ____
day of _____, 200__.

Attest:

R. Fuzzy Fletcher, Mayor

Jodi Warren, City Clerk