

**CITY OF SNOHOMISH
Snohomish, Washington**

ORDINANCE 2187

AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON, AMENDING THE CITY'S DEVELOPMENT CODE, AS SET FORTH IN TITLE 14 OF THE SNOHOMISH MUNICIPAL CODE, BY AMENDING CHAPTER 14.210 SMC RELATING TO HEIGHT LIMITS FOR SCHOOLS AND EDUCATIONAL USES AND BY REMOVING THE PUBLIC DESIGNATION FROM THE DIMENSIONAL STANDARDS

WHEREAS, the City's Land Use Development Code (Development Code), as set forth in Title 14 SMC, provides for dimensional regulations for land uses and land use designations; and

WHEREAS, as part of the 2009 Comprehensive Plan amendment process, the City Council approved Ordinance 2179 which, in part, discontinued use of the Public land use designation; and

WHEREAS, during Planning Commission discussion conducted in a public meeting, the Commission evaluated the unique functional requirements of public schools and public school facilities as they relate to the dimensional standards in Title 14 SMC; and

WHEREAS, the Planning Commission and the City Council find that the public interest is served by allowing greater building height for public schools and public school facilities and that such allowances will preserve public health, safety, and welfare; and

WHEREAS, the City Planner, acting as the SEPA Responsible Official, reviewed this proposed development regulation amendment and on January 19, 2010 issued a determination of non-significance (DNS); and

WHEREAS, on February 16, 2010, a public hearing on the proposed amendments was held by the City Council, and all persons wishing to be heard were heard; and

WHEREAS, public notice of the SEPA DNS and the public hearing for the proposed non-project actions was provided as required by law; and

WHEREAS, pursuant to SMC 14.15.070 and RCW 36.70A.106, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed amendments to the City's Development Code; and

WHEREAS, the Planning Commission and the City Council find that the Land Use Development Code amendments contained in this ordinance are: 1) internally consistent with the Comprehensive Plan; 2) consistent with the Growth Management Act and the State

Environmental Policy Act; and 3) in the interest of the public health, safety, and welfare of Snohomish residents;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOHOMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Chapter 14.210 of the Snohomish Municipal Code is hereby amended by amending SMC 14.210.020, SMC 14.210.100, and SMC 14.210.330 Tables 1 and 2 to read as follows:

14.210.020 Interpretation of Tables.

- A. This chapter defines general design and dimension standards for the various land use designations as well as requirements specific to a particular land use designation.
- B. There are two separate tables which are arranged in a matrix format. Table 1 contains the requirements for the Commercial and Industry land use designations. Table 2 contains the requirements for all of the residential land use designations, as well as the Open Space and Urban Horticulture land use designations. The types of dimensional standards are listed down the left side of the table and the land use designations are listed at the top. The matrix boxes contain the minimum dimensional requirements of the land use designation. A blank box indicates that there are no specific requirements.

14.210.100 Setbacks for Single-Family Residential Structures in Other Land Use Designations. All single-family residential structures in any Multi-family, Commercial, or Industry land use designation shall be required to meet the minimum setback requirements of the Single-Family Residential land use designation as set forth in SMC 14.210.330, as it now reads or is hereinafter amended. If any single-family structure is converted to a use other than single-family residential, it shall be required to meet the minimum requirements of the land use designation where it is located.

Section 3. Effective Date. This ordinance shall be effective five days after adoption and publication by summary.

ADOPTED by the City Council and **APPROVED** by the Mayor this 16th day of February, 2010.

CITY OF SNOHOMISH

By _____
KAREN GUZAK, MAYOR

ATTEST:

APPROVED AS TO FORM:

By _____
TORCHIE COREY, CITY CLERK

By _____
GRANT K. WEED, CITY ATTORNEY