

CITY OF SNOHOMISH
Snohomish, Washington

ORDINANCE 2093

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 SMC 14.235.050 TO MODIFY PARKING REQUIREMENTS FOR SENIOR MULTIFAMILY HOUSING, SMC 14.235.170 TO MODIFY PARKING REQUIREMENTS FOR MULTIFAMILY HOUSING, AND SMC 14.210.330 TO ELIMINATE INCONSISTENCIES REGARDING THE MAXIMUM DENSITY ALLOWED FOR SENIOR MULTIFAMILY HOUSING IN THE HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION.

WHEREAS, the City's Development Code, as set forth in Title 14 SMC, includes provisions regulating onsite (off-street) parking for multifamily and senior multifamily residential development within the City; and

WHEREAS, Title 14 SMC requires two onsite parking spaces per multifamily dwelling, regardless of dwelling size; and

WHEREAS, studio and one-bedroom multifamily dwellings typically have fewer occupants than larger multifamily dwellings and therefore typically generate a lower demand for parking than larger multifamily dwellings; and

WHEREAS, the requirement for two onsite parking spaces per multifamily dwelling indirectly discourages the construction of studio and one-bedroom dwellings, which are types of housing desired by certain segments of society; and

WHEREAS, a professional land use consulting firm has recommended that the City reduce the number of onsite parking spaces required for multifamily dwellings with less than two bedrooms; and

WHEREAS, aligning the number of required onsite parking spaces with the size of dwelling can help avoid excessive and unnecessary paving of land with impervious materials; and

WHEREAS, senior citizens residing in multifamily developments commonly own and operate fewer automobiles per household relative to households occupied by younger persons; and

WHEREAS, Title 14 SMC recognizes senior housing's reduced parking demand relative to non-senior housing by requiring only one onsite parking space per dwelling; and

WHEREAS, the requirement that land within senior multifamily residential developments be reserved for a future, second parking space per dwelling discourages the construction of housing for this segment of society; and

WHEREAS, the Snohomish Comprehensive Plan specifies that the maximum residential density for senior multifamily housing in the High Density Residential designation is 30 dwellings per acre; and

WHEREAS, presently conflicting regulations exist within SMC 14.210.200 and SMC 14.210.330 regarding the maximum density allowed for senior housing in the High Density Residential land use designation, and

WHEREAS, following discussion at an open public meeting held on August 16, 2005, the City Council directed Administration to prepare an Ordinance that would reduce onsite parking requirements for multifamily and senior multifamily developments; and

WHEREAS, with a reduction in the number of off-street parking spaces required for senior multifamily development, it is in the public interest to remedy the existing inconsistency regarding maximum residential density; and

WHEREAS, following public notice as required by applicable law, the City of Snohomish Planning Commission on October 19, 2005, held a public hearing on this ordinance and all persons wishing to be heard were heard; and

WHEREAS, the City is complying with the requirements of RCW 36.70A.106, regarding submission of the proposed and adopted Development Code amendments to the Washington State Department of Community, Trade, and Economic Development; and

WHEREAS, during a regular public meeting, the City of Snohomish City Council on November 1, 2005 considered this proposal and all supporting documents; and

WHEREAS, the City has issued a determination of non-significance pursuant to the State Environmental Policy Act, Ch. 43.21C RCW, related to the adoption of this amendment to the City's Development Code.

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

Section 1. Chapter 14.235 of the Snohomish Municipal Code is hereby amended by amending SMC 14.235.050 to read as follows:

14.235.050 Parking Requirements for Senior Citizens' Multi-Family Units

All multi-family housing with an excess of five (5) units designed and used for "senior citizens" occupancy shall have a minimum parking space ratio of one and two-tenths (1.2) stalls per dwelling unit. For the purposes of this section, a "senior citizen" means a person over sixty-two

(62) years of age. At such time as fewer than 80 percent of the units in the multi-family complex are occupied by senior citizens, or at such time as parking needs for the complex consistently exceed one stall per unit for any reason, the City Planner shall require the owner of the complex to immediately install such additional parking stalls as are necessary to comply with the minimum parking requirements of multi-family residences described in this chapter.

Section 2. Chapter 14.235 of the Snohomish Municipal Code is hereby amended by amending SMC 14.235.170 to read as follows:

14.235.170 Parking Requirements for Residential Land Uses			
	Land Use	Parking Requirement	Supplemental Requirements
Dwelling Units			
	Single family detached	2 spaces per dwelling unit	
	Manufactured home	2 spaces per dwelling unit	
	Multi-family		
	2+ bedroom dwellings	2 spaces per dwelling unit	
	1-bedroom dwelling	1.5 spaces per dwelling unit	
	Studio or efficiency dwelling	1.2 spaces per dwelling unit	
	Senior housing	1.2 spaces per dwelling unit	
	Mobile home park	2 spaces per dwelling unit	3 additional spaces per every 10 units
Group Residences			
	Community residential facility	1 space for every 2 employees on maximum shift	
	Community residential facility-prisoner release	1 space for every 2 employees on maximum shift	
	Dormitory	1 space per room	
Accessory Uses			
	Accessory dwelling units	1 space per dwelling unit	
Temporary Lodging			
	Hotel/motel	1 space per room	additional spaces for assoc. restaurants, etc. tbd
	Bed and breakfast	1 space per room	
	Organization hotel/lodging	1 space per room	

Section 3. Chapter 14.210 of the Snohomish Municipal Code is hereby amended by amending Table 2 of SMC 14.210.330 to read as follows:

14.210.330 Dimensional Requirements - Table 2

Residential and Other Misc. Designations

	Open Space	Urban Horticulture	Single Family Residential	Multi-family Residential - 12 du/acre	Multi-family Residential - 18 du/acre	Multi-family Residential – 24 du/acre	Public	
	OS	UH	SF	MF12	MF18	MF18 MHP	MF24	P
Minimum Lot Size, in sq. ft.	none	10 acres	7,200	7,200	6,000	1 acre	5,000	3 acres
Lot Width, in feet	none	none	60	60	50	50	50	none
Permitted density, du/ac	na	1 per 10 acres	6	12	18	10	24 ¹	na
Front Yard Setback, in feet			²	³				
a. From arterial	20	20	20	20	20		20	20
b. From all other streets	20	20	20	20	20		20	20
c. From prop. line (no street)	10	10	20	10	10		10	10
Side Yard Setback ⁴ , in feet	0	10	5	6	8		10	5
a. From residential	0	10						12
Rear Yard Setback, in feet	0	10	20 ⁵	20	15		10	15
Lot coverage	20%	20%		80%	80%		80%	85%
Open space	80%	70%		20%	20%		20%	15%
a. Percent landscaped	na	na		5%	5%		5%	5%
Height limitation ⁶ in feet	35	40	35	35	35		40	for res: 35
(Note: whichever is more restrictive applies)								
Recorded development plan required			for PRD	for PRD	for PRD	yes	for PRD	

Section 4. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or circumstance be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such a decision or preemption shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other persons or circumstances.

¹ Senior Housing may have up to ~~28~~ 30 du/acre.

² Different front setback regulations apply if a PRD or lot size of less than 7200 sq ft is used. See 14.230.

³ Different front setback regulations apply if a PRD or lot size of less than 7200 sq ft is used. See 14.230.

⁴ Side yards abutting streets shall conform to 1/2 the front yard setbacks.

⁵ If the property has an alley, vehicle access is required to be from the alley. Garage setback facing the alley SMC 14.210.130.

⁶ Measured per 14.210.170.

Section 5. Effective Date. This ordinance shall be effective five days after adoption and publication by summary.

PASSED by the City Council and APPROVED by the Mayor this 15th day of November, 2005.

CITY OF SNOHOMISH

By _____
Liz Loomis, Mayor

Attest:

By _____
Torchie Corey, City Clerk

Approved as to form:

By _____
Grant K. Weed, City Attorney