

**CITY OF SAMMAMISH
WASHINGTON**

ORDINANCE NO. O2016 -407

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, ADOPTING PROVISIONS RELATED TO DIMENSIONAL STANDARDS IN THE R-4 AND R-6 RESIDENTIAL ZONING DESIGNATIONS AND RESULTING IN CHANGES TO CHAPTERS 15 AND 25 OF TITLE 21A OF THE SAMMAMISH MUNICIPAL CODE

WHEREAS, pursuant to the provisions of state law, Chapter 35A.63 of the Revised Code of Washington (RCW) and Chapter 36.70A RCW, the Sammamish City Council has adopted the Sammamish Municipal Code (SMC), including Title 21A, Development, which regulates land use and Title 23, Civil Code Compliance, which regulates procedures and mechanisms for land use related code enforcement matters; and

WHEREAS, the City Council adopted the City of Sammamish Comprehensive Plan which contains goals, objectives and policies regarding land use compatibility and environmental considerations; and

WHEREAS, it is the intent of the City Council to ensure the development of fair and reasonable regulations; and

WHEREAS, the City of Sammamish Planning Commission, pursuant to SMC 2.60.040(2), “shall review and make recommendations to the City Council relating to the City’s land use ordinances and regulations”; and

WHEREAS, the Planning Commission considered proposed amendments to Chapters 15 and 25 of Title 21A, concerning dimensional standards in the R-4 and R-6 zoning designations, during its November 5, 2015, December 3, 2015, January 14, 2016, and January 28, 2016 meetings; and

WHEREAS, the Planning Commission held a public hearing on January 28, 2016 to consider the proposed amendments to the SMC; and

WHEREAS, after providing 30 days public notice, the City Council held a public hearing on March 15 and 22, and received public testimony related to the adoption of the ordinance and the proposed amendment; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non Significance for the proposed development regulations was issued on March 1, 2016; and

WHEREAS, in accordance with RCW 36.70A, a request for expedited review was received by the State of Washington Department of Commerce on February 19, 2016 and was granted expedited review on March 2, 2016; and

WHEREAS, the City Council considered the Planning Commission's recommendation, public comment, and other available information.

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

Section 1. Adoption of the development regulations. The "Dimensional standards for R-4 and R-6 zoning designations" regulations as set forth in Attachment "A" to this ordinance is hereby adopted.

Section 2. Codification of the development regulations. The City Council authorizes the Community Development Director and City Clerk to codify the regulatory provisions of this ordinance into Titles 21A of the Sammamish Municipal Code for ease of use and reference.

Section 3. Interpretation. The City Council authorizes the Community Development Director to administratively interpret these provisions as necessary to implement the intent of the Council.

Section 4. Severability. Should any section, 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 pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 5. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

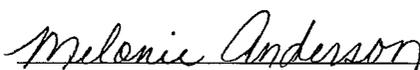
ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 5th DAY OF APRIL 2016.

CITY OF SAMMAMISH



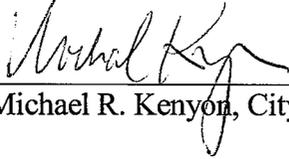
Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:



Melonie Anderson, City Clerk

Approved as to form:



Michael R. Kenyon, City Attorney

Filed with the City Clerk:	March 17, 2016
Public Hearing:	March 15, 2016
First Reading:	March 15, 2016
Public Hearing:	March 22, 2016
Second Reading:	March 22, 2016
Passed by the City Council:	April 5, 2016
Date of Publication:	April 8, 2016
Effective Date:	April 13, 2016

1 **Dimensional Standards in Residential Zones:**

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3 **Sammamish Municipal Code (SMC)**

- 4 • 21A.15.727 Definition - Lot Coverage. *(Add definition)*
- 5 • 21A.25.010 Purpose *(Amend purpose to address bulk, aesthetics, dimension)*
- 6 • 21A.25.030 Densities and dimensions – Residential Zones. *(Add lot coverage standard, amend setbacks and pervious requirements for R-4 and R-6)*
- 7
- 8 • 21A.25.070 Calculations – Allowable dwelling units, lots or floor area. *(Add lot coverage calculation)*
- 9

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14 **“Normal Text”** is existing code language

15 **“~~Strikethrough Text~~”** is existing language that will be deleted

16 **“Underline Text”** is code language that will be added

17 **“...”** indicates that there is additional existing code language that has been omitted

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1 **21.15.727 Lot coverage.**

2 "Lot coverage" is the amount of a lot that a building footprint may cover. Lot coverage is expressed as a
3 percent of the total lot area that a building or buildings may cover; for example a 45% lot coverage
4 standard indicates that 45% of the area of a lot may be covered by a building or combination of
5 buildings.

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1 **21A.25.010 Purpose.**

2 The purpose of this chapter is to establish basic dimensional standards for development, generally related to
3 relative to residential density and commercial intensity, setbacks, height, individual building bulk and variation,
4 ~~and~~ as well as specific rules for general application. The standards and rules are established to provide
5 flexibility in project design, and regulate some of the effects of density and intensity of development ~~and~~
6 ~~maintain privacy between adjacent uses.~~

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1 **21A.25.030 Densities and dimensions – Residential zones.**

2 A. Residential Zones.

	Z O N E S	RESIDENTIAL					
		URBAN RESIDENTIAL					
STANDARDS		R-1 ⁽¹³⁾	R-4	R-6	R-8	R-12	R-18
Maximum Density DU/Acre (11)		1 du/ac	4 du/ac (5)	6 du/ac	8 du/ac	12 du/ac	18 du/ac
Minimum Density (2)					85% (14)	80% (14)	75% (14)
Minimum Lot Width		35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback		20 ft (6)	10 ft (7) (16)	10 ft (7) (16)	10 ft (7) (8)	10 ft (7)	10 ft (7)
Minimum Interior Setback (2)(12)		5 ft (7)	5 / 7 / 15 ft (17)	5 / 7 / 15 ft (17)	5 ft	5 ft	5 ft
Base Height (3)(15)		35 ft	35 ft	35 ft 45 ft (10)	35 ft 45 ft (10)	60 ft	60 ft 80 ft (10)
Maximum Impervious Surface: Percentage (4)		30% (9)	55%	70%	75%	85%	85%
<u>Minimum Yard Area (18)</u>			<u>45%</u>	<u>35%</u>			
<u>Lot Coverage (19)</u>			<u>40%</u>	<u>50%</u>			

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5 4. Applies to each individual lot. Impervious surface area standards for:

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- a. Regional uses shall be established at the time of permit review;
- b. Nonresidential uses in residential zones shall comply with SMC 21A.25.130;
- c. Individual lots in the R-4 through R-6 zones which are less than 9,076 square feet in area shall be subject to the applicable provisions of the nearest comparable R-6 or R-8 zone;
- cd. Lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.

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- 16. Thirty percent of the area contained within the street setback shall be landscaped and part of the area used to comply with the minimum pervious surface percentage.
- 17. Lots with three or more interior lot lines shall provide a combination of 5 foot, 7 foot, and 15 foot interior setbacks. Lots with two interior lot lines shall provide a combination of two interior setback widths. For example, a lot with two interior lot lines could provide a 5 foot and a 7 foot interior setback from interior lot lines.
- 18. For the purposes of this section, yard is any surface area that is not structured or hardened. Yard areas may be landscaped, contain uncovered decks of less than 18 inches above grade, and artificial turf, but do not include areas covered by pervious concrete or other similar materials.
- 19. The maximum lot coverage may be increased by five percentile points once, if a covered outdoor living space or an Accessory Dwelling Unit is built on site. For the purposes of this section, a covered outdoor living space includes any structure with a roof that is not fully enclosed by walls.

1 **21A.25.070 Calculations – Allowable dwelling units, lots or floor area, lot coverage.**

2 Permitted number of units, or lots or floor area shall be determined as follows:

3 (1) The allowed number of dwelling units or lots (base density) shall be computed by multiplying the site area
4 specified in SMC 21A.25.080 by the applicable residential base density number;

5 (2) The maximum density (unit or lot) limits shall be computed by adding the bonus or transfer units authorized
6 by Chapter 21A.75 or 21A.80 SMC to the base units computed under subsection (1) of this section;

7 (3) The allowed floor area, which excludes structured or underground parking areas and areas housing
8 mechanical equipment, shall be computed by applying the floor-to-lot area ratio to the project site area
9 specified in SMC 21A.25.080; and

10 (4) The allowed lot coverage shall be computed by dividing the total building footprint area by the total lot area.
11 The total building footprint area is computed by adding the horizontal land area covered by a building or
12 combination of buildings on the subject lot. The total building footprint does not include building eaves of up to
13 eighteen inches; for eaves and overhangs greater than 18 inches that portion of the eaves and overhangs that
14 extends beyond 18 inches shall count toward the building footprint.

15 (5) When calculations result in a fraction, the fraction shall be rounded to the nearest whole number as
16 follows:

17 (a) Fractions of 0.50 or above shall be rounded up; and

18 (b) Fractions below 0.50 shall be rounded down.